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agenda.

Meeting	LICENSING SUB COMMITTEE
Time/Day/Date	2:30pm on Tuesday, 18 November 2025
Location	Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services (01530 454512) Licensing Team Leader (01530 454596)

NOTIFICATION OF HEARING

Item	Pages
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1 ELECTION OF CHAIR

2 APOLOGIES FOR ABSENCE

3 DECLARATION OF INTERESTS

Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.

4 APPLICATION FOR A GRANT OF A PREMISES LICENCE UNDER THE LICENSING ACT 2003

PREMISES: Bean and Brick, 103 High Street, Ibstock, LE67 6LJ

3 - 48

APPLICANT: Mrs Leanna Gianini

To determine an application for a variation of a premises licence in respect of the above. Representations have been received from various parties. A notice of hearing inviting them to attend has been sent to each of them. If they fail to attend, the hearing can be held in their absence or adjourned.

The following documents are attached:

- a) The report of the Licensing Team Leader

At the beginning of the hearing, the authority shall explain to the parties the procedure it is proposed to follow. The hearing shall take the form of a discussion led by the authority and cross-examination shall not be permitted unless it is required to consider the representations.

Circulation:

Councillor A Barker

Councillor R Johnson

Councillor G Rogers

Councillor P Moulton (Reserve)

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LICENSING SUB COMMITTEE – 18th November 2025

Title of Report	APPLICATION FOR A GRANT OF PREMISES LICENCE UNDER THE LICENSING ACT 2003	
Presented by	Tonya Cooper Licensing Team Leader	
Background Papers	Revised guidance issued under section 182 of the Licensing Act 2003 (February 2025) (accessible version) - GOV.UK Licensing Act 2003 (legislation.gov.uk) Statement of Licensing Policy 2024-2029 – Issue 8	Public Report: Yes
Purpose of Report	<p>To determine an application for a grant of a premises licence in respect of the premises Bean and Brick, 103 High Street, Ibstock, LE67 6LJ.</p> <p>This report outlines the application and also highlights the licensing objectives, the relevant parts of Government guidance and the pertinent sections of the Licensing Authority's Licensing Policy.</p>	
Recommendations	THAT THE SUB-COMMITTEE DETERMINE THE APPLICATION.	

1.0 Background

- 1.1 On 29 September 2025, Leanna Gianini submitted an application for the grant of a new premises licence for Bean and Brick, 103 High Street, Ibstock, LE67 6LJ. A copy of the application is attached as **Appendix 1**. A plan of the premises is attached as **Appendix 2**.
- 1.2 An aerial view of the site is attached as **Appendix 3** and a map is attached as **Appendix 4**.

- 1.3 The application identifies that if the premises licence is granted, the following opening hours and licensable activities will occur:

Opening Hours	Timings	
	Everyday	09:00 hours - 22:00 hours
	New Year's Eve	09:00 hours – 00:30 hours
Licensable activity	Timings	
Supply by retail of alcohol	Everyday	12:00 hours - 22:00 hours
	New Year's Eve	12:00 hours – 00:30 hours

- 1.4 As part of the application, the applicant has specified the steps they intend to take in order to promote the four licensing objectives. These are as follows:

General

The sale of alcohol is complementary to our activity as a small pizza restaurant and coffee shop, rather than as a primary activity for the premises. The steps we intend to take promote the licensing objectives. All staff will be trained in what the 4 licensing objectives are and how to work in a way that promotes them.

The Prevention of Crime and Disorder

- Undertake right to work checks for new staff members.
- Record instances where sale of alcohol is refused.
- Not allow alcohol in open containers to be taken from the premises.
- Operate Challenge 25.

Public Safety

- Undertake a third party fire safety risk assessment and implement appropriate risk mitigation measures.
- Define staff responsibilities in the event of emergencies.

The Prevention of Public Nuisance

- Display signage requesting patrons to leave the premises quietly to minimise disturbance to neighbours.

The Protection of Children from Harm

- Operate Challenge 25.
- Follow the Portman COP on labelling and naming.

2.0 Representations

- 2.1 In respect of an application for the grant of a premises licence, the applicant is responsible for advertising the application by way of a notice in specified form at the premises for not less than 28 consecutive days and in a local newspaper. The applicant placed a notice in the Coalville Times on Friday, 3 October 2025 and officers are satisfied that the correct notices have been displayed at the premises. The public notices are attached as **Appendices 5 and 6**.
- 2.2 Each of the responsible authorities have been served a copy of the application, namely: the Licensing Authority, Police, Fire Authorities, Home Office, Trading Standards Department, the District Council's Health and Safety, Environmental Protection, Public Health Authority and Planning Sections. We have received no representations from the responsible authorities.
- 2.3 Seven relevant representations have been received from members of the public on the grounds of prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm. These representations are attached as **Appendix 7**.
- 2.4 Following the first representation that was received, the applicant was notified of this and submitted a response. The applicant's response is attached as **Appendix 8**.

3.0 Statutory Guidance

- 3.1 In making its decision, the Sub-Committee is obliged to have regard to Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003. All Licensing Committee members have been provided with a full copy of the guidance document. Officers consider that paragraphs 1.1 to 1.5, 1.13, 1.16 to 1.17, 2.1 to 2.14, 2.21 to 2.27, 3.1 to 3.2, 3.8 to 3.10, 3.35, 8.13-8.14, 8.80-8.82, 9.1 to 9.10, 9.31 to 9.44, 10.1 to 10.10, 14.1 to 14.3 may have a bearing upon the application.

4.0 Statement of Licensing Policy

- 4.1 The Sub-Committee is also obliged to have regard to its own Statement of Licensing Policy. Officers consider that paragraphs 1.5, 2.1, 2.3, 2.5, 2.6, 4.1 to 4.4, 5.1 to 5.4, 6.1 to 6.4, 22.0, and 25.0 may have a bearing upon the application.

5.0 Observations

- 5.1 The Committee is obliged to determine this application with a view to promoting the licensing objectives, which are:
- The prevention of crime and disorder;
 - Public safety;
 - The prevention of public nuisance;
 - The protection of children from harm.
- 5.2 The Committee may take such of the following steps, if any, as it considers appropriate for the promotion of the licensing objectives:
- Grant the application and issue the premises licence as requested.
 - Modify the conditions of the licence, by altering or omitting or adding to them.
 - Reject the whole or part of the application.
- 5.3 There is a right of appeal to the Magistrates' Court against the decision of the Sub-Committee by the applicant and persons who made relevant representations.

