

## **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 29<sup>th</sup> 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.