

## LICENSING SUB-COMMITTEE

Date: Friday 1 July 2016  
Time: 10.00 am  
Venue: Bad Homburg Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107 or email [howard.bassett@exeter.gov.uk](mailto:howard.bassett@exeter.gov.uk)

Entry to the Civic Centre can be gained through the Customer Services Centre, Paris Street.

*Membership -*  
Councillors Brimble, Sheldon and Spackman

### Agenda

#### **Part I: Items suggested for discussion with the press and public present**

##### **1 Appointment of Chair**

To appoint a Chair for the meeting.

##### **2 Declarations of Interest**

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

##### **3 LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

It is considered unlikely that the Committee would wish to exclude the press and public during consideration of the items on this agenda. If, however, the Committee were to exclude the press and public, a resolution in the following form should be passed:

**“RECOMMENDED** that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for the particular item(s) on the grounds that it (they) involve the likely disclosure of exempt information as defined in paragraph(s) of Part I of Schedule 12A of the Act.”

**LICENSING ACT 2003**

- 4 **To consider an application for the grant of a Premises Licence in respect of the Exeter Cookery School, 60 Haven Road, Exeter**

To consider the report of the Assistant Director Environment.

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88)

**Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.**

**REPORT TO:** LICENSING (SUB) COMMITTEE

**Date of Hearing:** 01 JULY 2016

**Report of:** Environmental Health and Licensing Manager

**Type of Application:** The application for the GRANT of a premises licence in respect of EXETER COOKERY SCHOOL, 60 HAVEN ROAD under the relevant legislation

**Legislation:** Licensing Act 2003

**Ward Application Refers to:** Alphington

**Applicant:** Lucy Fisher

**Premises Address:** 60 Haven Road, Exeter, EX2 8DP

## 1. What is the report about?

1.1 An application has been received from Lucy Fisher trading as Exeter Cookery School for the GRANT of a premises licence for the ground floor of 60 Haven Road

1.2 The proposed activities and times are set out below:

Sale of alcohol	Monday to Sunday 07.00 – 00.00
Regulated Entertainment	Monday to Sunday 09.00 – 00.00
Provision of late night refreshment	Monday to Sunday 00.00 – 01.00
Opening times	Monday to Sunday 07.00 – 00.00

The application is attached. The Applicants intention is to operate the premises primarily as a cookery school, but with the added potential to use for corporate events or other such functions. I have also attached a letter from the applicants to the local residents, introducing their business.

## 2. Are there any representations?

2.1 Representations have been received from local residents and from interested parties concerning the potential for the licensing objective relating to public nuisance and public safety. Redacted representations are attached to the report.

2.2 No representations have been received from any Responsible Authority.

## 3. Report details:

3.1 The application was advertised on the premises and in the local newspaper in accordance with the Licensing Act 2003.

- 3.2 In an attempt to mediate with the local residents the applicants issued a letter, proposing a meeting dated 26 May 2016 to discuss any issues the residents may have with regard to their application. This attached to the report.
- 3.3 Planning Permission (copy attached) has been granted for the Premises to operate a mixed use of A1 (retail) A3 (restaurant and café) and D1 (cookery school) subject to conditions. Condition 6 restricts the use of the Premises outside the hours of 08:00 to 23:00 and condition 7 restricts live or amplified music at any time unless otherwise agreed in writing by the Local Planning Authority.
- 3.4 The Home Office Guidance issued under section 182 of the Licensing Act 2003 states in paragraph 13.57 '...The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa'

#### **4. What are the legal aspects?**

- 4.1 The Licensing Sub-Committee are required to have regard to the Statement of Licensing Policy which states in part (paragraph 2.8) that in determining a licence application the Licensing Authority will consider each application on its merits. Licence conditions will be tailored to the individual application and only those appropriate to meet the licensing objectives will be imposed.
- 4.2 The Licensing Sub-Committee are required to have regard to the Home Office Guidance issued under section 182 of the Licensing Act 2003 revised March 2015 is relevant. The official guidance relating to the prevention of public nuisance to which this committee must have regard, is included in the Yellow Committee hand books.
- 4.3 The Licensing Sub-Committee must have regard to the relevant representations made; the evidence provided in relation to the premises from the parties involved and the evidence it hears, in reaching its decision.
- 4.4 The Licensing Sub-Committee, having regard to the representation, must take such of the following steps, if any, as it considers appropriate for the promotion of the licensing objectives.
- i) to grant the licence subject to any conditions consistent with the Operating Schedule of the application modified to such extent is appropriate for the promotion of the licensing objectives and any mandatory conditions;
  - ii) to exclude a licensable activity from the licence;
  - iii) to refuse to specify a person in the licence as the Designated Premises Supervisor; or
  - iv) to reject the application.

**5. Recommendations:**

- 5.1 The Licensing Sub-Committee are required to identify what steps, if any, need to be taken to determine the application.

**Environmental Health and Licensing Manager**

**Local Government (Access to Information) Act 1972 (as amended)**

**Background papers used in compiling this report:-**

None

Contact for enquires:  
Democratic Services (Committees)  
Room 2.3  
01392 265275

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- Payment - £190 ✓  
 - 8 June ✓  
 - Circulated ✓  
 - Lal Pac ✓



**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We EXETER COOKERY SCHOOL LTD  
 (Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
60 HAVEN ROAD			
Post town	EXETER	Postcode	EX2 8DP

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£

**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as  
 Please tick as appropriate

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i. as a limited company  please complete section (B)
  - ii. as a partnership  please complete section (B)
  - iii. as an unincorporated association or  please complete section (B)
  - iv. other (for example a statutory corporation)  please complete section (B)

- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					



**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	LUCY FISHER
Address	EXETER COOKERY SCHOOL LTD C/O AMHERST + SHAPLAND UNIT 2 OLD BREWERY ROAD WIVELISCOMBE SOMERSET TA4 2PW
Registered number (where applicable)	9462631
Description of applicant (for example, partnership, company, unincorporated association etc.)	CO-OWNER + DIRECTOR
Telephone number (if any)	07415 783759
E-mail address (optional)	info@exetercookeryschool.co.uk

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
01	06	2016

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The premises is the ground floor of an ~~1833~~ 1830s warehouse, built of stone + brick, fronting onto Exeter canal basin and backing onto Haven Road. There is a walkway between the front of the building and the canal, and an alleyway between the northern side and AS Watersports.