Policies and other considerations, as appropriate	
Council Priorities:	Business and Jobs, Homes and Communities
Policy Considerations:	Statement of Licensing Policy – Issue 8
Safeguarding:	To determine the application in accordance with the Licensing Act 2003 objectives.
Equalities/Diversity:	No information has been provided to indicate an Equality Impact Assessment (EIA) is required though this will be kept under review and an EIA carried out if necessary.
Customer Impact:	Not applicable
Economic and Social Impact:	Customers may be impacted by any decision made.
Environment and Climate Change:	Not applicable
Consultation/Community Engagement:	Leicestershire Police, Leicestershire Fire and Rescue Service, The Home Office, Trading Standards, Health and Safety, Environmental Protection, Licensing Authority, Planning, Health Authority and members of the public/local businesses by way of notice at the premises, in a local newspaper and on the Council's website.
Risks:	The risk of incurring costs arising from an appeal against the decision of the Committee. In any event and in order to mitigate these risks, the Committee should give clear reasons for its decisions and any such reasons would need to be substantiated in Court.
Officer Contact	Tonya Cooper Licensing Team Leader tonya.cooper@nwleicestershire.gov.uk

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APPENDIX 1

Premise Licence - BEAN + BRICK

Applicant's details

Name: Leanna Gianini

Address: [REDACTED]

Email address: [REDACTED]

Phone numbers:

[REDACTED]

Date of birth: [REDACTED]

Applicant's nationality: [REDACTED]

Is the applicant entitled to work in the UK: Yes

Does the Main applicant have a 'Right To Work Share Code' supplied by the Home Office?
No

Enter the 9 digit 'Right to Work Share Code':

In what capacity are you applying for the premises licence? a person other than an individual (as a limited company, as a partnership, as an unincorporated association or other, for example a statutory corporation)

Persons applying as individual(s) or persons other than individual(s), please confirm: am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Premise Details

Name of premises: BEAN + BRICK

Company name: BEAN + BRICK

Company number:

Phone number of premise: [REDACTED]

Address:

103 High Street

lbstock

LE67 6LJ

Please give a description of the premises: Ground floor retail area, corridor through to courtyard with access to toilet. Fronts onto High Street

Non-domestic rateable value of premise: Band B - £4,301 to £33,000

Premise licence

When do you want the premises licence to start? 01/11/2025

Do you wish the licence to be valid for a limited period? No

Do you expect 5,000 or more people to attend the premises at any one time? No

Opening Days

Monday: Yes

Opening time: 09:00

Closing time: ~~00:00~~ 22:00

Tuesday: Yes

Opening time: 09:00

Closing time: 22:00

Wednesday: Yes

Opening time: 09:00

Closing time: 22:00

Thursday: Yes

Opening time: 09:00

Closing time: 22:00

Friday: Yes

Opening time: 09:00

Closing time: 22:00

Saturday: Yes

Opening time: 09:00

Closing time: 22:00

Sunday: Yes

Opening time: 09:00

Closing time: 22:00

List the times when you intend the premises to be open to the public at different times than those listed above. For example (but not exclusively), where the activity will occur on additional days during the summer months.

Mondays, available for private hire from 09:00 to 22:00

State any season variations for the hours the premises will be open to the public. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Year's Eve 09:00 - 00:30

Licensable activities

Plays: No

Films: No

Indoor sporting events: No

Boxing or wrestling: No

Live music: No

Recorded music: No

Performance of dance: No

Anything of a similar description to the above that does not fit into a single category: No

Provision of late night refreshment: No

Supply of alcohol: Yes

Standard Days and Timings

Monday start time: 12:00

Monday finish time: 22:00

Tuesday start time: 12:00

Tuesday finish time: 22:00

Wednesday start time: 12:00

Wednesday finish time: 22:00

Thursday start time: 12:00

Thursday finish time: 22:00

Friday start time: 12:00

Friday finish time: 22:00

Saturday start time: 12:00

Saturday finish time: 22:00

Sunday start time: 12:00

Sunday finish time: 22:00

List the times when you intend to use the premises for the activities at different times than those listed above. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Year's Eve 12:00 - 00:30

Additional details of the activities

Where will the activities take place. Where taking place in a building or other structure please select as appropriate (indoors may include a tent).

On the premises

Please give further details of the indoor sporting event here. For example the 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.

Alcohol served with meals, alcohol served for private events which may include indie film maker

nights(number of people 25 - 50), unamplified live music, amplified recorded music - number of people at all events likely to be under 50.

State any seasonal variations for the activities. For example (but not exclusively), where the activity will occur on additional days during the summer months.

Designated Premise Supervisor

Title: Mrs

First Name: Leanna

Surname: Gianini

Date of birth: [REDACTED]

Age: [REDACTED]

Place of birth: [REDACTED]

Personal licence number (if known): GLPER2242

Do they live within the District: Yes

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Do you have the consent form signed by the individual you wish to be designated premises supervisor? Yes

Licensing Objectives

General - all licensing objectives: The sale of alcohol is complementary to our activity as a small pizza restaurant and coffee shop, rather than as a primary activity for the premises. The steps we intend to take promote the licensing objectives such as to be suited to this scenario. All staff will be trained in what the 4 licensing objectives are and how to work in a way that promotes them.

The prevention of crime and disorder: We will:

Undertake right to work checks for new staff members

Record instances where sale of alcohol is refused

Not allow alcohol in open containers to be taken from the premises

Operate Challenge 25

Public safety: We will:

Undertake a 3rd Party fire safety risk assessment and implement appropriate risk mitigation measures

Define staff responsibilities in the event of emergencies

The prevention of public nuisance: We will:

Display signage requesting patrons leave the premises quietly to minimise disturbance to neighbours

The protection of children from harm: We will:

Operate Challenge 25

Follow the Portman COP on labeling and naming

Declaration

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24B of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe that they are disqualified from doing so by reason or their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under Section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

By ticking this box, I hereby certify the information contained in this form is correct to the best of my knowledge and belief and agree to all the above statements. Ticking this box deems this form to be signed and carries the same legal obligation as a written signature. Yes

Payment Details

Amount:

Income code:

Fund Code:

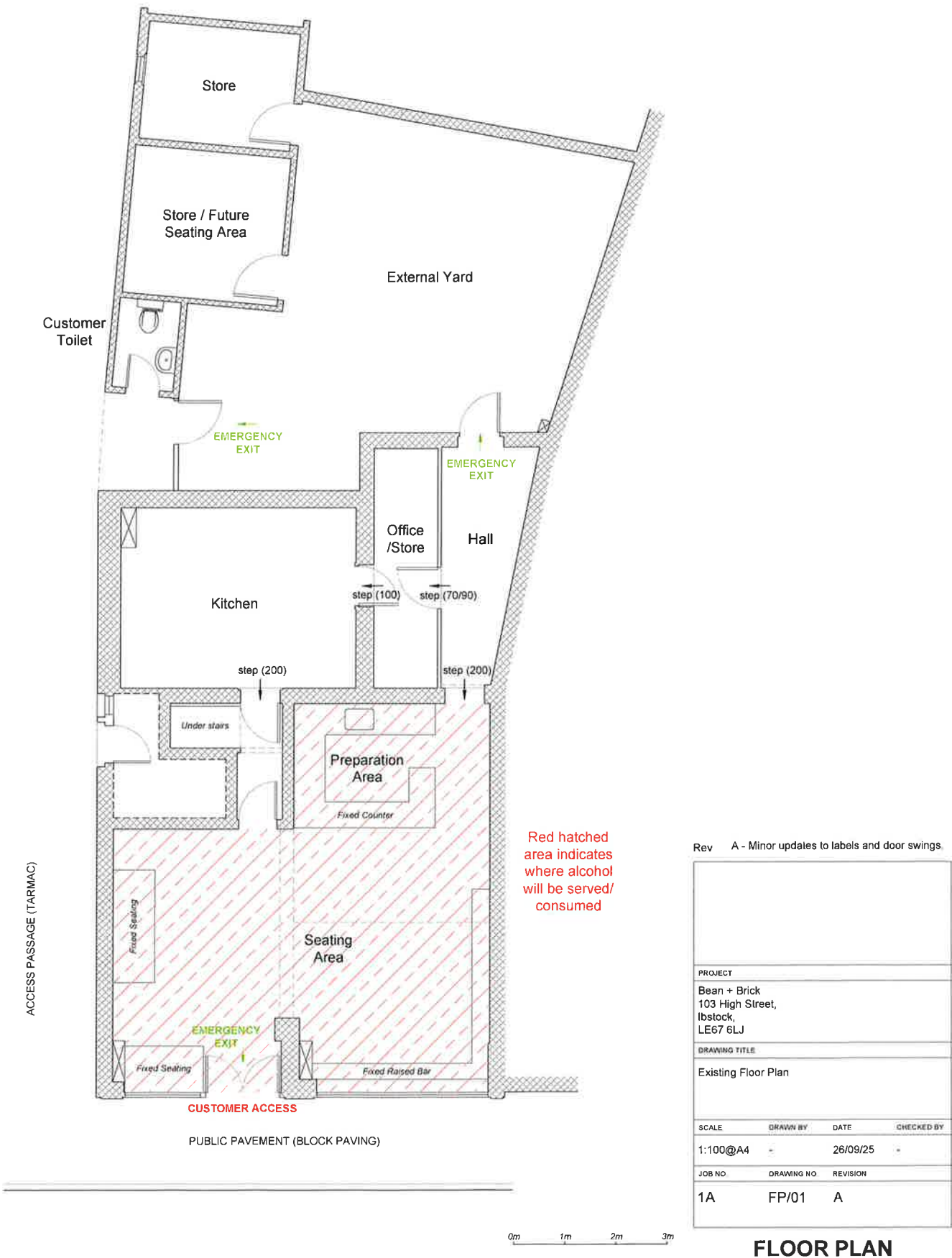
VAT Code: [REDACTED]

Transaction Reference: [REDACTED]

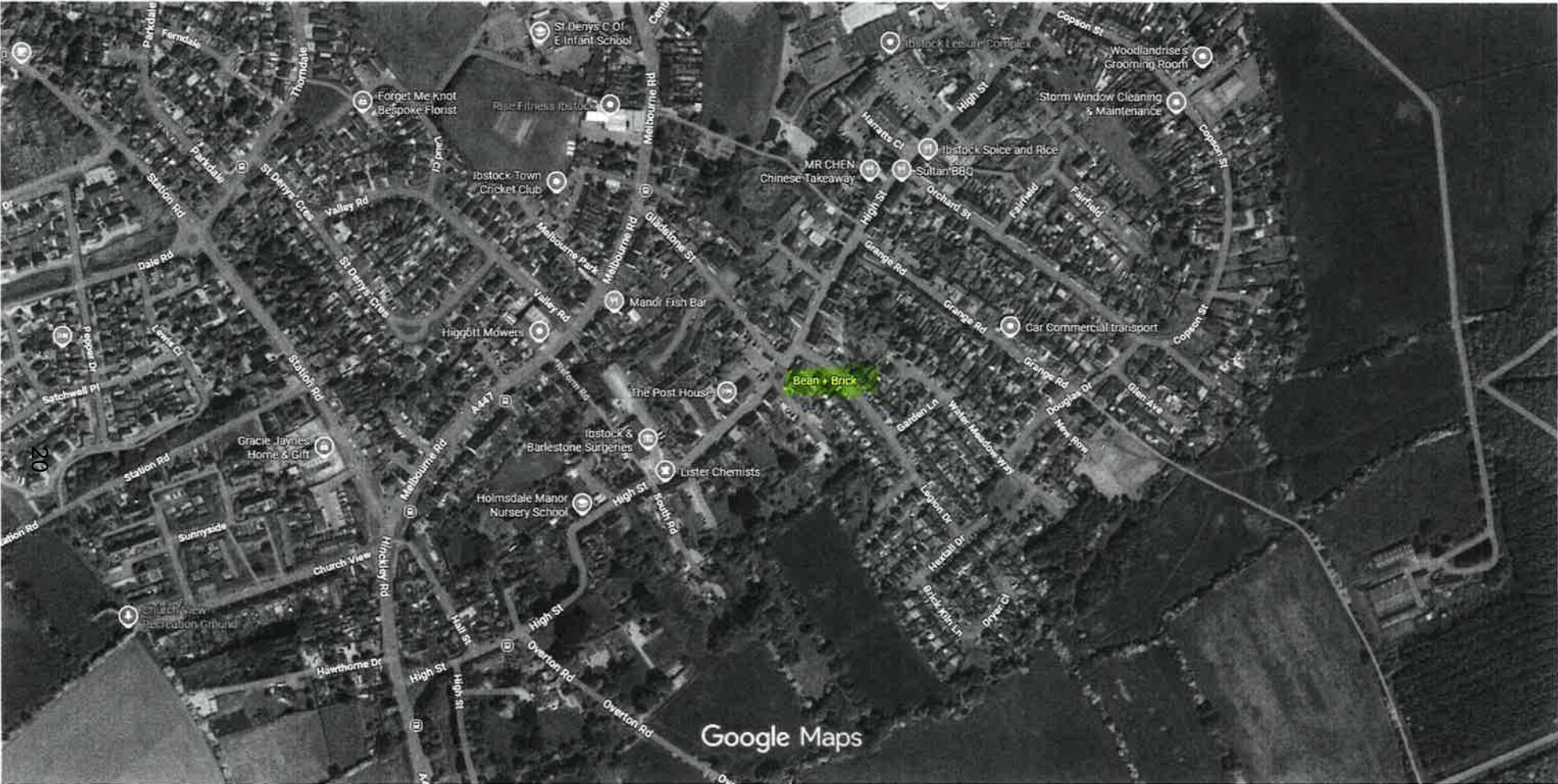


APPENDIX 2

NOTES



APPENDIX 3



APPENDIX 4



APPENDIX 5

Man jailed after threatening occupants with a machete

A NEWHALL man has been jailed after forcing his way into a Swadlincote home and threatening the occupants with a machete during an attempted robbery.

