

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader

☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House? ☐ Yes ☒ No

Is your business registered outside the UK? ☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status



Continued from previous page...

Your position in the business

Home country

United Kingdom

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 19**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☒ An individual or individuals
- ☐ A limited company
- ☐ A partnership
- ☐ An unincorporated association
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales
- ☐ Other (for example a statutory corporation)

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 19**INDIVIDUAL APPLICANT DETAILS****Applicant Name**

Is the name the same as (or similar to) the details given in section one?

☒ Yes

☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

ALISON

Family name

SHELLEY

Is the applicant 18 years of age or older?

☒ Yes

☐ No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

☐ Yes

☒ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	271
Street	YEW LANE
District	
City or town	SHEFFIELD
County or administrative area	SOUTH YORKSHIRE
Postcode	S5 9AT
Country	United Kingdom

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

☒ Yes

☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	shelleyalison@gmail.com
Telephone number	07532086900
Other telephone number	07532086900

Add another applicant

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

9 HOYLAND ROAD IS CURRENTLY A TEA ROOM/CAFE AND GIFT SHOP. IT IS ONLY OPEN 3 DAYS A WEEK. IT IS A DOUBLE FRONTED STONE BUILT END OF TERRACE PROPERTY WITH APARTMENTS ABOVE. THE SHOP HAS BEEN FOR LEASE SINCE JULY 2016. THE AREA IS A MIX OF COMMERCIAL AND RESIDENTIAL, WITH A NUMBER OF FAST FOOD TAKEAWAYS IN THE VICINITY. THE PROPERTY IS ONE LONG ROOM, WHICH I WOULD LIKE TO USE AS A CAFE AND BAR WITH SEATING FOR CUSTOMERS. THERE IS A LARGE CELLAR THAT WILL BE USED FOR STORAGE OF BEERS AND THE A KITCHEN IS ALREADY SET UP TO PROVIDE FOOD. NO STRUCTURAL CHANGES ARE ENVISAGED. A PLANNING APPLICATION HAS BEEN MADE FOR CHANGE OF

Continued from previous page...

USE FROM A3 TO A4. - APP REF 2016/1371 -

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

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PROVISION OF PLAYS

Will you be providing plays?

☐ Yes

☒ No

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PROVISION OF FILMS

Will you be providing films?

☐ Yes

☒ No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

☐ Yes

☒ No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

☐ Yes

☒ No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

☐ Yes

☒ No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

☒ Yes

☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

Continued from previous page...

TUESDAY

Start 10:00

End 23:00

Start

End

WEDNESDAY

Start 10:00

End 23:00

Start

End

THURSDAY

Start 10:00

End 23:00

Start

End

FRIDAY

Start 10:00

End 23:00

Start

End

SATURDAY

Start 10:00

End 23:00

Start

End

SUNDAY

Start 10:00

End 23:00

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☒ Indoors

☐ Outdoors

☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

I WISH TO PLAY RECORDED MUSIC TO ENCOURAGE SING ALONG ETC. NO WALL MOUNTED OR CEILING SPEAKERS TO BE USED. THIS IS NOT ENVISAGED TO BE USED EVERY DAY.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

Continued from previous page...

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

I WISH TO EXTEND THE HOURS ON NEW YEARS DAY TO 00:30 ON NEW YEARS DAY TO BRING IN THE NEW YEAR.

01:30

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

☐ Yes

☒ No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes

☒ No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

☐ Yes

☒ No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes

☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start 09:00

End 23:00

Start

End

SATURDAY

Start 09:00

End 23:00

Start

End

SUNDAY

Start 09:00

End 23:00

Start

End

Will the sale of alcohol be for consumption:

☐ On the premises ☐ Off the premises ☒ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

I WISH TO SERVE ALCOHOL UNTIL 00.30 NEW YEARS EVE/DAY SO INCREASING OPEINING TIME BY 1 HOUR 30 MINS.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

ALISON

Family name

SHELLEY

Continued from previous page...