We intend to provide wine with meals to catering school guests only and also to sell wine to them on request either for consumption on the premises or in their own homes.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

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What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)					
Mon								
Tue								
Wed						<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur								
Fri						<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat								
Sun								

**B**

Films Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 2) <i>Films will only take the form of promotional videos/films by businesses using our premises for a function/meeting</i>	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon	07.00	24.00			
Tue	07.00	24.00			
Wed	07.00	24.00	<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Thur	07.00	24.00			
Fri	07.00	24.00	<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	07.00	24.00			
Sun	07.00	24.00			

C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b><u>Please give further details</u></b> (please read guidance note 3)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
Tue			
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3) <i>Organisations wishing to use our venue for a function/event might want to provide live music eg: for a fashion show</i>					
Mon	11.00	24.00						
Tue	11.00	24.00						
Wed	11.00	24.00				<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Thur	11.00	24.00						
Fri	11.00	24.00				<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	11.00	24.00						
Sun	11.00	24.00						

**F**

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	9.00	24.00	<b>Please give further details here</b> (please read guidance note 3) <i>We will provide background music to accompany events hosted at our venue eg charity functions, award events, business dinners. We might also provide ambience music during our cooking classes.</i>	Both	<input type="checkbox"/>
Tue	9.00	24.00			
Wed	9.00	24.00	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Thur	9.00	24.00			
Fri	9.00	24.00	<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	9.00	24.00			
Sun	9.00	24.00			



**G**

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	11.00	24.00	<b>Please give further details here</b> (please read guidance note 3) <i>It is possible that an element of dance will be included in such events as a fashion show for example</i>	Both	<input type="checkbox"/>
Tue	11.00	24.00			
Wed	11.00	24.00	<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur	11.00	24.00			
Fri	11.00	24.00	<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	11.00	24.00			
Sun	11.00	24.00			

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing <i>fashion show / business events / product or company launch / trade show / foodie event / special Christmas event</i>		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	11.00	24.00		Outdoors	<input type="checkbox"/>
Tue	11.00	24.00	<b>Please give further details here</b> (please read guidance note 3)		
Wed	11.00	24.00			
Thur	11.00	24.00	<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 4)		
Fri	11.00	24.00			
Sat	11.00	24.00	<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sun	11.00	24.00			

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3) <i>It is possible that events might run over later than 24.00</i>		
Mon	24.00	01.00			
Tue	24.00	01.00			
Wed	24.00	01.00	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Thur	24.00	01.00			
Fri	24.00	01.00	<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	24.00	01.00			
Sun	24.00	01.00			

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption –</b> <b>please tick</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4) we might be offering events over Bank Holidays / Christmas / New Year and in this circumstance the timings might run over the standard hours to 02.00		
Mon	07.00	24.00			
Tue	07.00	24.00			
Wed	07.00	24.00			
Thur	07.00	24.00			
Fri	07.00	24.00			
Sat	07.00	24.00			
Sun	07.00	24.00			
			<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	LUCY FISHER
Address	HILLTOP BOURCHIER CLOSE BAMPTON DEVON
Postcode	EX16 9AB
Personal licence number (if known)	MDV PE1069
Issuing licensing authority (if known)	MID DEVON DISTRICT COUNCIL

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	07:00	24:00	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)</p> <p>We do not expect to be running courses during all the hours given on every day of the week, but as we cannot predict the exact demand for courses or special events at this stage, I have included the maximum. We might host business breakfasts starting around 7:00/7:30. Also we hope to host evening events which might run over time, but we have no intention of regularly remaining open later than 24:00.</p>
Tue	07:00	24:00	
Wed	07:00	24:00	
Thur	07:00	24:00	
Fri	07:00	24:00	
Sat	07:00	24:00	
Sun	07:00	24:00	

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

- There will be invited guests only
- Alcohol will not be provided to the general public walking in off the street

**b) The prevention of crime and disorder**

- We will operate a 'Challenge 25' policy and this will be displayed prominently
- Any staff will be trained in this policy.

**c) Public safety**

- Fire alarms will be installed and tested on a regular basis
- Fire exits will be clearly marked.
- The main public entrance/exit will be via the pedestrian Terrace

**d) The prevention of public nuisance**

- Notices will be displayed by the exits requesting guests to leave quietly after evening courses/events
- Noise levels (music + otherwise) will be monitored and adjusted for the time of day

**e) The protection of children from harm**

- We will operate a 'Challenge 25' policy (see above)  
 - No alcohol will be provided/sold to children under 18, apart from 16/17 year olds with a meal when accompanied by an adult.

**Checklist:**


**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 11).  
**If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	10.5.16
Capacity	Co-owner/Director of company & Personal Licence Holder