Kieran Smith, 20, pushed past the occupants of a property shortly before 10pm on June 3, 2023, shouting "give me the vapes" before producing the weapon from his waistband.

The police said that the occupants had bravely fought back, pulling off his balaclava and forcing him out of the house.



Kieran Smith

The police added that after a brief struggle over the machete, Smith fled towards Newhall village but was chased by three of the victims until he reached the junction of Warren Hill.

The incident was reported to police the following day, and Smith was arrested four days later after being identified. He was subsequently charged with attempted robbery.

Smith admitted the offence and appeared at Derby Crown Court for sentencing on August 5, where he was jailed for two years and six months. He was also ordered to pay £228 in costs.

Detective Constable Sophie Wallace, who led the investigation, said: "Smith's actions on this day showed a total disregard for other people's safety. He had every opportunity to stop and think about what he was doing but chose instead to put these people in fear in their own home."

"Unfortunately for Smith, the victims bravely fought back and chased him away, enabling us to capture the evidence that secured his conviction."

"This incident will undoubtedly have a long-lasting impact on the victims, so I hope that knowing Smith is behind bars will allow them to have some closure and look to the future."



The St John Ambulance building in Forest Road, Coalville. Image: Google Maps.

ST JOHN AMBULANCE BUILDING SET TO BE DEMOLISHED

By ANDY RUSH

THE district council is set to demolish Coalville's St John Ambulance after it paid £270,000 for the building and site.

The authority says it intends to use the site for storage, in the wake of the ongoing demolition of its old Whitwick Road offices.

The St John building, in Forest Road, closed in 2023 following a review of its use and costs and the charity sold it to North West Leicestershire District Council last August.

A council treasury report to the latest Full Council meeting stated that the cabinet had agreed to buy the centre for £270,000, in January this year.

This week Paul Wheatley, the council's head of Economic Regeneration told the *Times*: "Our intention is to demolish the existing buildings which are unusable following extensive vandalism and theft before we bought the

District Council paid £270,000 for the site which will be cleared and used for a number of storage containers



Paul Wheatley

property.

"The council acquired the property knowing the state the buildings were in and the price reflected both this and the need / likely cost to demolish."

"We plan to clear the existing buildings, create a hardstanding pad and then use this to neatly site a number of storage containers

which are currently in the car park of the former council offices at Whitwick Road. We will be seeking planning consent for this shortly.

"The containers will be used to accommodate bulky and low value items which are used for our services and which won't fit in our Whitwick Business Centre or Stenson House buildings."

"Storing these items in storage containers offers a low cost alternative to keeping them in expensive office space, in a commercial storage facility or using one of our own industrial units and contributes to operational savings."

"This storage project is relatively low cost to implement. The site is already fenced, and we

already own the storage containers. The only real costs are the demolition and this will in part be offset by the income we now receive from the two telecom mast operators who have infrastructure on site."

A spokesperson for St John Ambulance told the *Times*: "The decision to sell the building followed a review of its running costs, maintenance requirements, overall use, and how well it could meet the current and future needs of the service."

Volunteers who previously met at the Coalville site now meet in Loughborough and are part of a wider network of St John volunteers across northern Leicestershire."

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INSIDE THIS WEEK:

GENEROUS

£810 raised for
Loros Hospice by
Coalville Active Hearts

PAGE 4



SUPPORT

People to benefit
from improved
healthcare services

PAGE 5



FIRST DAY

It's all smiles as
pupils turn up for
their first day

PAGE 8



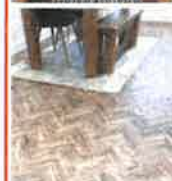
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Public Notices

THE LEICESTERSHIRE COUNTY COUNCIL

NOTICE IS HEREBY GIVEN that the Leicestershire County Council intends not less than 7 days from the date of this Notice to make the following Orders under Section 14(1) of the Road Traffic Act 1984. The works will be completed within the period of the Orders. The Temporary Traffic Regulation Orders are being enforced for public safety.

VARIOUS ROADS, NORTH WEST LEICESTERSHIRE DISTRICT
TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

It is expected that the Order will come into force on 29/10/2025 and have a maximum duration of 12 months. The works will commence when the appropriate signs are erected and may last for up to 2 days to allow Severn Trent Water to undertake infrastructure maintenance. The proposed diversion route will be signed on site.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Main St, Heather between St Johns Ct & Fisca Ln, Market Pl between North St & Silver St, Church Ln from North St for 50m, North St for its entire length - Whitwick, Hemington Hill, From Church Ln To Hemington Hill, Hemington; School Ln, Stoney Ln, Coleorton - for their entire lengths.

BARDON ROAD, BROOM LEYS AVENUE, COALVILLE

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

It is expected that the Order will come into force on 24/10/2025 and have a maximum duration of 3 months. The works will commence when the appropriate signs are erected and may last for up to 2 days to allow Severn Trent Water to undertake infrastructure maintenance. The proposed diversion route will be signed on site.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Bardon Rd between Devana Ave & Stephenson Wy, Broom Leys Ave at its Jct with Bardon Rd - Coalville

HALL GATE, DISEWORTH

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

It is expected that the Order will come into force on 27/10/2025 and have a maximum duration of 4 months. The works will commence when the appropriate signs are erected and may last for up to 10 days to allow National Grid Electricity Distribution to undertake infrastructure/service diversions. The proposed diversion route will be via: The Bowley, The Green, Lady Gate & vice versa.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Hall Gate, Diseworth between Lady Gate & Shakespear Ct

NOTICE IS HEREBY GIVEN that the Leicestershire County Council has made the following Orders under Section 14(1) of the Road Traffic Act 1984. The works will be completed within the period of the Orders. The Temporary Traffic Regulation Orders are being enforced for public safety.

ABELAKE STREET, PACKINGTON

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

The Order will come into force on 10/10/2025 and have a maximum duration of 3 months. The works will commence when the appropriate signs are erected and may last for up to 1 day to allow Severn Trent Water to undertake infrastructure maintenance.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Babelake St, Packington from Brook Ct heading South to end

CHAPEL STREET, MEASHAM

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

The Order will come into force on 08/10/2025 and have a maximum duration of 4 months. The works will commence when the appropriate signs are erected and may last for up to 3 days for each activity to allow Severn Trent Water to undertake multiple infrastructure maintenance works.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Chapel St, Measham for its entire length.

NETHERSEAL ROAD, CHILCOTE

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC ORDER 2025

The Order will come into force on 06/10/2025 and have a maximum duration of 3 months. The works will commence when the appropriate signs are erected and may last for up to 10 days to allow Connect Fibre to undertake new installations. The proposed diversion route will be via: Church Ln, Netherseal Rd, Chilcote; Main St, Clifton Rd, Sandy Ln, Netherseal; Netherseal Rd, Clifton Rd, No Mans Heath Rd, Clifton Campville; Clifton Rd, Newton Regis; Clifton Rd, Ashby Rd, Chilcote Ln, No Mans Heath; No Mans Heath Rd, Chilcote & vice versa.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Netherseal Rd, Chilcote from County boundary for approx. 750m.