Enter the contact's address

Building number or name	271
Street	YEW LANE
District	
City or town	SHEFFIELD
County or administrative area	
Postcode	S5 9AT
Country	United Kingdom
Personal Licence number (if known)	
Issuing licensing authority (if known)	

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☐ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

THERE WILL BE NO GAMING MACHINES
I WILL OPERATE CHALLENGE 25 POLICY
I WILL SUBSCRIBE TO THE CHILDRENS CHARTER
I WILL MONITOR A SENSIBLE DRINKING APPROACH SO CHILDREN ARE NOT EXPOSED TO VIOLENCE AND DISORDER.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 09:00

End 23:30

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	09:00	End	23:30
Start		End	

WEDNESDAY

Start	09:00	End	23:30
Start		End	

THURSDAY

Start	09:00	End	23:30
Start		End	

FRIDAY

Start	09:00	End	23:30
Start		End	

SATURDAY

Start	09:00	End	23:30
Start		End	

SUNDAY

Start	09:00	End	23:30
Start		End	

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

I WILL NOT NECESSARILY BE OPEN ALL HOURS EVERY WEEK. AS A MICRPUB I EXPECT TO OPEN A MIXTURE OF HOURS AND TIMES WITHIN.

I WOULD LIKE TO REMAIL OPEN UNTIL 01.00 ON NEW YEARS DAY SO INCREASING OPENING TIME BY 1 HOUR 30 MINS.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

I WILL ENSURE THAT CCTV IS INSTALLED TO ENSURE THE PREMISES ARE FULLY COMPLIANT WITH HEALTH & SAFETY AND FIRE LEGISLATION.

I WILL OPERATE CHALLENGE 25 POLICY AND SUBSCRIBE TO THE CHILDRENS CHARTER

NO CUSTOMERS TO BE ALLOWED TO THE REAR OF THE PROPERTY UNLESS IN AN EMERGENCY.

I WILL OPERATE A SENSIBLE APPROACH TO DRINKING AND MONITOR REFUSAL OF SERVICE AND ANY ANTI SOCIAL BEHAVIOUR.

STAFF WILL BE TRAINED SO THEY HAVE A KNOWLEDGE AND UNDERSTANDING OF THE LICENSING ACT 2003.

b) The prevention of crime and disorder

CCTV

CHALLENGE 25

REFUSAL AND ANTI SOCIAL BEHAVIOUR RECORDS TO BE KEPT

ALL DRINKS ARE TO BE AVAILABLE IN SMALL MEASURES

NOTICES RELATING TO DRUG USE AND ANTI SOCIAL BEHAVIOUR WILL BE DISPLAYED

c) Public safety

COMPLY WITH FIRE SAFETY AND HEALTH AND SAFETY REGULATIONS

CCTV TO BE INSTALLED TO MONITOR ALL AREAS OF PREMISES

INSTALLATION AND MAINTANANCE OF EMERGENCY LIGHTING AND SMOKE DETECTION

ALL STAFF TO BE TRAINED IN HEALTH AND SAFETY

NOTICE TO BE DISPLAYED RELATING TO DRUG USE AND ANTI SOCIAL BEHAVIOUR

d) The prevention of public nuisance

I WILL DISPLAY A SIGN AND ENCOURAGE CUSTOMERS TO RESPECT NEIGHBOURS AND LEAVE QUIETLY

NO CUSTOMERS ALLOWED TO THE REAR OF PROPERTY UNLESS IN AN EMERGENCY

PROVIDE A FREE TAXI PHONE CALL SERVICE TO ENSURE CUSTOMERS ARE NOT WAITING OUTSIDE.

ENSURE DELIVERIES AND WASTE DISPOSAL IS DONE IN DAYLIGHT HOURS

e) The protection of children from harm

OPERATE A CHALLENGE 25 POLICY

SUBSCRIBE TO THE CHILDRENS CHARTER

ENSURE THAT CHILDREN VACATE THE PREMISES BY 9PM

ADOPT A SENSIBLE DRINKING APPROACH TO REDUCE THE LIKELIHOOD OF VIOLENCE AND DISORDER.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Continued from previous page...

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000-14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£) 190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name 271 YEW LANE
Street YEW LANE
District
City or town SHEFFIELD
County or administrative area S. YORKS
Postcode S5 9AT
Country United Kingdom

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name ALISON SHELLEY

Continued from previous page...

* Capacity

APPLICANT.