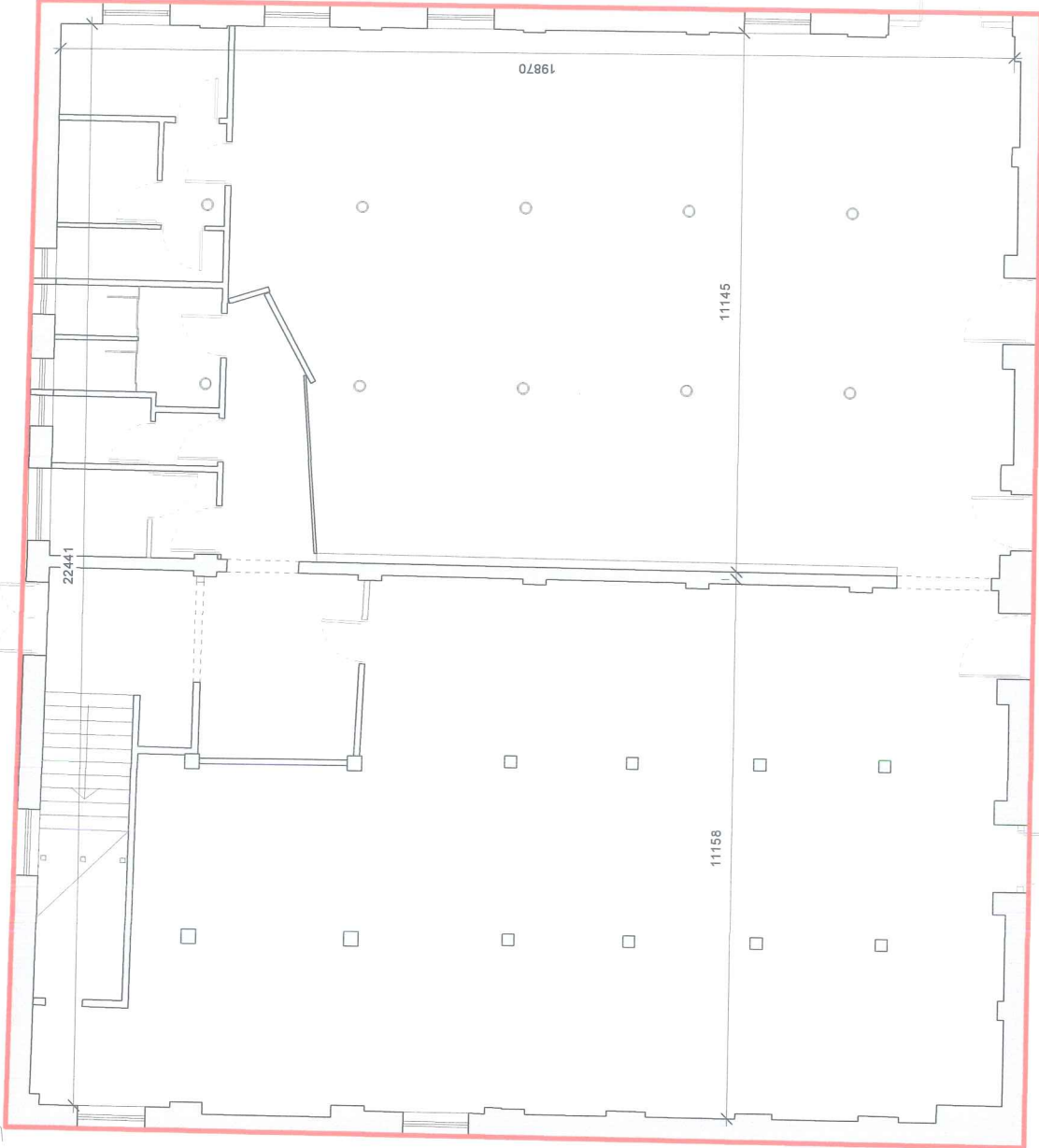
**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

HAVEN ROAD



Block Plan 1:500 @ A3




Ground Floor Plan 1:100 @ A3

1:100



PLANNING

60 Haven Road  
 Exeter  
 for  
 Mr & Mrs. F Fisher  
 Ground Floor Plan  
 and Roof Plan

Key:  Red Line Indicates Ownership

60 HAVEN ROAD - EXETER





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Office of Assistant Director City Development  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1NN

Tel: 01392 277888  
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Email: [planning@exeter.gov.uk](mailto:planning@exeter.gov.uk)  
Website: [www.exeter.gov.uk](http://www.exeter.gov.uk)

Mr Brookes  
Grainge Architects Ltd  
Grainge Architects  
The Boatshed  
Michael Browning Way  
Exeter, Devon  
EX2 8DD

Mr & Mrs Fisher  
Hilltop  
Bourchier Close  
Bampton  
Devon  
EX16 9AB

### Town and Country Planning Act 1990 and its orders

## FULL PLANNING PERMISSION GRANTED

**LOCATION:** 60 Haven Road, Exeter, EX2 8DP

**PROPOSAL:** Change of use of ground floor from A1 to mixed use of A1 (retail), A3 (restaurant and cafe) and D1 (cookery school).

**APPLICATION NUMBER:** 15/0707/03

The Local Planning Authority grants planning permission for the above development subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
**Reason:** To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 02 July 2015 (*dwg. no(s). 1102 P03*), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning Use Classes Order 1987 this consent shall only extend to permit the use of the premises as a cookery school and associated activities to include, but not limited to, charity/corporate events, conferences and educational courses, and no other D1 use as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** In the interests of residential amenity.

- 4 Before any of the uses hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.  
**Reason:** In the interests of residential amenity.
- 5 Noise levels from all mechanical plant and equipment at the premises shall not exceed a rating noise level of 34dB measured in accordance with BS4142:2014 at 1m from the facade of any residential building.  
**Reason:** In the interests of residential amenity.
- 6 The use hereby approved shall not be carried on other than between the hours of 08:00 to 23:00 unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** So as not to detract from the amenities of the near-by residential property.
- 7 No live or amplified music shall be permitted from the use hereby approved unless otherwise agreed, to a specified noise level, in writing by the Local Planning Authority.  
**Reason:** In the interests of residential amenity.

**Notes to Applicant:**

Your attention is drawn to the fact that this planning permission relates to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). Any physical alterations also require listed building consent. Under no circumstances should work commence without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent.

**Notes to Applicant:**

The Local Planning Authority considers that any separate retail/restaurant use from the Cookery School will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development of that element of the scheme. Accordingly your attention is drawn to the potential need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. For further information please see [www.exeter.gov.uk/cil](http://www.exeter.gov.uk/cil). For clarification, the D1 Cookery School and any associated uses such as sale of goods from the school, or affiliated restaurant/ shop is **not** CIL liable and no payment will be required.

**Notes to Applicant:**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

Please note that this is not a decision under the Building Regulations.

Signed 

Dated: 18 December 2015

Assistant Director City Development

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Dear Neighbour

We would like to introduce ourselves - we are Jim and Lucy Fisher, owners of Exeter Cookery School, to be opening in late June at 60 Haven Road, the old warehouse on the canal basin.

We wanted to allay any fears that may have arisen following our application to licence our premises and we would like to explain what we intend.

What we plan is simply a cookery school, offering half-day and day courses to the general public. There will be lots of different courses such as butchery, desserts, French bistro dishes to name but a few (for more information about our courses please see our website - [www.exetercookeryschool.co.uk](http://www.exetercookeryschool.co.uk) ).

The hours may look extreme on the blue advert, but the council advised us to apply for the maximum hours during which we could operate. However, the application process gives no scope to explain the detail of what we mean.

Most days our courses will start around 9.00am and finish around 4.30pm. We will also be running some evening classes until 9.30pm but not every evening, and weekend classes but not every weekend.