SIDE LEY, DUNMORE DRIVE, KEYWORTH

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

TEMPORARY PROHIBITION OF WAITING & LOADING AT ANY TIME ORDER 2025

The Order will come into force on 06/10/2025 and have a maximum duration of 6 months. The works will commence when the appropriate signs are erected and may last for up to 5 weeks to allow Crest Nicholson & their appointed contractors to undertake S278 footway & carriageway works. The proposed diversion route will be signed on site.

SCHEDULE 1

TEMPORARY PROHIBITION OF ALL THROUGH TRAFFIC

Side Ley between Nottingham Rd & Frederick Ave, Dunmore Dr for its entire length - Keyworth

SCHEDULE 2

TEMPORARY PROHIBITION OF WAITING & LOADING AT ANY TIME

Side Ley, Keyworth both sides between Borrowell & Frederick Ave

Dated: 3rd October 2025

Lauren Haslam, Director of Law and Governance, County Hall, Glenfield, Leicester LE3 9RA

Licensing Act 2003
New Premises Licence

Notice is hereby given that Leanna Giannini has applied to North West Leicestershire District Council for grant of a licence to use the premises known as Bean + Brick, 103 High Street, L66 6LJ for the purpose of: The sale of alcohol. The nature of the application is for Sale of Alcohol everyday between 12.00 and 22.00 hours.

Dated: 29th September 2025

Any objections or representations in respect of the application should be made in writing to Licensing, North West Leicestershire District Council, (NWLDL) PO Box 11051, Coalville, Leicestershire, LE67 0FW or by email to licensing@nwleicestershire.gov.uk

Representations/objections must be received by 29th October 2025. The applicant will be supplied with copies of any objections. A record of the application can be inspected at the Council's Customer Centre, Belvoir Road, Coalville, LE67 0PD via appointment by contacting licensing@nwleicestershire.gov.uk

Please note it is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine on summary conviction for this offence is unlimited.

JANET HAI BOURNE

Deceased

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of 15 Silver Street, Oakthorpe, Swadincote, Leicestershire, DE12 7RA, who died on 05/09/2025, must send written particulars to the address below by 04/10/2025, after which date the Estate will be distributed having regard only to claims and interests notified.

Timms Solicitors,
23 West Street, Swadincote,
Derbyshire, DE11 9DG
Ref: CDIGC80U21/7

Miscellaneous
Sales

DENIM Jeans size 12, new £8. Brown jeans size 12-14 new £8. Wide leg denim jeans, size 14 new £8. Denim dungarees, size 14, new £10. Long mustard cardigan, size 14-16 new £10. Brown long cardigan, 12-14 £5. Homemade crocheted double thrower £25. Cabinet with glass drawers and a door £20. Tel. 01530 263194.

MATRIX Fishing box with footrest, £50.
DAIWA Whisker Match Rod, 13ft, £30.
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TEAM Daiwa 8m Whip Rod, £40.
TEAM Daiwa Ledger Rod, 12ft, £30.
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APPENDIX 6

LICENSING ACT 2003
NEW PREMISES LICENCE

APPLICATION FOR A New Premises Licence

NOTICE IS HEREBY GIVEN that Leanna Gianini has applied to North West Leicestershire District Council for grant of a licence to use the premises known as BEAN + BRICK, 103 High Street, Ibstock for the purpose of: the sale of alcohol.

The nature of the application is for Sale of Alcohol everyday between 12.00 and 22.00 hours.

Dated: 29 September 2025

Any objections or representations in respect of the application should be made in writing to Licensing, North West Leicestershire District Council, (NWLDC) PO Box 11051, Coalville, Leicestershire, LE67 0FW or by email to licensing@nwleicestershire.gov.uk

Representations / objections must be received by 29th October 2025. The applicant will be supplied with copies of any objections. A record of the application can be inspected at the Council's Customer Centre, Belvoir Road, Coalville, LE67 3PD via appointment by contacting licensing@nwleicestershire.gov.uk

Please note it is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine on summary conviction for this offence is unlimited.

APPENDIX 7

REPRESENTATION 1

Sarah Laing

2nd October 2025

Licensing Authority

North West Leicestershire District Council

Dear Sir/Madam,

I am writing to formally object to the application for an alcohol licence by Brick & Bean Café at 101 High Street, Ibstock. My objections are based on the four licensing objectives as set out in the Licensing Act 2003.

1. Prevention of Public Nuisance

- The proposed opening hours until 10pm are excessive in a location entirely surrounded by residential dwellings.
- Alcohol-fuelled customers leaving late in the evening will disturb residents.
- Staff leaving after closing will add to late-night noise.
- On Monday 29th September 2025, an event at the café caused significant disruption, with customers being noisy and repeatedly banging doors to access toilets.

2. Prevention of Crime and Disorder

- Since the café opened, residents have seen increased footfall on the private lane between 101 and 103 High Street, despite signage clearly stating it is private access.

- CCTV has captured customers entering the lane and attempting to see where residents live, raising serious security concerns. Video evidence can be provided.
- Customers have also used the lane to access toilets, which is inappropriate and intimidating, particularly at night and for residents returning from late shifts.
- The presence of alcohol heightens the risk of antisocial behaviour.
- The surrounding houses are on the edge of the Ibstock conservation area. Allowing alcohol sales would negatively impact the character of this largely residential setting.

3. Public Safety

- The private lane between 101 and 103 High Street is being used by café customers, causing nuisance and creating risks for residents. This may get worse with inebriated customers.
- As a female resident, I would feel unsafe encountering inebriated individuals in the lane late at night.
- Parking on High Street is already hazardous, with vehicles often parked illegally on double yellow lines outside Cinnamon Tree takeaway and, at times, by café staff/owners. There is never any traffic wardens around to stop this.
- Residents already face difficulties exiting the lane safely. Because there is no turning circle, some are forced to reverse its length to leave, which is dangerous in itself. Customers standing outside the café during the day already obstruct sightlines for residents driving out; the risks would be worse if alcohol is introduced and individuals are loitering after drinking.
- Increased evening traffic from licensed trade would only add to these hazards. Video evidence can be provided.

4. Protection of Children from Harm

- Children have been seen unsupervised even though their parents have been in the vicinity. This is extremely dangerous given that the lane is used for vehicle access and cars reversing.
- If alcohol is served, the risk of children being exposed to unsafe or inappropriate situations will increase.
- There is also the potential risk of alcohol being sold to underage individuals.

Summary

For the reasons outlined above, I strongly object to Brick & Bean being granted a licence to serve alcohol. The application raises serious concerns regarding noise nuisance, public safety, security, parking, and the protection of children.

I therefore respectfully request that the Licensing Authority refuse this application.