Date (dd/mm/yyyy)

14/11/16

Add another signatory

Once you're finished you need to do the following:

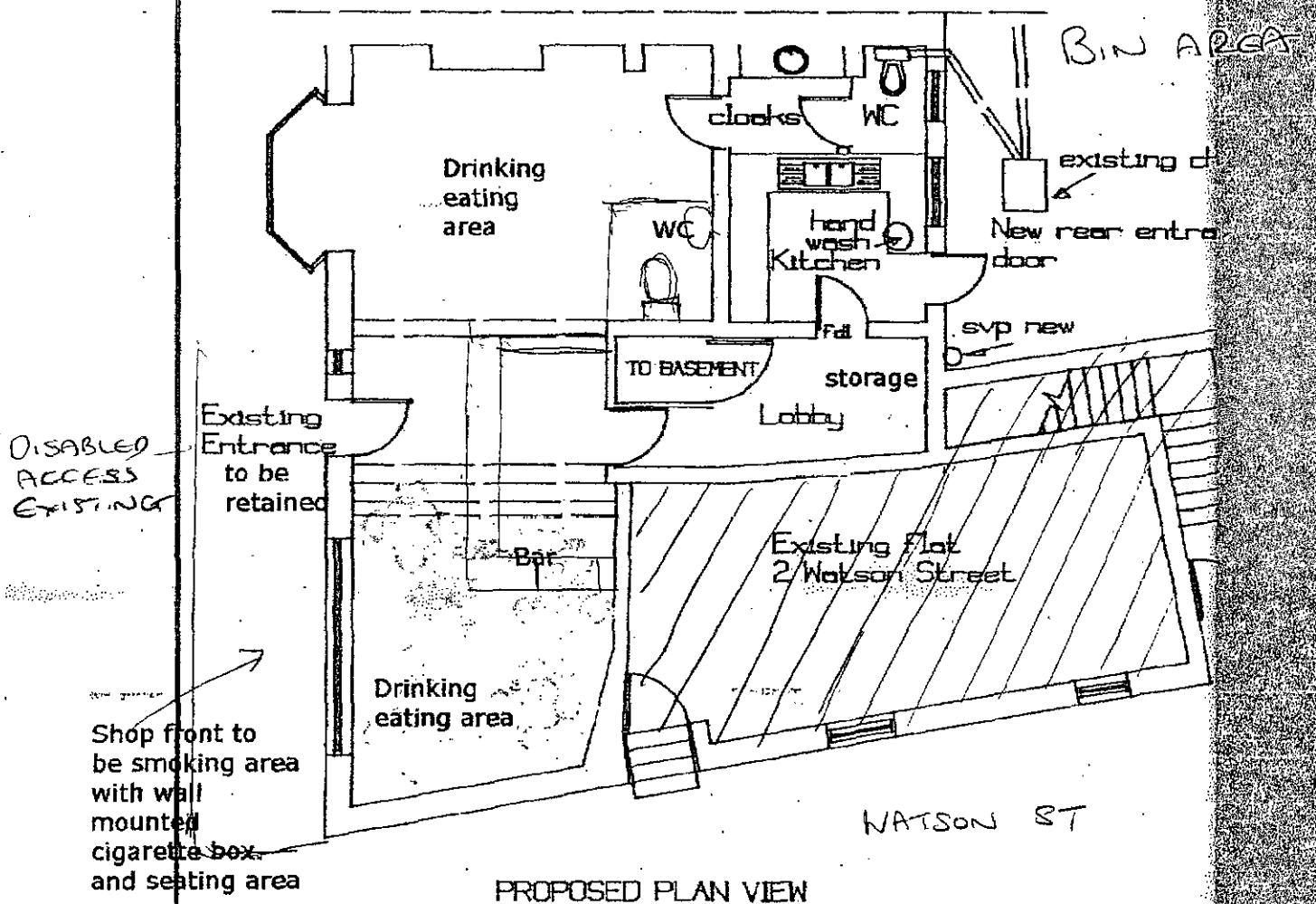
1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/barnsley/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