We might have some background music from time to time during the day but nothing intrusive and, in fact, because of the thickness of the walls of the building, any daytime music is not likely to be audible from outside. We dislike loud music ourselves so will make sure this is not a nuisance.

We also hope to host occasional events such as charity fund-raisers. These will be strictly by invite only, so not open to general passers-by, and will be carefully organised so as to minimise any disruption to yourselves. Although we have asked permission to have live music, this will only be occasional.

We will be operating a "Challenge 25" policy so no under-age drinking can occur on our premises.

We are having a neighbourhood open evening on Thurs 26th May, 6.30pm - 9.30pm so please pop in, have a look around and ask us any questions.

We really do want to be able to live at peace with our neighbours and hope that you will see us as an asset to the Quayside.

Our best regards

Jim & Lucy  
07415 783759  
[info@exetercookeryschool.co.uk](mailto:info@exetercookeryschool.co.uk)  
[www.exetercookeryschool.co.uk](http://www.exetercookeryschool.co.uk)

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Dear Neighbours

We understand any concerns you may have, arising from the brief premises licence outline provided by the council, which you have seen in our window or heard about.

In brief, our courses will mainly run from 9.00am to 4.30pm with the occasional evening course finishing at 9.30pm. There will usually be around 10 guests at a time, sometimes less and sometimes up to 16, so no rowdy hoards pouring onto the pavement just as you're trying to enjoy a peaceful evening at home!

We will be offering our premises to local businesses for occasional business breakfasts, which usually start at 7.30 but will not include any music. The reasoning behind the request for films is that sometimes a presentation would include a video.

We have the good fortune to have found this fantastic building in such an amazing location. We know that companies and organisations in and around Exeter would love to use it as a venue for awards ceremonies or charity auctions. In these cases we would expect to finish at around 11.00pm but we have requested leeway in this timing so that our guests don't feel unwelcome on the dot of 11.00 o'clock. If there is recorded music we will keep it at a minimum - we ourselves hate loud music and understand how much of a nuisance it is.

Some charities host fashion shows and in these instances there can be an element of dance or brief live music as an accompaniment to the models on the catwalk. Again, we will keep this to a minimum.

All of the guests attending our courses and events will be pre-booked, so we will be in control of the numbers of people at all times. As we mentioned before, we will operate a "Challenge 25" policy with regard to serving alcohol. This is because many children under 18 look so much older. By requesting proof of age if we suspect they are under 25 we will ensure that alcohol is not served to under 18s.

With the benefit of hindsight, it is possible that we were erring too far on the side of caution when we requested permission for film, dance and live music. These might be included very occasionally but will be far from the norm. Also, we requested permission for the maximum hours which we thought we might need to open, but they don't reflect the reality - which is simply to provide friendly, happy cookery courses for all, in beautiful surroundings.

We hope that, after this chat, you will feel more at ease with having us as your neighbours and that if anyone who has been unable to come along this evening still has qualms, you will feel able to assure them that we have the best intentions of providing Exeter with a valuable new facility.

Our best regards

Jim & Lucy Fisher  
07415 783759  
info@exetercookeryschool.co.uk  
www.exetercookeryschool.co.uk

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Received via email 6 June 2016

Good Morning

I wish to lodge an objection to the granting of the above premises licence. There are already many many places in the Quay area where people can obtain alcohol and I think it is unnecessary to have yet another particularly in Haven Road which is a residential street. If granted this will encourage excessive late night drinking and the inevitable accompanying antisocial and noisy behaviour, particularly unacceptably when working people are trying to sleep AND 7 nights a week without respite. Surely granting this licence would be contrary to the attempts by both the Police and the Government to encourage people to control their alcohol consumption.

Haven Banks used to be a commercial area but as businesses have closed the Council has regraded the land for housing and the area is now largely residential. As the applicant lives in Bampton he is well away from the noise and inconvenience this will cause local people. Also, surely this will cease to be a cookery school - isn't this a complete change of use?

Sandra Scott

Received via email 7 June 2016

Dear/Madam

Ref: Application by Exeter Cookery School Ltd for a Premises Licence for 60 Haven Road, Exeter, EX2 8DP

I am writing to provide representation for Spectrum Housing Group who are the freeholder of the flats, 2-16 Terracina Court, Haven Road, Exeter, EX2 8DP.

I am requesting that the application for the new premises licence, be refused.

The grounds for this request are as follows:

The flats at Terracina Court are situated immediately next to 60 Haven Road. They consist of 14 flats of which there are 3, 2 bedroom flats and 11 one bedroom flats.

Whilst we have information from the owners of the cookery school to allay fears of noise and disturbance, the licence application is seeking a number of provisions that are outside the remit of the cookery school as described in this information.

The courses are described as mostly finishing by 4.30pm and some evening classes to 9.30pm. However the application is requesting live music from 11.00 to midnight as well as recorded music to midnight, performances of dance, regulated entertainment, supply of alcohol and films all to midnight.

Whilst acknowledging that there could be some background music, there are concerns as to why some of the other provisions are requested and also to the late hour.

As a landlord and also acknowledging some of our tenants concerns, I am requesting on behalf of Spectrum that the Licence application be refused. This is because the wide provisions requested are far beyond the simple remit of a cookery school. They raise concerns of other activities which could occur under the Licence provisions which could cause disturbance to the tenants and also have implications on the ability of Spectrum to let or sell the flats.

Yours sincerely

Jane Legowski.

Received via email 16 May 2016

Dear Sir / Madam,

I am writing in relation to the premises licence application currently sought for 60 Haven Road, Exeter. This property is located in a predominantly residential area and a significant distance away from other establishments with late night licences (Bar V, Samuel Jones, On the Waterfront etc).

While I do not challenge the principle of a licence for the premises I do offer significant concern about the times for this licence as a local resident living opposite the premises. I feel that the proposed ending time of 12am or 1am is too late given the locality of the establishment and the potentially negative impact of noise pollution within the local, residential area. This would not be in keeping with the other commercial establishments in the immediate vicinity and therefore I feel it should be restricted to more sociable hours such as 9pm/10pm.

I would request that my concern be raised at the meeting to discuss this application and it be noted my locality and therefore the potential impact this will have on my residential flat. Many thanks,

Josh Sansom

Received via email 23 May 2016

Dear Sir/Madam

I hereby wish to bring your attention that the proposed or so called cookery school are advertising on their door that events included at the school are:

Live music and dance Monday to Sunday 11.00 to 12 pm

Bar facility 7pm to 12 pm

Films 7am to 12 pm

Etc

The above hours do not coincide with a cookery school but a night club?

