

COUNCIL MEETING – 19 NOVEMBER 2013

REPORT OF THE PLANNING COMMITTEE

9 October 2013

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, Dholakia, Maguire, Morrall, B Patel, Scarborough, Timms and Waters.

Mr S Wood (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Mr P Bateman (Senior Development Management Officer), Mr G Hollands (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillors G Lawman and Hollyman attended the meeting as observers and Councillor Bass as a speaker).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that an apology for absence was received from Councillor Beirne.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Council's Code of Conduct and rules of procedure, the under-mentioned Councillors declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
Dholakia	7	WP/2013/0404(F)	Registerable – know the objector well
Maguire	7	WP/2013/0404(F)	Other – knows the objector
Scarborough	7	WP/2013/0404	Other – knows the objector

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 04/09/2013 be confirmed and signed.

4. REPORT OF THE HEAD OF PLANNING AND LOCAL DEVELOPMENT

RESOLVED that the annexed circulated report of the Head of Planning and Local Development, on the applications for planning permission, building regulation approvals and appeals information, be received.

5. PLANNING APPLICATION WP/2013/0228(RMM) – LAND OFF BOURTON WAY, BOURTON WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application

WP/2013/0228(RMM), for the erection of 68 residential dwellings with associated garages, roads, sewers, landscape and ancillary works. Reserved matters application for outline Planning Permission WP/2004/0362(O). Amended and additional plans plus further information on land off Bourton Way, Wellingborough for Miss E Hale (David Wilson Homes South Midlands).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended approval of reserved matters.

The Site Viewing Group visited the site on 08/09/2013, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 10 objectors, Councillor Hollyman and the developer.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. Councillor Hollyman informed the Chairman at the beginning of the meeting that he would not be speaking.

Concerns were raised from the objectors regarding noise, archaeological remains, elevation and disparity of land levels, the proposed LEAP play area and anti-social behaviour, consideration of affordable housing and no provision for public transport, congestion, safety and access for emergency services onto the estate, surface water, loss of privacy and overlooking, loss of sunlight and increased shading and an increase in dwellings to be built on the site from the original application.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

Members felt that a further archaeological excavation was needed as the land levels need to be further reduced, a more landscaped plan for the houses being overlooked and a reduction in the amount of dwellings. Further consideration should also be given to the LEAP play area, lack of public transport, social housing, and the possibility of including 50/50 shared ownership properties to the site.

It was moved by Councillor Griffiths and seconded by Councillor Waters to defer the application for further negotiations.

On being put to the vote, the motion was unanimously agreed to defer the application.

RESOLVED that the planning application be deferred.

6. PLANNING APPLICATION WP/2013/0350(FM) – BOWLERS YARD, 58 HIGH STREET, EARLS BARTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0350(FM), for the demolition of a single storey industrial building. Conversion of a redundant 3 storey 19th Century former Boot and Shoe Factory to 3 houses. Erection of a new 3 storey terrace of 6 number 3 bedroom houses together with a 2 storey unit of 2 apartments. Redesigned access and parking – amendment at Bowlers Yard, 58 High Street, Earls Barton for Mr N Moore (Red Box Developments Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted.

The Site Viewing Group visited the site on 08/09/2013, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from one objector, 3 local residents and the applicant.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Waters that planning permission be approved subject to the conditions set out in the report and also to the developer working with the neighbouring properties to provide a suitable scheme in relation to the parking and provision of bins, and for the developer to negotiate with Northamptonshire County Council highway officers, to minimise the danger to pedestrians on the highway for this site.

On being put to the vote, this was unanimously agreed.

RESOLVED that the planning application be approved subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.
3. Notwithstanding the details shown on the approved plans no consent is granted nor implied to paint the windows and doors mid-grey. An alternative colour shall be submitted to and agreed in writing by the local planning authority before development commences.

4. Notwithstanding the details shown on the approved plan any remnant cast iron windows to the old factory shall be retained and refurbished and retained in situ thereafter.
5. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.
6. A scheme for screen fencing/walling shall be agreed with the local planning authority before the start of construction. The agreed scheme shall be implemented to the satisfaction of the local planning authority before the houses are occupied.
7. The areas shown for parking and turning on the approved plans shall be laid out and surfaced to the satisfaction of the local planning authority before the premises are occupied and shall be permanently set aside and reserved for the purpose.
8. The vehicular crossing at the junction of Bowlers Yard and High Street is to be laid out in accordance with the specification of the Local Highway Authority in the form of a vehicular crossing using taper and half section kerbs.
9. No development approved by this permission (or such other date or stage in the development as may be agreed in writing with the local planning authority) shall take place until a scheme that includes the following components to deal with the risks associated with the contamination of the site shall each be submitted to and agreed in writing by the local planning authority:
 - a) a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
 - b) a site investigation scheme based upon (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
 - c) the results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they will be undertaken
 - d) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.Any changes to these components require the express written consent of the local planning authority.
10. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local

planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring and maintenance plan shall be implemented as approved.

11. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
12. No development shall commence until details of a scheme including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.
13. No development shall take place within the area indicated until the Applicant or their Agent or Successors in Title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
14. Pursuant to the details shown on the approved plans all obscure glazed windows shall be provided before any unit is occupied and shall be maintained as such thereafter.
15. Prior to the commencement of any development an Environmental Risk Assessment to identify any contamination on the site shall be submitted to and approved in writing by the local planning authority. If the Environmental Risk Assessment identifies any contamination, it shall contain measures for its remediation and the site shall be remediated in accordance with the agreed scheme prior to first occupation.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. In the interests of visual amenity.
4. In the interests of visual amenity.
5. In the interests of visual amenity.
6. In the interests of amenity and privacy.
7. In the interests of the safety and convenience of users of the adjoining highway/s.
8. In the interests of highway safety.
9. The site is underlain by Northamptonshire Sands, classified as a secondary A aquifer. Groundwater within the secondary A aquifer is a controlled water and requires protection. It is understood there was a former boot and shoe factory and, as such, we consider there to be the potential for contamination to be present. We consider that the first phase in assessing the risk to controlled waters from potential

contamination at the site should be a preliminary risk assessment (desk top study). Should potentially unacceptable risks be identified, further work would be required, which may include intrusive site investigation and/or remediation.

10. So that any remediation works, if required, are verified as completed to agreed standards to ensure controlled waters are suitably protected.
11. So that any unforeseen contamination encountered during the development is dealt with in an appropriate manner to ensure controlled waters are suitably protected.
12. To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. In order to satisfy the above requirements an adequate scheme would need to be submitted which demonstrates that there is (or will be prior to occupation) sufficient infrastructure capacity for the connection, conveyance, treatment and disposal of quantity and quality of water within the proposed phasing of development.
13. To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework (NPPF) Paragraph 141
14. In the interests of privacy.
15. To identify and address any site contamination issues.

(Councillor Scarborough left the meeting having declared a registerable interest in the following item).

7. PLANNING APPLICATION WP/2013/0404(F) – 41 FOURTH AVENUE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0404(F), for the erection of a part single and part 2-storey rear extension – amended plan at 41 Fourth Avenue for Mr G De-Feu.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 08/09/2013 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from an objector.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Morrall and seconded by Councillor Waters that planning permission be refused due to the loss of amenity to the neighbouring property.

On being put to the vote, the motion was carried by 8 votes to refuse the application.

RESOLVED that planning permission be refused as the proposed extension by reason of its scale, massing and layout would be detrimental to the amenities of the neighbouring property. The proposal is therefore considered to be in conflict with Policy 13 (I) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

(Councillor Scarborough returned to the meeting).

8. PLANNING APPLICATION WP/2013/0408(F) – 5 COVINGTON GROVE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0408(F), for a roof extension to increase the height of the ridge to create a new loft space in the existing dwelling – amended plans at 5 Covington Grove, Wellingborough for Mrs Fung.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 08/09/2013, and a record of the visit was set out in the circulated notes.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall to refuse the application due to overdevelopment of the dwelling and the likely unacceptably detrimental affect of the proposal on the street scene and the amenities of the nearby residents.

On being put to the vote, the motion was carried unanimously to refuse the application.

RESOLVED that planning permission be refused as the proposed extension by reason of its scale, massing and layout would be detrimental to the amenities of the neighbouring properties and to the character and appearance of the area. The proposal is therefore considered to be in conflict with Policy 13 (h and I) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

9. PLANNING APPLICATION WP/2013/0372(FM) – LAND OFF THE RIDGE, GREAT DODDINGTON

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0372(FM), for a temporary change of use from farming to solar farm generating renewable electricity and associated infrastructure on land off The Ridge, Great Doddington for Mr M Lee (Lark Energy).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report. A request to address the meeting had been received from the agent.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Waters and seconded by Councillor Maguire that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be approved subject to the following conditions:

1. The development shall be begun no later than 3 years beginning with the date of this permission.
2. This permission is for a temporary period and the structures and other associated paraphernalia removed and the land reinstated to its former condition on or before the end of October 2039.
3. The proposed landscape scheme shall be implemented during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years.
4. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% aep (1 in 100 year event) plus an allowance for climate change will not exceed the run-off from the undeveloped site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
The scheme shall also include details of the soakaways. On uncontaminated land soakaways would be permissible for the disposal of clean surface water. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the local planning authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

If soakaways are not a viable option, an alternative method of surface water attenuation and disposal must be provided.