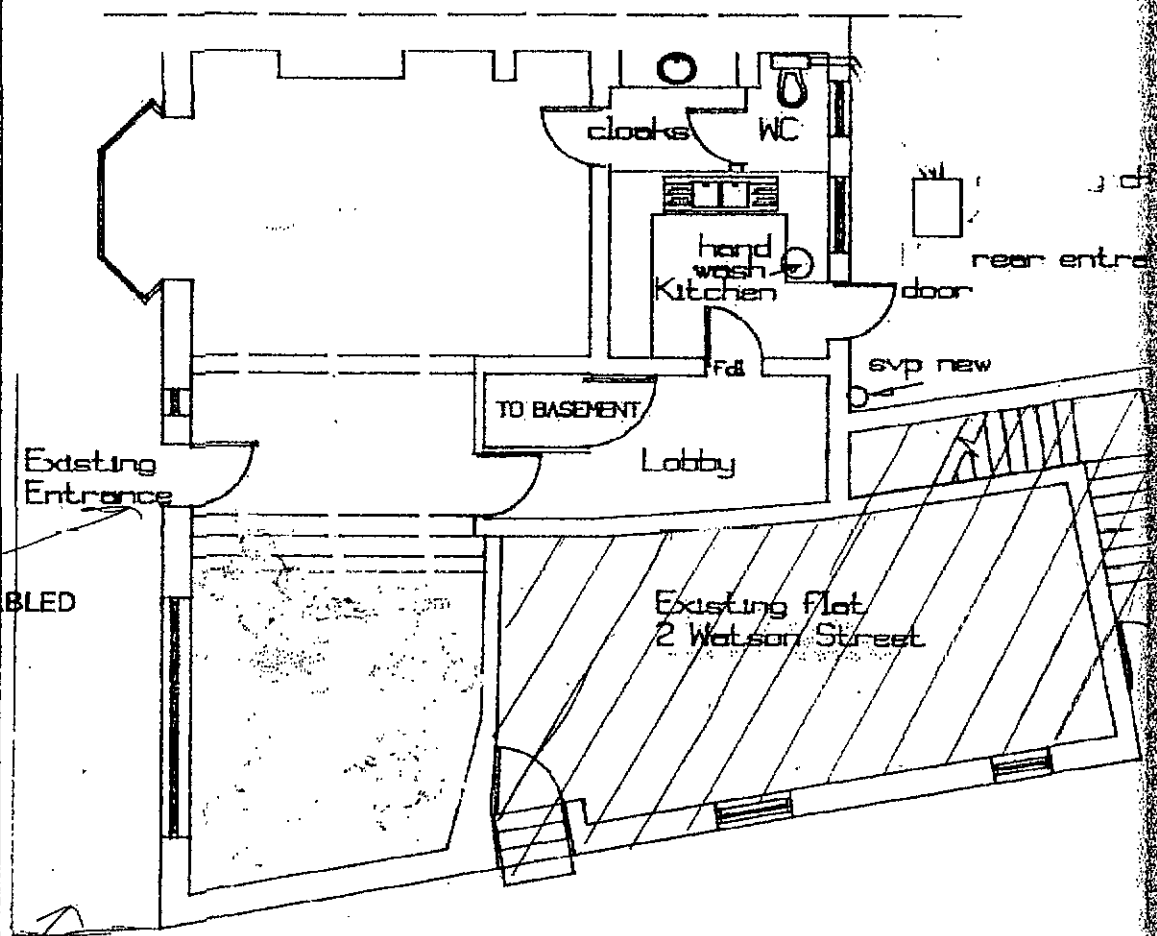
IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Deliveries and collection
via Watson St, using
rear entrance

Beer to be stored
in cellar and piped
up to bar.