I trust council investigate before issuing the necessary licenses etc.

Kind regards

Mark Storar

01 June 2016

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

Dear Sir or Madam,

**Re: Representation in response to a premises licence application**

I wish to object to the application for a premises licence for **60 Haven Road, Exeter, EX2 8DP** (hereinafter 'the property') made by Exeter Cookery School Ltd. I am living in one of the flats in the building just opposite the property, thus I am going to be directly affected by any use the property will be put to. I am making this representation under the Licensing Act 2003 because I believe that granting the application would have an adverse effect on the promotion of the following licensing objectives:

**Prevention of crime and disorder and Prevention of public nuisance**

There are a number of pubs and other entertainment venues in the vicinity of the property, most of which are licensed until 23:00. To the extent that the application covers the time period after 23:00, if granted, it will likely result in customers from other venues to be attracted to congregate in and nearby the property. This will add significantly to the potential for public nuisance and crime and disorder.

Furthermore, the license application extends to the provision of late night refreshment on all days of the week between 23:00 and 01:00. However, as the Home Office recognizes in a number of official documents and guidances related to licensing, late night refreshment needs to be strictly regulated 'given its links to alcohol fuelled crime and disorder in the night-time economy' (see, e.g., Impact Assessment, Late Night Refreshment - Reducing the burdens of the Licensing Act 2003, August 2013). The application for a license to provide late night refreshment in the property should therefore be assessed particularly carefully, especially given the purported objective of the applicant to establish a cookery school, i.e. a type of business with no ordinary need to provide any refreshment late at night. On this basis, it is submitted that given the type of business concerned and the needs of the local community where it will be situated, this part of the license application should be denied.

**Public safety**

In the area around the property, Haven Road is a narrow residential street, which is ordinarily very quiet during night hours. The road in front of the property is a quite narrow two-way road and the congregation of customers there in the night time may result in further risk to public safety.

**Incompatibility with key aims and purposes of the Licensing Act 2003**

In addition to the reasons stated above, I am concerned that granting the license in full would also not be in line with other key aims and purposes of the licensing legislation, as detailed in the ministerial guidance issued under section 182 of the Licensing Act 2003, particularly 'providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most *appropriate licensing strategies for their local area*; and encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding *licensing decisions that may affect them*.' (p.2; emphasis added).

In this regard, I believe that the licensing decision in this case will potentially greatly affect the community that I live in. I also believe that granting the license in full would undermine the development and/or maintenance of the most appropriate licensing strategy for our local area. This is mainly due to the fact that the declared purpose of the premises does not appear to justify a comprehensive licence covering the provision of live music, recorded music, dance performances, regulated entertainment, supply of alcohol, and films until 00:00 every day of the week and additionally late night refreshment between 23:00 and 01:00 again every day of the week. Granting licence for these night-time activities appears disproportionate in relation to the needs of a cookery school and would likely adversely affect the local residents.

I would be happy to withdraw my objections if the late night refreshment clause is rejected and the licence for the provision of all of the other clauses is limited until 23:00, in other words, until the time when most other businesses in the area also close.

Finally, I would like to emphasize that I am supportive of the idea of having a cookery school in the neighbourhood, I have been in contact with its owners, and I am solely concerned with the potential risk of adverse effects during night time as detailed above.

Thank you very much in advance for considering this representation.

Yours sincerely,



**Clare Elcoate**  
Property Owner and Resident of No 7 The Coolings



My name is William Hill. I am a tenant of the building adjacent to the new proposed development. I am concerned in a number of ways that the development has changed its objectives.

When the people first submitted their proposal to the Council and members of public - we have agreed. Now it has been amended a number of times. These amendment should have been submitted at the start of the proposal. What are these amendments? Without knowing what these proposals are I can't agree.

The advertisement in the paper was back in September 2015. The size of the notes was small and easy to miss when reading the news, why wasn't it put in the Council website for all to read?

The blue notes which is only on A4 size piece of paper, which is in the window on the front of the building is small and easy to miss, hidden from view by parked cars, works around this building and a unstable pavement. Why wasn't this document put in a position in a viewing area where the local public can walk by?

I am severely dyslexic and I believe lots of words in the letter sent to me are misleading. I also suffer from chronic anxiety in social situations. I have three main living room windows directly opposite for the main area of sound to be released. I have contacted my housing association to see any specifications have been met. My association know nothing of this development.

Mr. William Hill

08 June 2016

Our ref: MN

Your ref: Licencing Section

Licencing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1RQ

**BY HAND**

Dear Sir

**Exeter Cookery School Limited, 60 Haven Banks, Exeter, EX2 8DP  
Application for licences**

Please take this as notice of my objection to the application for the licences sought by the above company.

I only noticed the applicants notice late yesterday as it is adhered to a reflective glass door, is small and does attract attention due the limited contrast between the type and background. Can you confirm that the applicant has adhered to all appropriate notice requirements, and in any event I would like the period to be extended so that I can take the view of the other residents on Haven Banks and Waterside, to include the Management Company. Is that a possibility?

I object to the licences on the basis that the applicant is listed as a Cookery School and it seems they are seeking to stray into the entertainment industry that is a completely different proposition.

The area is dominantly sport orientated and is a residential area. I have become aware of more and more noise pollution in recent years due to many events being held on numerous and various occasions. To have the potential for permanent noise and unsocial behaviour will undoubtedly affect my ability to enjoy living on Waterside, which as you will be aware is my entitlement. Neighbours also complain about noise levels and antisocial behaviour outside in the square at night.

I have had to close windows and patio doors in the past to keep noise out, to include drunken shouting and people loitering.

There is also an issue of parking and access. Already, there are problems with traffic and parking in the area with people parking at will on the square, and I have witnessed several near misses with people driving over the square and paths. There are cars already lined all the way down Haven Road each evening also and the added congestion from customers to the applicants property will only add to the problems, taking them to a dangerous level. There is clearly no more room available.

