

## **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](mailto: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.

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### 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.

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### 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.

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### 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.

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#### 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.

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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](mailto: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