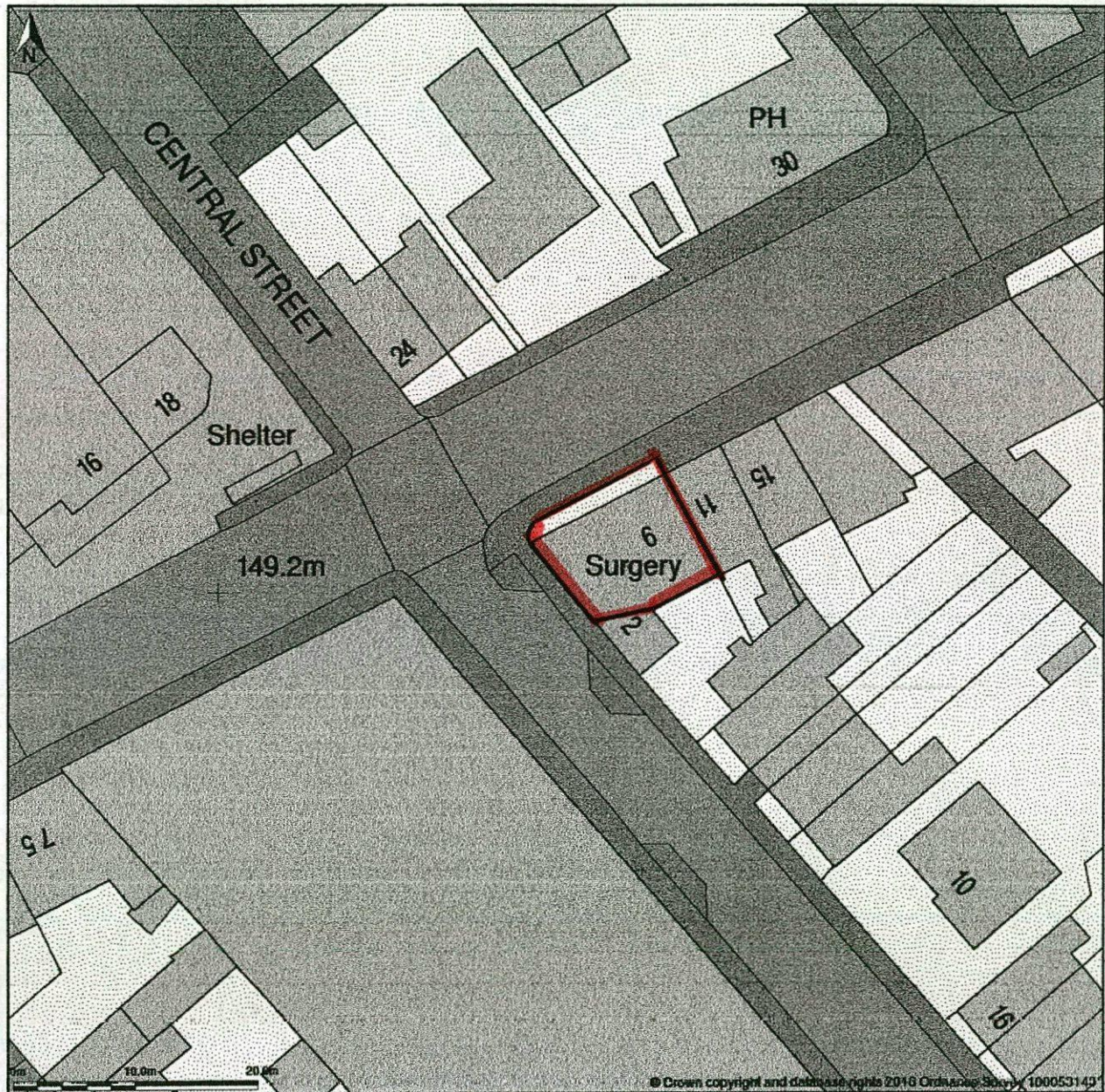
Proposed change of use A3 to A4 (micro pub)
at Herbal Delights, 9 Hoyland Road, Hoyland Common
Barnsley, S74 0LT