**Indeed, the applicants have already illustrated a disregard for local residents and pedestrians in allowing their builders to park on the pavement directly under the Waterside flats outside of the shops. On occasions there have been 3 or 4 vans and just today I noted the arrival of the first for the day.**

Live Music, Recorded Music, Performance Dance and Regulated Entertainment are surely not required by what is stated to be a Cookery School, and the noise and associated problems will undoubtedly be a nuisance to me and other residents. There are ample other venues in the area by the Quay that provide such entertainment and that area is less residential. I firmly believe that the licenses sought would lead to detriment of many residents enjoyment of their property and home.

The times sought of 09.00 to 00.00 are wholly unreasonable and unstructured. Any such licence will allow the applicant carte blanche to interrupt residents enjoyment etc.

In respect of Films the above issues in respect of parking and noise may apply. It is not reasonable to grant a licence for Monday to Sunday 07.00 to 00.00. This is simply too broad and the request is clearly unreasonable and unstructured.

I strongly object to the application for on and off sales of alcohol and food, particularly as early as 07.00 and as late as 01.00. Again the above reasons apply. This will simply encourage antisocial behaviour and loitering on the marina and the quayside. There are ample existing shops should people want this service. Again, the potential for noise and antisocial behaviour in such a residential area is unacceptable. There will also be a problem of public fowling and littering.

None of the above licences fit in with the model of a Cookery School and the applicants intentions seem clear in that they are introducing a new venture that will simply and obviously lead to a loss of peace and enjoyment for residents and other visitors enjoying leisure and sports activities that are currently the hub of the area.

I look forward to your response and details of any meetings and consultations.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Matthew Newton', written over the typed name.

Matthew Newton

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1RQ

6th June 2016

Dear Sir/Madam

**Exeter Cookery School 60 Haven Road EX2 8DP**

Please accept this letter as my opposition of the granting of the various Licences to the above establishment.

I see no reason for a cookery school requiring the licences applied for, nor the need for a supply of Alcohol licence for consumption on and off the premises, nor a late night refreshments licence. We have a number of establishments around the quay attracting a wide range of clientele. There are 10 establishments at present.

With the disruption generated with noisy patrons leaving the Bowling Alley at past midnight another venue which is in a residential area is unacceptable.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M. J. D.', enclosed within a large, hand-drawn oval scribble.

08 JUN 2016

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
Devon  
EX1 1RQ

7th June 2016

Dear Sir/Madam

**Exeter Cookery School 60 Haven Road EX2 8DP**

Please accept this correspondence as my opposition to the granting of the various Licences applied for by the above establishment.

I can not understand any reason for a cookery school requiring the applied for licences, nor the need for a supply of alcohol for consumption on or off the premises, nor a late night refreshment licence. There are a number of establishments around the quay catering for a variety of clientele, there are currently 10 trading establishments and currently one vacant.

With the disruption generated with noisy patrons leaving the Bowling Alley after midnight another late licence in a residential area is unacceptable.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping, somewhat vertical strokes that form a cursive-like shape.

6<sup>th</sup> June 16

The Licensing Section,

Exeter Civic Centre

Exeter EX1 1RQ

Dear Sirs,

Application to Grant a Premises Licence

To 60 Haven Road, Exeter

I refer to the Application to Grant a Premises Licence to 60 Haven Road, Exeter.

The application refers to the seeking of a licence to cover the supply of alcohol, both On and Off Sales, to 00.00hrs on each and every day of the week and for Late Night refreshment to be made available until 01.00 hrs on each and every day of the week.

I realise that you are presented with a massive problem in view of the Planning Department's ridiculous mistake in allowing what is alleged to be Cookery School , when in fact it appears that to be a very small, minor , part of the intended role for 60 Haven Road. A local scam committed by the Planning Department.

No 60 Haven Road is surrounded by high density domestic residences – already suffering from noise and disturbance from currently locally licensed premises on the Piazza and very locally elsewhere in the Range car park – plus on-street car parking in Haven Road – car doors slamming into the early hours of the night and much loud laughter and screaming ,with the associated bottles/cans/drinking glasses littering our area the following morning.

I object most strongly to the requested licence to sell liquor up to 00.00hrs and later for other items. Liquor and other items must not be sold at 60 Haven Road after 22.30hrs each day, and the premises should be Closed completely at 23.00hrs each and every day. Only in this way will local residents have any chance of getting a reasonable night's rest and sleep.

Yours Sincerely,



(R. G. V. IRISH)

To: City Council Exeter

Dear Sir/Madam:

I want to strongly object to the Licence application of Exeter Cookery School at 60 Haven Road Exeter.

(APPLICATION TO GRANT A PREMISES LICENCE, APPLICATION 027152).

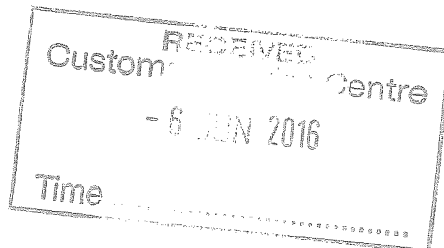
I work, shifts work for public transport in Exeter. I start work as early as 5 am which means I am up about 4 am. My shift pattern sometimes covers 11 hours a day. For safety of my self and the public I need a good night sleep. I need quiet surrounding, so I can rest and relax during a day and night.

Exeter Quay is a lovely place to live but due to its location, noise travels around the Quay very easy. People using walkway between Haven Road and car park ,and those who leave their cars on Chandlers Walk, are many times very loud. It is very disturbing, specially at late hours. Some people who are passing threw are using greens (bushes, trees, corners of buildings..) as a toilet!

I don't want live or recorded music, any type of performance like dance or films. I am against sale or supply of alcohol after 5 pm at 60 Haven Road Exeter. This will only add more rubbish on the streets and greens, more loud and drunken people, more cars and pollution and noises from cars.

Sincerely,

Mr Waldemar Zabolewicz.





To: City Council Exeter

Dear Sir/Madam:

I want to strongly object to the Licence application of Exeter Cookery School at 60 Haven Road Exeter.

(APPLICATION TO GRANT A PREMISES LICENCE, APPLICATION 027152).

I work, shifts work outside of Exeter. I need quiet surrounding, so I can rest and relax during a day and night.

People using walkway between Haven Road and car park ,and those who leave their cars on Chandlers Walk, are many times very loud. It is very disturbing, specially at late hours. Some of passing threw people are using greens (bushes, trees, corners of buildings..) as a toilet!