5. The vehicular access into the site shall be constructed and, following installation of the components, all redundant paving shall be removed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to an agreement under Section 278, Highways Act 1980. Works to relocate, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers shall be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The structures are unsuitable for permanent retention in the open countryside. Permission has been granted due to the temporary nature of the proposal.
3. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
4. To prevent the increased risk of flooding, both on and off site. Due to the topography of the site, the surface water must be managed in an appropriate manner. The area just downstream of the site is a sensitive area and any increase in flows as a result of the development could have an impact on Wellingborough.
5. To prevent the increased risk of flooding, both on and off site. Due to the topography of the site, the surface water must be managed in an appropriate manner. The area just downstream of the site is a sensitive area and any increase in flows as a result of the development could have an impact on Wellingborough.

10. PLANNING APPLICATION WP/2013/0397(FCOU) – 43-45 MIDLAND ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0397(FCOU), for a change of use from estate agents (Use Class A2) to a hot food takeaway (Use Class A5) with minor external alterations comprising an external plant to the rear at 43-45 Midland Road, Wellingborough for Papa Johns (GB) Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

A request to address the meeting had been received from an objector and the agent.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Maguire that planning permission be refused due to the inconvenience and danger that would be caused to the residents in Glenbank in relation to the movement of delivery vehicles.

On being put to the vote, the motion for the application was carried by 7 votes to 3.

RESOLVED that planning permission be refused for the following reasons:

1. The proposal would result in an unacceptable level of inconvenience for the residents of Glenbank at anti-social hours and is contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.
2. The proposal would result in danger to highway safety due to the movement of delivery vehicles in Glenbank and is contrary to Policy 13 (d) of the North Northamptonshire Core Spatial Strategy.

11. PLANNING APPLICATION WP/2013/0406(F) – ECTON HALL BARNES, ECTON HALL, CHURCH WAY, ECTON

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0406(F), for the erection of 2 detached dwellings each with detached garage and landscaping, the buildings are to be erected on the remnants of the dilapidated barns and outbuildings. Amended plans – changes to the siting of the proposed dwellings and the inclusion of additional parking spaces for the existing residents at Ecton Hall Barns, Ecton Hall, Church Way, Ecton for Ecton Estates.

The Chairman suggested to the committee that this application be deferred for a site viewing visit to be arranged.

It was proposed by Councillor Scarborough and seconded by Councillor Waters to defer the application for a site viewing visit to take place.

On being put to the vote, the motion was carried unanimously to defer the application.

RESOLVED that planning permission be deferred and a site viewing visit be arranged.

12. PLANNING APPLICATION WP/2013/0407(LB) – ECTON HALL BARNES, ECTON HALL, CHURCH WAY, ECTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0407(LB), for the erection of 2 detached dwellings each with a detached garage and landscaping, the buildings are to be erected on the remnants of the dilapidated barns and outbuildings. Amended plans – changes to the siting of the proposed dwellings and the inclusion of additional parking spaces for the existing residents for Ecton Hall Barns, Ecton Hall, Church Way, Ecton for Ecton Estates.

It was proposed by Councillor Scarborough and seconded by Councillor Waters to defer the application for a site viewing visit to take place.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be deferred and a site viewing visit be arranged.

13. PLANNING APPLICATION WP/2013/0445(C) – SIDEGATE LANE LANDFILL SITE, SIDEGATE LANE, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0445(C), for a non material amendment to planning permission 12/00056/WASFUL for a phased implementation at Sidegate Lane Landfill Site, Sidegate Lane, Finedon for Mr J Woodhall (Sita UK).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development reported that the application is referred to the committee for comment as it is a County Council application (13/00081/WASNMA). The purpose of the report was to inform members of the application's existence and to provide the members with the opportunity to minute any concerns they may have that can then be reported to the County Council.

It was proposed by Councillor Waters and seconded by Councillor Patel that no objection be raised.

On being put to the vote, the motion was carried unanimously.

RESOLVED that no objection be raised to the planning application and that Northamptonshire County Council ensure that appropriate mitigation measures are considered with respect to the safeguarding of the Site of Nature Conservation Value (Local Plan Policy G18) which lies in close proximity to the site. Furthermore, Northampton County Council is advised that the development proposal be assessed with respect to the Wellingborough East Development Framework Supplementary Planning Guidance (November 2003).

14. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the Head of Planning and Local Development in accordance with delegated powers and appeal information as set out in the report of the Head of Planning and Local Development and received appeals, (Minute 4), be noted.

15. PLANNING APPEAL DECISION – 9 CHURCH STREET, MEARS ASHBY

RESOLVED to note the annexed circulated decision letter dated 09/09/2013, in respect of the construction of first floor accommodation with a new pitched roof above the existing flat roofed garage, at 9 Church Street, Mears Ashby, which was dismissed.

Chairman

The meeting concluded at 9:53 pm.

COUNCIL MEETING – 19 NOVEMBER 2013
REPORT OF THE LICENSING SUB-COMMITTEE

28 October 2013

Present: Councillors Hawkes (Chairman), Timms and Warwick.

Also present: Mr G Hollands, Solicitor, District Law, Mrs A Wilcox, Principal Health Protection Manager (Licensing Manager) and Mrs F Hubbard, Democratic Services Officer.

(The hearing commenced at 10:00 am).

1. APPOINTMENT OF CHAIRMAN

RESOLVED that Councillor Hawkes be appointed as Chairman for this sub-committee meeting.

2. APPLICATION FOR PREMISES LICENCE FOR MAISON VERTE, 1B CHURCH STREET, FINEDON

The Chairman explained the procedures and introduced the sub-committee panel and officers and welcomed the applicant, Naomi Chandler and her partner, Stephen Dabreo.

The Licensing Manager, Mrs Wilcox then explained how the sub-committee meeting would proceed.

The Licensing Manager informed the sub-committee that this application had been brought before the sub-committee, to obtain the committee's decision in respect of an application for a Premises Licence for Maison Verte, 1B Church Street, Finedon, to allow for the retail sale of alcohol.

The Licensing Manager reminded the sub-committee of the four licensing objectives which were as follows:

- (i) The prevention of crime and disorder;
- (ii) Public safety;
- (iii) Prevention of public nuisance;
- (iv) The protection of children from harm.

Details of the application for a premises licence were attached to the report stipulating the operating hours being applied for.

The Licensing Manager explained that the applicant had applied for a premises licence for the retail sale of alcohol from 12:00 to 22:00 hours. One written statement of representation had been received signed by two residents from the same address, as an objector, with concerns around increased noise, parking issues and anti-social behaviour. No representations

had been received from the Responsible Authorities (Police, Environmental Health, Fire and Rescue Service, Planning, Trading Standards and Child Protection). A petition with 86 signatures had also been received in support of the application for Maison Verte from Finedon residents who would walk to use the facility.

The Licensing Manager then clarified that she had received a statement from the objector asking for this to be read out at the meeting as the objector had sent apologies for not being able to attend. The Chairman gave approval for the Licensing Manager to read out the statement. In the statement the objector said that they did not wish to hinder the development of the business but had concerns about the licence transferring to a new tenant in the future, the increase in noise levels following alcohol consumption, the extended hours and possible anti-social behaviour.

The Chairman asked the applicant to present her case to the sub-committee. She explained that following an open day at her business premises requests had been received from local people for the applicant to apply for a licence for the sale of alcohol. She explained that her business was a florist/houseware shop that also served non-alcoholic refreshments. The applicant would like to see Finedon shops maintained and provide a venue for clientele to enjoy a quiet drink. There would be no music and admission would be for over 21s only.

The Chairman then asked for clarification of the size of the premises. The applicant and Mr Dabreo confirmed that it was approximately 700 square feet with a counter area, a sink to the rear and seating for approximately 20 people. The Chairman then asked for clarification of the tenure of the lease. The applicant confirmed that it was a 6 year lease and Mr Dabreo explained that they were keen to continue for longer but they had only been able to enter into the lease for a 6 year term.

Questions of clarity were asked by members regarding public liability insurance if alcohol was to be served and issues concerning CCTV and security of the premises. The applicant responded and gave satisfactory reassurance to the questions raised.

The Chairman thanked the applicant for her good presentation of the case.

Members raised concern that if the business was to fail, for any reason, then the premises would still be licensed. The Solicitor confirmed that it would not be possible to impose a condition to make it incidental to the primary use of the current premises.

The applicant said that she had received good feedback from local people in support of the licence. She added that Finedon had already lost several public houses and she only wanted a small wine bar for 20 people that would only stay open until 22:00 hours, and would be easy to facilitate and control.

The Chairman and members thanked all parties and announced that they were satisfied that the licensing objectives had been met and that a Premises Licence for the retail sale of alcohol be granted.

Members wished the applicant a very successful business.

RESOLVED that a Premises Licence for Maison Verte be granted.

The meeting concluded at 10:34 am.

Chairman

