

Licensing Sub Committee
Tuesday 11th December 2018

Submission of documents by Applicant Mrs Maureen Trattles
Ref: Application for new premises licences

Beat n Track Cafe
Old Co-operative Buildings
Hookergate Lane
Rowlands Gill
NE39 2AJ

Permission requested for Mr William Trattles (husband of applicant) to assist in presenting this submission and, as he has been working at the premises for over the last 5 months can assist in answering any questions regarding this application.

This submission is made having regard to guidance issue under Section 182 of the Licensing Objectives to prevent duplication of other statutory provisions and response to objections that are not relevant to this application in respect of the Licensing Authority considerations.

Opening Context of Making Application

The applicant, Maureen Trattles lives less than 0.5 miles from the premises and has owned and managed licensed premises for a number of years in Newcastle City Centre previous to this venture in Hookergate and is a Personal Licence Holder

She took on the old lease of The Pit Stop Cafe that had been established at The Old Co-operative Buildings for over 8 ½ years. She recognised potential to improve on the existing poor standard of the café which had been downgraded to 1 star in March of this year on food hygiene grounds.

As there are not many facilities in the local area, there is great appeal for residents, visitors and dog walkers and those who use local attractions such as Chopwell Woods and cycle routes.

She wishes to provide a relaxed and comfortable chilled out atmosphere for patrons who can relax, chat and unwind while seeking refreshment.

The Premises

The premises has been brought back to its original Co-operative Building features that reflect its substantial construction and quality finishes.

The front room is stylishly enhanced by the original porcelain tiled walls and marble bench. Whilst the rear room has an industrial theme reflecting its former butchery origins. (see pic 1)

Care has been taken to provide an original feel rather than the usual repro look using the assets of the building to attract interest from customers.

Situated at the corner of the old Co-operative building it enjoys along with adjoining businesses a private rear courtyard and road accommodating deliveries, storage needs and parking for those

working in the Old Co-operative building.

The frontage to the cafe has a wide two tier for-court pavement dropping to the public footpath which is privately owned by the Old Co-operative Building (see map). Along side the footpath runs a wide tapering pull-in from the main carriageway. This pull-in has been provided with an unrestricted bus stop near the opposite end of the Co-operative Building affording public transport use.

There are no parking restrictions applied to this area.

Objections

In response to the objections raised to this application, outlined below, they have been evaluated with relevance to the 4 Licensing Objectives. Whilst many objections are not relevant to the 4 Licensing Objectives as they are covered by other legislation and control, I would like to outline and address those matters which are relevant within the operating schedule.

Prevention of Crime and Disorder

Anti-social behaviour

Customers using as pub crawl route due to closure time of 23.00hrs

Public Safety

Additional lighting would cause light pollution

Children playing outside premises

Parking and traffic

Prevention of Public Nuisance

Excessive late night noise from building

Late night noise from customers entering and leaving premises

Late night disturbance

Litter

Potential for additional external lighting to cause pollution.

The Protection of Children from Harm

Children passing when alcohol consumed outside

Smoking in vicinity of children playing on footpath

Changes to Operating Schedule

Changes are proposed to the operating schedule to support the licensing objectives relevant to these objections raised.

Matters outside of operating schedule

Objection raised i.e. "The area is dimly lit, as is appropriate for a rural community"?
However the external light required for safe access etc to Beat n Track will cause light pollution

into the late evening affecting residents on both sides of the building.

Please note as per picture no 1 the area outside the cafe door is extremely well illuminated by not only street light number MO840 which is within 4 metres of the cafe front door but also 3 other street light which are clearly visibly from the cafe entrance. There is no need for any further external lighting outside the Beat n Track Cafe.

Objection Children playing at front.

Occasionally 3 children play to the front of the cafe, which is actually privately owned, they use the two tier pavement to launch their skate boards and scooters into the roadway which is highly dangerous and should be discouraged as both a Public Safety issue and Protection of Children matter. The building owner has been made aware and will be considering a Prohibiting notice to be displayed.

Litter

As requested a litter bin will be provided outside the premises.