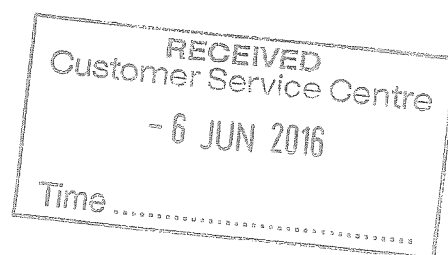
If the Cookery School will work till late hours and sell alcohol, that will only escalate already existing and frustrating problem we have to deal with here. Noise of passing threw people(many times drunken people); noise of running engine and shutting car doors at late or very early hours; pollution, litter and people peeing around our houses!

We don't need and we don't want new places operating till late, selling alcohol and playing any music. This is residential area where we want to rest, relax and sleep without being disturb !

Sincerely.

Mrs Krystyna Zabolewicz.

Krystyna Zabolewicz



01 JUN 2016

31<sup>st</sup> May, 2016

Licensing Section  
Exeter City Council  
Paris Street  
Exeter  
EX1 1RQ

Dear Sirs

I would like to record my objection to the Entertainment Complex that is being proposed next to the flats at Terracina Court, Haven Road, Exeter.

My objections are that families with children live in the flats and we are all concerned about the loud music, persons being drunk in the street, possible violence in the area leading to possible damage to properties.

We are a quiet neighbourhood in a highly residential area with young families and we do not want or need this in our area. Also we were not aware of the lateness that it will be open, we were lead to believe that it was going to be a Catering School open until 5pm only.

Surely there is a possibility of noise pollution as the opening times are until 1.00 a.m.

As you can tell I am a very concerned resident who has lived in the area for 6 years.

Yours faithfully

C. Strudwick

C J Strudwick (Miss)

Mr. A. J. Pollard

31 May 2016

Dear Licensing Section,

Exeter Cookery School Ltd.. 60, Haven Road, Exeter.

Having taken the opportunity to view both the Planning and Licence applications, it is worthy to record what I consider to be anomalies:

Planning 6. 08.00/23.00

7. No live music or amplified music

Licence (e) live music 11.00/24.00

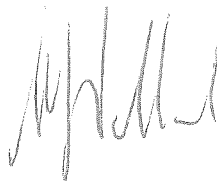
other recorded hours range from 07.00/24.00/02.00

(h) anything similar -really ???

The Cookery School application, as written, has the potential to be a fully licensed entertainment venue as described, selling alcohol and refreshments for consumption both indoors and outdoors.

Please treat this letter as an objection, - reason - in the interest of residential amenity.

Yours faithfully,



Copy to: Planning Dept. ( ref. 15/0707/03)

31<sup>st</sup> May 2016

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

Dear Sir or Madam,

**Re: Representation in response to a premises licence application 15/1379/07**

I wish to object to the application for a premises licence for **60 Haven Road, Exeter, EX2 8DP** (hereinafter 'the property') made by Exeter Cookery School Ltd. I live in one of the flats in the building directly opposite the property, thus I am going to be significantly affected by any use the property will be put to. I am making this representation under the Licensing Act 2003 because I believe that granting the application would have an adverse effect on the promotion of the following licensing objectives:

**Prevention of crime and disorder and Prevention of public nuisance**

There are a number of pubs and other entertainment venues in the vicinity of the property, most of which are licensed until 23:00 hours. To the extent that the application covers the time period after 23:00 hours, if granted, it will likely result in customers from other venues to be attracted to congregate in and nearby the property. This will add significantly to the potential for public nuisance and crime and disorder.

Furthermore, the license application extends to the provision of late night refreshment on all days of the week between 23:00 hours and 01:00 hours. However, as the Home Office recognises in a number of official documents and guidance related to licensing, late night refreshment needs to be strictly regulated 'given its links to alcohol fuelled crime and disorder in the night-time economy' (see, e.g., Impact Assessment, Late Night Refreshment - Reducing the burdens of the Licensing Act 2003, August 2013). The application for a license to provide late night refreshment in the property should therefore be assessed particularly carefully, especially given the purported objective of the applicant to establish a cookery school, i.e. a type of business with no ordinary need to provide any refreshment late at night. On this basis, it is submitted that given the type of business concerned and the needs of the local community where it will be situated, this part of the license application should be denied.

**Public safety**

In the area around the property, Haven Road is a narrow residential street, which is ordinarily very quiet during night hours. The road in front of the property is a quite narrow two-way road and the congregation of customers there in the night time may result in further risk to public safety.

**Incompatibility with key aims and purposes of the Licensing Act 2003**

In addition to the reasons stated above, I am concerned that granting the license in full would also not be in line with other key aims and purposes of the licensing legislation, as detailed in the ministerial

guidance issued under section 182 of the Licensing Act 2003, particularly 'providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most *appropriate licensing strategies for their local area*; and encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding *licensing decisions that may affect them*.' (p.2; emphasis added).

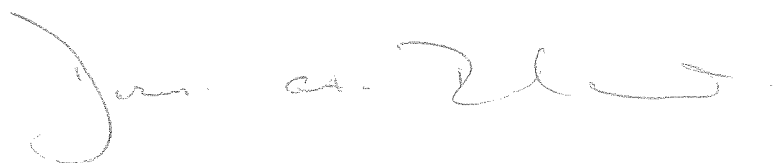
In this regard, I believe that the licensing decision in this case will potentially greatly affect the community that I live in. I also believe that granting the license in full would undermine the development and/or maintenance of the most appropriate licensing strategy for our local area. This is mainly due to the fact that the declared purpose of the premises does not appear to justify a comprehensive licence covering the provision of live music, recorded music, dance performances, regulated entertainment, supply of alcohol, and films until 00:00 every day of the week and additionally late night refreshment between 23:00 hours and 01:00 hours again every day of the week. Granting licence for these night-time activities appears disproportionate in relation to the needs of a cookery school and would likely adversely affect the local residents.

I would be happy to withdraw my objections if the late night refreshment clause is rejected and the licence for the provision of all of the other clauses is limited until 23:00 hours, in other words, until the time when most other businesses in the area also close.

Finally, I would like to emphasise that I am supportive of the idea of having a cookery school in the neighbourhood, I have been in contact with its owners, and I am solely concerned with the potential risk of adverse effects during night time as detailed above.