Yours faithfully,

Sarah Laing

REPRESENTATION 2

Phillip Laing

17 October 2025

Licensing Department
North West Leicestershire District Council
Council Offices
Coalville
Leicestershire LE67 3FJ

Dear Sir/Madam,

I wish to object to the application for an alcohol licence for Brick & Bean, Ibstock, under the Licensing Act 2003. Granting this licence would conflict with several of the Act's licensing objectives, as set out below.

1. Prevention of Public Nuisance

The premises have already generated significant and ongoing noise and disturbance that directly affect neighbouring residents' quality of life.

02/10/2025 – Persistent noise from the café owner using the lane for phone calls throughout the day, disrupting residents working from home.

06/10/2025 – Installation of an extraction unit for the pizza restaurant created loud, intrusive noise and left a substantial mess in the lane. The brick dust and debris have still not been cleared.

13/10/2025 to 16/10/2025 – Repeated drilling and sawing for extended periods without any notice to residents. Many local people work from home or do shift work, and none were informed of these works.

Granting an alcohol licence would extend activity levels into the evening, increasing the likelihood of noise from customers, deliveries, and general social activity in an area immediately adjoining at least four residential properties. The courtyard layout makes this location unsuitable for outdoor alcohol consumption or use beyond

daytime café hours. The bins are kept either in the lane or at the back of the property, where my house is situated. The staff leaving the premises and the noise associated with that and the bins means we would be disturbed later in the evening.

2. Public Safety

During recent works, including roof maintenance and door installation, lane access to residential properties was blocked without warning or consultation. This demonstrates a lack of consideration for basic safety and access.

Parking and traffic along the High Street are also major issues. Since the opening of the Cinnamon Tree, cars are regularly parked on double yellow lines, obstructing visibility when residents exit the lane. This will worsen with any licensed evening trade at Brick & Bean. Attached images show vehicles blocking access and creating dangerous blind spots — these are daily occurrences, not isolated incidents. There never seem to be any traffic wardens or police present to monitor this. The car park in the High Street does not have enough parking spaces and it shows this with a car parked in the middle of the parking bays.

There have also been occasions where people have been accessing the toilets via the private lane, with children running around unsupervised. This presents a serious safety risk to pedestrians when vehicles are reversing.

Additionally, roof tiles removed by the owner a few months ago remain stacked on a flat roof at the back of the premises, creating both an eyesore and a potential hazard. It is unclear whether these materials — or any of the recent construction works — have been properly inspected or approved by Building Control.

The general appearance of the rear area is also poor, with meter cupboards missing doors and electrical wires hanging out of walls. The overall untidiness is out of keeping with neighbouring properties and reflects a lack of care for the local environment and the fact this is very near to the Ibstock conservation area.

3. Prevention of Crime and Disorder

On 16/10/2025, the café owner was seen showing individuals around the rear of the property, including the private residential area. This poses a clear security and privacy risk to residents. Increased footfall associated with alcohol sales and

extended hours would heighten the risk of trespass, antisocial behaviour, and late-night disturbance in what is otherwise a quiet residential setting.

Residents already experience increased foot traffic from café visitors exploring the private lane, captured on doorbell and CCTV cameras. There are also frequent issues with people smoking in the lane. Allowing alcohol consumption would only exacerbate these problems.

The owner's ongoing disregard for residents' privacy reflects a troubling lack of respect and awareness of the impact his actions have on those living nearby. As his family no longer owns the majority of properties in the area, there is no legitimate reason for him to be discussing the houses, their occupants, or showing anyone around the residential section of the neighbourhood.

4. Protection of Children from Harm

The private access lane is frequently used by families and young children. On 05/07/2025, children were observed playing unsupervised near the toilet area and within the shared alleyway. Introducing alcohol consumption into this environment significantly increases safeguarding risks and contributes to an unsuitable atmosphere for families.

Furthermore, problematic parking—particularly on double yellow lines—creates dangerous blind spots. This not only poses a risk to children but affects the safety of all pedestrians using the area.

5. Suitability of Location

The site lacks boundaries, soundproofing, or adequate separation from neighbouring homes. Construction and maintenance works are routinely carried out without notice, creating constant noise and disruption. The owner has never consulted residents before undertaking noisy or obstructive work, showing a lack of consideration that raises serious doubts about their suitability to manage a licensed premises responsibly.

Conclusion

The operator's record shows poor management, lack of communication, and disregard for the local community. These issues already amount to a public nuisance; adding alcohol sales would inevitably make matters worse.

I therefore strongly urge the Licensing Authority to refuse this application to uphold the objectives of the Licensing Act 2003.

I have attached some photos to support my objections but have further proof of these issues should you require them.

Yours faithfully,

Phillip Laing



REPRESENTATION 3, 4, 5

Sent: 21 October 2025 17:41

To: LICENSING <LICENSING@NWLeicestershire.gov.uk>

Subject: EXTERNAL: Bean and Brick cafe, Ibstock, LE67 6LJ

To Licensing

I'm objecting to an alcohol license for Bean and Brick .

1 we will be impacted by noise of late night revellers, we work and do not want to be kept awake beyond 9.30 pm

2 we have disabled people in the house that late noise will impact negatively, triggering poor mental health/ neurological complex issues

3 why would they not consult, there are houses that back onto the rear of Bean and Brick , the cooking smells from the Bean and Brick and the Cinnamon Tree are unpleasant (nothing wrong with the food just smells so we have to shut back windows) and will be worse

4 Noise is already amplified due to the nature of the buildings

5 it's not the right place for late night license, too many domestic properties over looking at the back

6 parking is all ready a nightmare with the disabled spots never being available because of their current customers

7 No consultation with the people/houses effected , how entitled is that

This is poorly thought out with no respect for the properties that will be impacted, so we fully object .

3 adults in our property object

Take this as 3 separate objections , count this as 3 objections.

Amber Leverett

Warren Lawrence

Pierce Lawrence

Kind regards Amber Leverett, Warren Lawrence, Pierce Lawrence

REPRESENTATION 6

Reanne Burbela

26th October 2025

Dear Sir/Madam,

Subject: Objection to Alcohol Licence – Bean & Brick, 103 High Street, Ibstock

I am contacting you regarding the objection to the alcohol licence for Bean & Brick at 103 High Street, Ibstock. I am a resident at [REDACTED] [REDACTED]. Please see below my concerns in line with the four licensing objectives.

Prevention of Public Nuisance

I understand the toilet is now accessed via the café itself, but for months I have had people standing outside my front door on the private road waiting to use the toilet. I have had small groups gather, including people with young children and dogs, talking loudly—which echoes between the walls—and people smoking and putting out cigarettes in the private road. I have also noticed an increase in dog mess in the private road. (Video evidence can be provided.)

Since the café opened, there have been signs at the top of the driveway stating it is a private road, yet these appear to be ignored.