EXISTING PLAN VIEW

PROPOSED CHANGE OF USE A3 TO A1
 (MICRO PUB) @ HERBAL DELIGHTS,
 9 HOYLAND ROAD, HOYLAND COMMON
 BARNSELEY S74 0LT

Herbal Delights, Herbal And Floral Delights, 9 Hoyland Road, Barnsley, S74 0LT

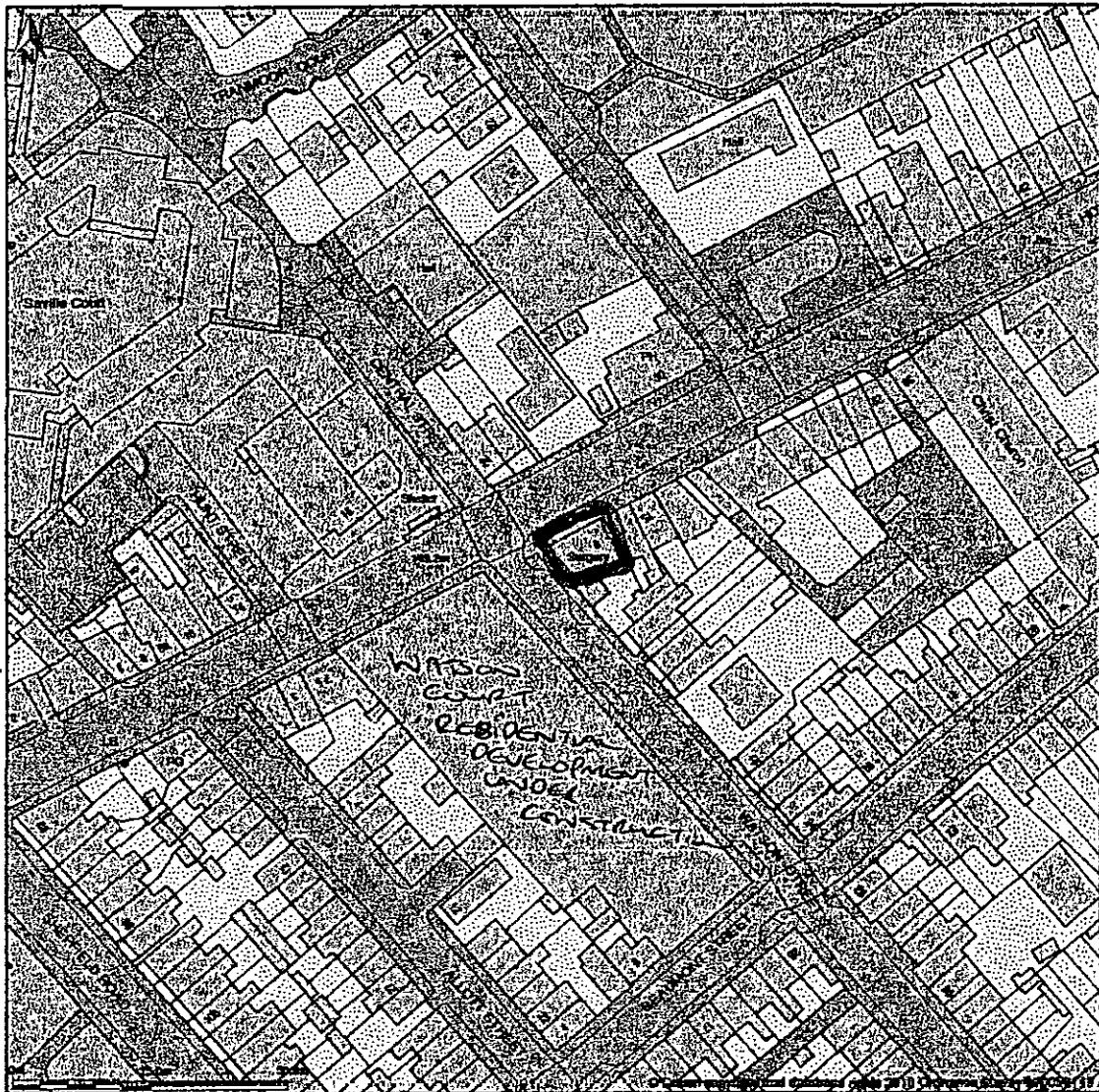


Block Plan shows area bounded by: 435627.0, 400149.0 435717.0, 400239.0 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Herbal Delights, Herbal And Floral Delights, 9 Hoyland Road, Barnsley, S74 0LT



Site Plan shows area bounded by: 435571.97, 400094.03 435771.97, 400294.03 (at a scale of 1:1250). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Supporting Statement: Proposed change of use at 9 Hoyland Road, Hoyland Common, Barnsley to a 'micro pub'.

What is a micro pub?

This application seeks to convert a property used as a cafe/ tea room and gift shop (closing down shortly) into a micro pub. Although a micro pub falls into the same A4 use as other public houses a micro pub is not aimed at the mass market. It is "A micropub is a small freehouse which listens to its customers, mainly serves cask ales, promotes conversation, shuns all forms of electronic entertainment and dabbles in traditional pub snacks" www.micropubassocaition.co.uk

The first micro pub to open was in Heme kent in 1995. However, the concept as become so popular that there are now well over 100 micro pubs in the country. The increasing popularity of real ales and cidars, and the establishment of smaller premises as an alternative to the large chain is a growing trend.

There are Micro pubs in Barnsley, Sheffield and Rotherham. They have been used to good effect and have helped to regenerate areas of mixed commercial and residential use.

The Proposals

The proposal seeks to convert a tea room/ cafe and gift shop into a bar and seating area for customers. There is a large cellar which is ideal for storage. The micro pub/ cafe would be small and cater for around 70 people. It will focus on good quality real ales and cidars, a variety of wines and bottled beers for sale on and off the premises. Hot and cold food will also be avialable throughout the day.

