

From: Christopher Brown
Sent: 23 November 2017 16:11
To: [REDACTED]@gmail.com
Cc: TDC Licensing; Philip Bensted; TDC Planning Enforcement
Subject: Re : TEN application - 31/12/17 - 01/01/18 - Old Bay Alehouse, 137 Minnis Road Birchington

Mr Griffiths,

I have been asked to comment on the above TEN application on behalf of Environmental Health.

I note that you have applied for alcohol provision on 31st December (Sunday) 2017 between 12:30pm until 1st January (Monday) 2018 at 01:00am. I note your normal hours are 11:00am until 10:30pm Monday to Sunday with a 23:00pm closure.

On checking the planning permission for the site (attached) I am of the opinion that by operating your TEN you will be in breach of your planning permission for the site. Condition 4 limits your hours to 10:30am until 23:00pm Monday to Sunday. Unfortunately given this information I will therefore have to object to the application on the grounds of the prevention of public nuisance and the prevention of crime and disorder.

To make changes to your planning permission you would need to speak to the planning department.

Regards,

Christopher Brown

Environmental Protection Officer

Thanet District Council

www.thanet.gov.uk

Direct Dial: 01843 [REDACTED]

E-mail [REDACTED]

Thanet District Council

Notification of Grant of Permission to Develop Land
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
Order 2015



To: Mr Philip Griffiths
Cuthbert Road
WESTGATE ON SEA
CT8 8NR

F/TH/16/1597

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Change of use from retail (Use Class A1) to Micropub (Use Class A4)
LOCATION: 137 Minnis Road, BIRCHINGTON, Kent

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

D1 Design Principles

TR16 Car Parking Provision

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings: Site Location Plan received on 18th November 2017

GROUND:

To secure the proper development of the area.

- 3 There shall be no amplified music played at any time at the premises during its use under the A4 planning class.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

- 4 The use of the premises hereby approved shall not be used other than between the hours of 10:30-23:00 Monday to Sunday.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

- 5 The ceiling that separates the residential and commercial unit shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) by no less than 53 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 10140; 2011 Acoustics- Measurement of sound insulation in buildings and of building elements- Part 4: Field measurements of airborne sound insulation between rooms.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

- 6 The site shall not accept deliveries outside of 08:00am to 18:00pm Monday to Friday.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

- 7 There shall be no tables and chairs associated with the premises placed on the highway outside the premises at any time.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

Dated: 16 January 2017
Thanet District Council
P.O Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed



Emma Fibbens
Chartered Planner