



Suite 2
4 The Limes
Ingatestone
Essex
CM4 0BE

Telephone: 01277 676759

Email: office@ingatestone-fryerningpc.gov.uk
www.ingatestone-fryerningpc.gov.uk

PLANNING & HIGHWAYS COMMITTEE

MINUTES OF THE EXTRAORDINARY MEETING HELD ON WEDNESDAY 21ST JUNE 2023 AT 9.30 A.M. AT THE PARISH COUNCIL OFFICES, SUITE 3, 4 THE LIMES, INGATESTONE

PRESENT	Cllrs	J Winter	D Sankey	C Russell
ABSENT	Cllrs Co-opted	P Davey P Poston	P Batchelor L Day	
ALSO PRESENT	R Spouge Assistant Clerk	P Jeater Chair Parish Council	H Gorton Bor. Cllr	

PLH23/177	APOLOGIES were received for noting from Cllrs Davey and Batchelor and Mr P Poston and Mr L Day
PLH23/178	ANNOUNCEMENTS AND DECLARATIONS OF INTEREST none were made.
PLH23/179	PUBLIC PARTICIPATION 2 members of the public were present.
PLH23/180	<p>Licensing Act 2003 – Notice of application to vary a premises Licence at Clifton House, 40 High Street, Ingatestone, CM4 9EE - 23/00097/LAFVAL.</p> <p>This application was considered by the Committee after concerns had been raised by residents on the effect the proposed alterations to the current licence including extended hours and live and recorded music would have on the surrounding residential properties. It was noted that there were 7 cottages at the rear of 40 High Street and residential properties either side and above as well as this part of the High Street being in a Conservation Area.</p> <p>Having discussed each proposal in the Notice to vary the Premises Licence the Committee unanimously agreed to oppose the application and send a letter attached objecting to the proposals and request that the application be heard by the Borough Council's Licensing sub-committee at which the Parish Council would send a representative to speak on behalf of the Parish Council.</p> <p>The Committee also agreed to request that all Licensing applications in the Parish be forwarded by the Borough Council for review by the Parish Council.</p> <p>One member of the public raised concerns regarding noise that could already be heard from the small open space at the rear of the premises and that this would increase if the application was approved.</p> <p>The Chairman advised the resident to write to the Licensing Officer at the Borough Council to express her views on the Notice. The resident could also ask to speak when the application is heard by the Borough Council.</p>
PLH23/181	The meeting closed at 10.40 am NEXT MEETING THURSDAY 29TH JUNE 2023 at 9.30 am at the Parish Council Office

Objection to VARY A PREMISES LICENCE reference 23/00097/LAFVAL at The Lounge Wine Bar, Clifton House, 40 High Street, Ingatestone, Essex, CM4 9EE

The Parish Council's Planning & Highways Committee having considered the Notice of Application to Vary A Premises Licence at The Lounge Wine Bar, Clifton House, 40 High Street, Ingatestone, CM4 9EE dated 02/06/23 and the shorter Notice currently displayed in the window of the premises raise OBJECTION to the proposals as follows addressing each bullet point in the current Notice displayed in the window:

- No plan attached to the application showing the amendment to the layout of the premises the additional licenced area and "cosmetic changes" therefore inadequate information supplied for Committee and public.
- Annex 2, Condition 5: The maximum capacity currently set at 24 in the shop at any one time. No number is given for numbers in the shop or the "additional licenced area". This raises concern with regard to fire regulations and toilet facilities.
- Out of character with this part of the High Street which is mainly residential and has 3 adjacent Listed cottages, a row of 7 cottages to the rear, 3 flats and 1 house. 11 pm is an unsuitable time to be open causing noise and disruption to nearby residents' enjoyment of their properties. Extended hours could lead to anti-social behaviour which is of great concern to Neighbours.
- Not a suitable venue for live music as this would impact on nearby residents. It is the Parish Council's understanding that a noise limiter cannot regulate unamplified music.
- Recorded music especially in the small open area at the rear the shop is unacceptable.
- Late night refreshment. No details of the kind of refreshment to be offered. This raises concern regarding kitchen and washing facilities and hygiene standards.
- Impact on neighbouring residents including noise. Extended hours these should only be granted after application for a special licence and having regard to the effect of such late hours on neighbours.