

TARA

Piers Warne

Solicitor

TLT LLP

One Redcliff Street

Bristol BS1 6TP

24th July 2014

Your ref: 303/PW03/40218/3

Dear Piers

Thank you for your letter of the 18th July clarifying you client's position on our representation. We are pleased that you client is engaging with our concerns and has been prepared to agree to some of our proposed safeguards.

You will appreciate that the way in which these premises operate is of considerable concern to residents and this application carries the additional risk that we do not yet know who will occupy these premises or what their business model will be.

To address your specific points about conditions which we suggested but which your clients are unwilling to accept.

1. We would point out that at least one restaurant in this area operates very successfully with a 22:00 closing time on their outside area. However, in the spirit of trying to reach an acceptable compromise, we would be prepared to accept an end time of 23:00 to be cleared away by 23:30.
2. We would be prepared to accept the wording in your application as part of this package.
3. Protecting the relative peace and quiet of Sunday night is very important to residents. One restaurant near to the new premises has a condition requiring them to cease serving alcohol at 22:30 and several others nearby cease at 23:30. We see no reason why these new premises should have more generous arrangements but would be prepared to compromise on Sunday cessation of alcohol serving at 23.00.
4. We would be prepared to accept the wording in your application as part of this package.
5. We would be prepared to accept the wording in your application as part of this package.
6. We are happy that these restaurants should be able to serve drinks under the circumstances you mention, prior to a meal. However we are concerned that the wording in your application will not preclude tenants operating substantially vertical drinking establishments. Perhaps you could suggest wording which would address our concerns but allow your clients the pre meal operational flexibility you indicate.

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Finally, while we note what you say about noise, we know from experience that noise nuisance does happen even in the best regulated establishments and has occurred more than once in connection with premises owned and operated on behalf of your clients. We therefore cannot agree that noise conditions are entirely unnecessary (other than the part of condition 8 which your client will accept). Therefore we would want to retain the condition that sound should not be audible in the nearest noise sensitive premises, a condition which is set on most of the licenced premises in the city centre.

Hopefully your clients will feel able to accept the above and we can avoid the necessity of a hearing.

It will of course be open to you clients to come back and ask for amendments to these conditions when tenants have been identified.

Yours sincerely

Ian Perkins

TARA

Anne Robins

Empire Owners Association