There has been a recent increase in people still using the private road to access the toilet instead of going through the café. These individuals do not appear to be customers, but rather members of the public using it as a public toilet from the High Street. (Video evidence can be provided.)

Customers have been using the private road to park bikes, blocking access for residents and delivery drivers. (Photo evidence can be provided.)

Cars are already parking on double yellow lines either side of the private road, which reduces visibility for both drivers and pedestrians, including residents, visitors, and delivery staff. Parking wardens are not present after 6 p.m. or on Sundays to help prevent this. Although this parking issue currently stems from the Cinnamon Tree takeaway, I strongly feel it will be seen as acceptable and justifiable when the café extends its opening hours. (Photo evidence can be provided.)

Staff have parked in the private road, blocking access for residents and delivery drivers. (Video evidence can be provided.)

The car park is already full daily, and I have witnessed cars parking outside marked bays in the middle of the car park, resulting in parking tickets. (Photo evidence can be provided.)

If smoking is allowed in the courtyard, this will cause issues for nearby residents, as the housing is very close and directly affected. If smoking is not allowed, the issue

will likely move outside the café, where people have previously been seen wandering down the private road. (Video evidence can be provided.)

Members of the public have been shown down the private road, and café staff/owners have been observed discussing nearby houses. Individuals have been seen walking as far as the end of my garden. (Video evidence can be provided.)

There have already been occasions where work has been carried out—such as drilling a vent into a wall off the private road—leaving behind mess with no attempt to clean it up. This affected the resident at 103A, as debris was left on their doorstep. (Photo evidence can be provided.)

During times of loud work, such as drilling and banging in the courtyard, staff have never apologised or informed residents about the duration or timing of the noise. This includes the removal of parts of the roof and the demolition and rebuilding of a wall near the café toilet. There has been ample opportunity to communicate, as residents regularly pass by while using the private road. I work shifts and do not appreciate the high noise levels or the lack of consideration from café staff. Despite their social media posts claiming they “do not want to upset the lovely neighbours,” there has been no courtesy shown to residents during the months of construction. (Video evidence can be provided.)

My front door, bedroom windows, and back garden are only a car’s width away from the courtyard. Voices and noise already echo down the private road. I moved here from the city for a peaceful neighbourhood and have had no issues with the local pubs (such as the Whimsey Inn) as they are farther away. I do not appreciate the potential for noise from 12 p.m. to 10 p.m. every day—especially in spring and summer. If I wished to move, my property value would likely decrease due to the active courtyard on my doorstep, which is not a selling point. I would not have purchased this property two years ago if this setup had already been in place. The courtyard’s open roof means noise will inevitably echo. While customers can be asked to be mindful, alcohol consumption and private event bookings make that unreliable.

Private events, celebrations, and bookings will increase noise pollution. If the hours of 12–10 p.m. are granted, could the café later apply to extend them? It seems everything so far has been done quietly and without transparency.

I am also concerned about music—recorded or live—being played in the courtyard, as stated in the alcohol licence request. This would cause further unwanted noise for myself and local residents.

The noise from courtyard work and customer chatter already unsettles neighbours’ animals, which is unfair for both pets and their owners.

During one evening event (a book club), a light near my front door was left on from the café side, constantly illuminating my doorway. The door to the toilet also banged each time it was used, prompting me to repeatedly check outside due to the noise. (Video evidence can be provided.)

Intoxicated customers leaving the premises could disturb residents, even if exiting from the front of the building, as sound still echoes down the private road. This includes staff leaving after closing.

For months, the café's bins have been placed right outside my front door, near the toilet. Staff use the private road to access them. I have witnessed the bin left in the private road after collection for long periods with no one moving it. (Video evidence can be provided.)

The café also hosts children's events, which increase general noise during both daytime and evening hours.

Prevention of Crime and Disorder

I have items stored at the back of my house, along with a locked shed. I do not appreciate people wandering down the private road and looking around, as this poses a risk of potential theft. Public access to private residential areas should not be encouraged.

There is also the issue of smoking and potential littering, and an increased risk of intoxicated individuals entering the private road from the main road despite the "private" signage—especially since even sober individuals already ignore it.

My front door faces the toilet, and when I open it for fresh air (it opens directly into my kitchen), people often stand in the private road looking in. I have felt uncomfortable and unable to keep the door open between 9 a.m. and 3 p.m. due to the foot traffic.

My home is not visible from the main road and is tucked away. Unless you know it's there, you wouldn't notice it. I now feel my home has been exposed to the public. I should not have to install additional security measures, such as a video doorbell, due to increased footfall. I have also felt anxious seeing silhouettes of people waiting outside. As a woman who is sometimes home alone (my partner works late nights), I feel vulnerable with the potential for late-night café activity. I never felt this way in the previous two years of living here.

My house and the surrounding properties are on the edge of a conservation area, and alcohol sales could negatively impact the area's character and management.

Alcohol in general can increase the risk of antisocial behaviour in the local area, regardless of customer type or intent.

Public Safety

The electrical box near the toilet has been left open, with wires exposed. This is dangerous for pedestrians and unsightly for residents.

I have witnessed young children walking out into the private road from the toilet area. Although there was a sign asking parents to supervise their children, this does not protect residents if an accident were to occur.

Residents, visitors, and delivery drivers often have to reverse up the private lane to reach the main road, creating a safety risk for pedestrians. This has already been identified as a high-risk area.

Additionally, parking on double yellow lines has become “acceptable” for people quickly picking up takeaways.

Protection of Children from Harm

As stated above, I have previously witnessed unsupervised children walking into the private road from the toilet area. Although a sign was installed, it has not prevented this. Part of the reason I installed a video doorbell was to help protect residents driving up and down the private road in case of an incident.

There is also a potential risk of underage drinking.

I supported the café when it first opened as a local business, and the staff are well aware of where I live in relation to the café. There have been many opportunities to communicate with residents, but the process has felt secretive. I have stopped using the café as I feel this has been handled unfairly. I have found out information only through overheard conversations in the private road and on social media posts. After speaking with neighbours, many were also unaware of the alcohol licence application. The notice in the window is displayed alongside other advertisements and is not clearly visible as an official notice.

I have many concerns about what may happen next with the café and its future intentions. The trust and communication between the café and local residents has already been poor, and the relationship has not started positively.

I strongly object to Bean & Brick being granted an alcohol licence and request that they do not obtain it for the reasons stated above.

Regardless, I do not wish to have a courtyard bar setup on my doorstep—for both personal reasons and the concerns outlined.

REPRESENTATION 7

Sent: 28 October 2025 22:03

To: LICENSING <LICENSING@NWLeicestershire.gov.uk>

Subject: EXTERNAL: Objection to Alcohol Licence Application – Bean & Brick, 103 High Street, Ibstock

Dear Sir/Madam,

I am contacting you regarding the objection to the alcohol licence for Bean & Brick, located at 103 High Street, Ibstock. I am a resident of [REDACTED] [REDACTED] [REDACTED]. Please see below my concerns in relation to the four licensing objectives.