The number of pub closures is well reported in the media and the benefite of pubs as places to meet is recognised in current planning legislation. Although existing public houses come with currnt A4 use, my aim is to open an independant community facility that responds to its customers and servers real ales, cidars and wine for consumption on and off the premises for enthusiasts from the local and wider community. The small scale nature of the proposal increases the chance of sustainability and I envisage this proposal would increase footfall into the area, with would be of benefit to the existing businesses.

Hoyland Road currently consists of mixed use residential and commercial. The street as numerous fast food outlets, a food store, pub and betting office which are open until late, as well as a number of shops open in the daytime. Due to the small scale of this proposal it is not

envisaged that the micro pub would create any additional noise or disturbance to the local area. The lack of juke box and gaming machines and focus on conversation will keep noise levels to that of a busy shop.

To the rear area is a small bin store which will be used and accessed via Watson Street. An approved waste company will be used. However, to minimise any disruption to local residents, waste will be stored in the premises and moved outside in daytime hours.

Parking and deliveries

The premises are on a direct bus route to Barnsley and Sheffield, so has excellent public transport links. It is envisaged that the majority of customers will be on foot or use this public transport given the emphasis of the business on alcohol. There is on road parking in the immediate area if needed. All deliveries will be via Watson street. It is not envisaged that the micro pub will have any impact on the current road and parking use than that of its current use.

Employment

The proposal will create one full time post and eventually 4 part time posts possibly more depending on trade.

Hours of Opening

I wish to apply for a premises licence that will cover the sale of alcohol between 9am and 11pm 7 days a week. The hours of opening are unlikely to be all of these hours but will be flexible dependant on trade.

PLANNING DESIGN AND ACCESS STATEMENT

This planning application is for the change of use at 9 Hoyland Road, Hoyland Common, S74 0LT, from A3 to A4. The premises are currently used as a tea room/cafe and gift shop, which is closing down imminently. The proposal is to change it to a Micro Pub.

Contents

a) Introduction

b) Site context

bi) Site features

c) Design and access principles

c1) Structure

c2) Use

c3) Accessibility

c4) Parking

d) Conclusion

A Introduction

This statement has been prepared to accompany and support a Planning Application in respect of a change of use to a micro pub at 9 Hoyland Road, Hoyland Common.

The statement has been written in accordance with the Government circular 01/2006 'Guidance on changes to the Development Control System' Section 3 'Design and Access Statements' which became mandatory on 1st August 2006 in order to ensure the erection/conversion of high quality places that are inclusive, practical and attractive.

In this supporting statement the planning merits associated with the whole development project will be appraised and it will be demonstrated that there will be benefits for the proposed 'micro pub' at this location and that there would be no impact that would cause significant and demonstrable harm to the locality.

B Site Context.

The application site is situated on Hoyland Road, Hoyland Common, in a row of terraced properties. This site is a commercial property at ground floor, a tea room/cafe and gift shop; with separate residential properties above. The site is mixed use.

C1 Structure

The property is stone built with a slate roof, with access via existing entrance onto Hoyland Road. There is a small area to the rear, which accesses via Watson Street. The existing structure is to be maintained with only the creation of another WC. The existing serving area is to be extended. There is one public toilet already in situ to the rear of the shop floor, an extra WC is to be added. To the front of the premises there is a very small area which is fenced off and will be used as a smoking area with limited seating for customers.

All work will be in strict accordance with building regulations and to the satisfaction of the Building Inspector and Fire Officer.

C2 Use

The micro pub will cater for a maximum of 70 people serving tea and coffee, real ales and a variety of wines, ciders and bottled beers for sale on and off the premises. Hot and cold food will also be available.

C3 Accessibility

The premises will be accessed directly off Hoyland Road through the existing doors. Disabled access is already available via the main door and this will be retained. Access to the rear will be for all deliveries, waste removal. It will be for staff and fire escape purposes.

C4 Parking

There is no parking available, except on road. However, there are excellent public transport in the area, and it is envisaged that the majority of customers will be on foot.

D Conclusion

The proposal will have no adverse visual effect on the existing shop fronts and it is believed that the addition of a premises of this nature will be of benefit to residents and businesses in the area.