Parking and Traffic

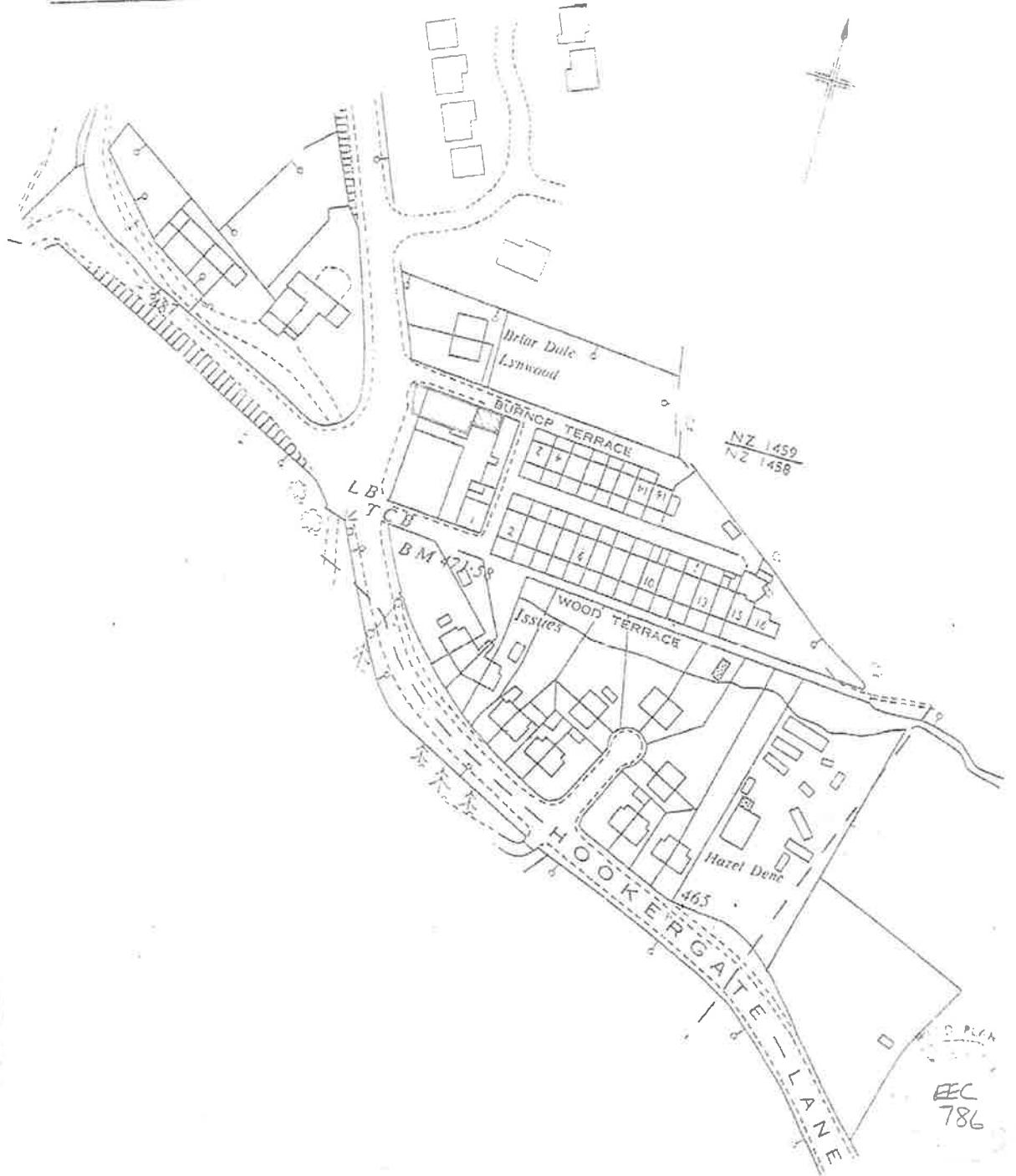
There are no issues of parking directly outside of the cafe and any illegal practices on parking or traffic in the area are covered by other relevant legislation



04/12/2018



04/12/2018





04/12/2018



04/12/2018

04/12/2018