Prevention of Public Nuisance

- We have previously had members of the public, possibly customers of the café, waiting outside my front door to use the café toilets for many months. This poses a high risk to people, children, and animals, as residents regularly use the private road. Children have been seen stepping out and running into the private road. Fortunately, no incidents have occurred so far. However, the sign put up by the café reminding people that it is a private road has been ignored.
- There has been a continued disregard for the "Private Road" signage. On many occasions, people have wandered down the private road to see what is there. I have evidence of this, as well as instances where the café owner has spoken to the public about the residential housing down the road, which is inappropriate. I store work-related items in my shed, and I do not want this area drawing unnecessary attention.
- Members of the public have attempted to use the café toilet after closing hours, despite it being locked, accessing the area from the main road.
- Customers have been using the private road to park their vehicles, and on some occasions, bicycles have blocked access for residents and delivery drivers.
- The car park is already overcrowded during the day and at night, with additional cars parking on the double yellow lines for nearby takeaways. Parking is clearly an issue. The café's opening hours may extend to 10 p.m., yet there is no one monitoring the parking situation during these times.
- I have witnessed members of the public smoking down the private road, sometimes directly outside my front door while waiting to use the toilet. I do not wish for people to smoke so close to my home.

- I am generally a friendly neighbour and often greet people in the street, including café staff. However, throughout all of this, there has been no sincere apology or acknowledgment of the impact on nearby residents caused by the noisy building work. My partner works shifts, and this disruption has been very unfair, especially as there was no warning about extremely noisy work, such as demolishing and rebuilding a wall directly opposite my front door. There has been zero communication or courtesy shown to local residents.

- My front entrance consists of frosted glass, and my front door, windows, and garden are just a few metres from the café courtyard. I presume the courtyard will host a significant number of customers seated outside, with others possibly standing, increasing footfall. Voices echo within the private road, which will amplify noise pollution. This directly affects my front door, bedroom windows, and back garden. The noise will likely increase during events and live music, particularly in summer. I purchased this house with my partner because of its peaceful surroundings and quiet residential setting off the high street. The increased noise and disruption could affect our house value and our ability to sell if we decide to move.

- Private events or celebrations will further increase noise pollution and parking problems.

- During a recent evening event, a light remained on near my front door, caused by people accessing the toilet. This unnecessarily illuminated my doorway. I already have security lights installed and do not require additional lighting that draws attention to my property.

- Café bins have previously been placed outside my house and left on the private road, which must remain accessible at all times.

- I have ongoing concerns about noise at all hours, not just during the evening.

Prevention of Crime and Disorder

- As mentioned above, I have work items stored in my shed, and members of the public have been seen wandering down the private road — some seemingly encouraged by the café owner.

- Smoking and littering could become more frequent.

- I am concerned about the possibility of encountering intoxicated customers on or near my property.

- On several occasions while I was at work, my partner has contacted me because she saw people outside our front door in the private road. She was unsure whether they were waiting for the toilet or had other intentions, which causes understandable anxiety.

- I should not have to install additional security measures, such as a video doorbell, to ensure my partner's safety when I am not home. This concern will likely increase as the evenings grow darker and if the café operates later. No resident should feel anxious about who might be outside their front door.

- Alcohol sales on-site may lead to an increase in antisocial behaviour.

Public Safety

- As mentioned earlier, children and people with dogs have been seen in the private road, often ignoring warning signs and walking into traffic areas.

- The private road is frequently used by residents, visitors, and delivery drivers. Some vehicles are required to reverse onto the main road, while others pull out forwards, both of which carry risks.

- Cars are already parking illegally on double yellow lines, often justified by drivers as being for a "quick stop."

Protection of Children from Harm

- As stated, children have been seen walking out into the private road despite clear warning signs. This is unfair to residents, visitors, and delivery drivers, all of whom are placed at risk.

- There are potential risks of underage drinking or sales to minors.

I have previously been a strong supporter of the café and was a regular customer. However, I feel that much of the recent building work has been carried out without transparency, and I am concerned about what further changes may occur. Before the café opened, the owner assured me it would operate solely as a coffee shop. Despite numerous opportunities to communicate with nearby residents — particularly given that much of the noisy work has taken place right outside my home — there has been no effort to keep us informed or to show consideration.

I am very disappointed in the lack of communication from the café towards local residents. As a result, I have had to offer reassurance to my partner, who now feels worried about what further developments may take place without notice or consultation.

For these reasons, I object to Bean & Brick being granted an alcohol licence. Given its proximity to my property and the courtyard area, I do not wish to be subjected to the ongoing disturbance and disruption that would likely result.

Yours sincerely,

David Nulty

APPENDIX 8

BEAN + BRICK response to Representation 1.

Thank you for sharing your concerns.

They will be addressed below, we'd also like to take this opportunity to assure you that our intent is not to open as a pub, but as a restaurant, serving drinks with meals.

- The proposed opening hours until 10pm, are aligned with similar establishments in the immediate vicinity. The Whimsey Inn, over the road, opens until 10pm during the week and until midnight at weekends, The Cinnamon Tree is open until 10.30pm. The location is not surrounded entirely by residential dwellings – there are commercial properties next door and across the road, and a car park within the immediate vicinity. The property is on the High Street.
- Customers will be asked to leave quietly, whether or not they have had any alcohol.
- Staff will leave via the front of the property, so are unlikely to cause a disturbance.
- On Monday 29th September, there was a book club for introverts from 7pm to 9pm. None of the customers entered the private lane to use the toilet, as access has been moved to be from within the building perimeter. Alcohol was not served. This was not a licensable activity.
- The private lane is shared access for all the properties, including 103. We note your concern and will be ensuring that access to our toilet is moved inside the building perimeter. This will deter our customers from accessing the private shared lane.
- Ibstock conservation area contains several licenced premises.
- Parking on the High Street – as you rightly state, we have parked here, while unloading, to avoid blocking the shared private access; we can't speak on behalf of the Cinnamon Tree, or the traffic wardens.
- The properties down the shared access lane were initially non-residential outbuildings which were developed into residential properties. The lack of a turning circle and the less than ideal sight lines are not the fault of Bean + Brick. We don't provide seating outside the coffee shop, there is no incentive to stand outside the coffee shop. The use of the pavement, is for customers to enter and exit the coffee shop, in the same way that they'd enter and exit any other High Street shop.
- Thank you for bringing to our attention that children were left unsupervised in the shared private access. As soon as we were alerted to this, we have added signage and verbally warned customers about the private shared access when accessing the toilets. As mentioned above, access to the toilet from within the building will remedy this.
- The risk of serving alcohol to underage persons is mitigated by the training and examination taken by the personal licence holder who is the Designated Premises Supervisor.

We hope this helps you to understand that we're not intending on this being a noisy drinking establishment. We want to provide a sit-in eatery to help regenerate Ibstock High Street, instead of another empty unit.