Thank you very much in advance for considering this representation.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Dorcas Bradshaw', written in dark ink on a white background.

Dorcas Bradshaw

01 JUN 2016

Dr Ana Beduschi

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

Dear Sir or Madam,

**Re: Representation in response to a premises licence application**

I wish to object to the application for a premises licence for **60 Haven Road, Exeter, EX2 8DP** (hereinafter 'the property') made by Exeter Cookery School Ltd. I am living in one of the flats in the building just opposite the property, thus I am going to be directly affected by any use the property will be put to. I am making this representation under the Licensing Act 2003 because I believe that granting the application would have an adverse effect on the promotion of the following licensing objectives:

**Prevention of crime and disorder and Prevention of public nuisance**

There are a number of pubs and other entertainment venues in the vicinity of the property, most of which are licensed until 23:00. To the extent that the application covers the time period after 23:00, if granted, it will likely result in customers from other venues to be attracted to congregate in and nearby the property. This will add significantly to the potential for public nuisance and crime and disorder.

Furthermore, the license application extends to the provision of late night refreshment on all days of the week between 23:00 and 01:00. However, as the Home Office recognizes in a number of official documents and guidances related to licensing, late night refreshment needs to be strictly regulated 'given its links to alcohol fuelled crime and disorder in the night-time economy' (see, e.g., Impact Assessment, Late Night Refreshment - Reducing the burdens of the Licensing Act 2003, August 2013). The application for a license to provide late night refreshment in the property should therefore be assessed particularly carefully, especially given the purported objective of the applicant to establish a cookery school, i.e. a type of business with no ordinary need to provide any refreshment late at night. On this basis, it is submitted that given the type of business concerned and the needs of the local community where it will be situated, this part of the license application should be denied.

**Public safety**

In the area around the property, Haven Road is a narrow residential street, which is ordinarily very quiet during night hours. The road in front of the property is a quite narrow two-way road and the congregation of customers there in the night time may result in further risk to public safety.

### Incompatibility with key aims and purposes of the Licensing Act 2003

In addition to the reasons stated above, I am concerned that granting the license in full would also not be in line with other key aims and purposes of the licensing legislation, as detailed in the ministerial guidance issued under section 182 of the Licensing Act 2003, particularly 'providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most *appropriate licensing strategies for their local area*; and encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding *licensing decisions that may affect them*.' (p.2; emphasis added).

In this regard, I believe that the licensing decision in this case will potentially greatly affect the community that I live in. I also believe that granting the license in full would undermine the development and/or maintenance of the most appropriate licensing strategy for our local area. This is mainly due to the fact that the declared purpose of the premises does not appear to justify a comprehensive licence covering the provision of live music, recorded music, dance performances, regulated entertainment, supply of alcohol, and films until 00:00 every day of the week and additionally late night refreshment between 23:00 and 01:00 again every day of the week. Granting licence for these night-time activities appears disproportionate in relation to the needs of a cookery school and would likely adversely affect the local residents.

I would be happy to withdraw my objections if the late night refreshment clause is rejected and the licence for the provision of all of the other clauses is limited until 23:00, in other words, until the time when most other businesses in the area also close.

Finally, I would like to emphasize that I am supportive of the idea of having a cookery school in the neighbourhood, I have been in contact with its owners, and I am solely concerned with the potential risk of adverse effects during night time as detailed above.

Thank you very much in advance for considering this representation.

Yours sincerely,



Dr Ana Beduschi

01 JUN 2016

Dr Jakub Mačák

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

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Finally, I would like to emphasize that I am supportive of the idea of having a cookery school in the neighbourhood, I have been in contact with its owners, and I am solely concerned with the potential risk of adverse effects during night time as detailed above.

Thank you very much in advance for considering this representation.

Yours sincerely,



Dr Jakub Mačák

Exeter Cookery School Ltd.  
60 Haven Road

We wish to object for these  
premises to be used for the  
supply of Alcohol (on a scale)  
also late night entertainment.

P. P. Rowe

Protest against long opening hours and serving or selling alcohol in Cookery school.

Dear Sir, I am absolutely against the school been open after 5 pm, playing any music and serving or selling alcohol.

There are two aspects I want to point out:  
noise that will disturb me to relax and enjoy living in my flat  
safety on the road.

This school is trying to appeal to people from all over Devon. They are planning to serve and sell alcohol. They try to „mix,, knives with alcohol-this is not a good combination and also brings idea of DRINK DRIVING! This is not ~~what~~ *what night !!!*

We have a lot of activities on the Quay, many of them for children's. The Climbing Center, Haven Banks Outdoor Center and Cycling Center. As a parent I don't wish to see drunken people walking or driving around kids!

I work shifts work on the buses in Exeter and many times I am up at 4 am in the morning. I need to relax and have a good night sleep, to be able to transport passengers safely.

We agreed for a Cookery School and offices, not a entertainment center, pub, or night club with sideline of a cookery school. We thought they would be open mornings till 5 pm (office hours). When I have check their internet page it turn out, they are planning to run this place till nearly 10 o'clock pm!!!

I have invested my life savings into this flat knowing how quiet and peaceful this area is. Now my lifestyle is in jeopardy because of business next door which was pretending to be a cookery school and now in sneaky way wants to become nightclub eight foot away from my windows!!!! I can't agree to conditions this place try to enforce. NO MUSIC, NO ALCOHOL AND NO FOR LONG TIME OPENING HOURS !!!!!!!

Your Sincerely Mr. Reed.

01 JUN 2016

31<sup>st</sup> May 2016

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

Dear Sir or Madam,

**Re: Representation in response to a premises licence application 15/1379/07**

I wish to object to the application for a premises licence for **60 Haven Road, Exeter, EX2 8DP** (hereinafter 'the property') made by Exeter Cookery School Ltd. I live in one of the flats in the building directly opposite the property, thus I am going to be significantly affected by any use the property will be put to. I am making this representation under the Licensing Act 2003 because I believe that granting the application would have an adverse effect on the promotion of the following licensing objectives:

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Finally, I would like to emphasise that I am supportive of the idea of having a cookery school in the neighbourhood, I have been in contact with its owners, and I am solely concerned with the potential risk of adverse effects during night time as detailed above.

Thank you very much in advance for considering this representation.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J S Bradshaw', written in a cursive style.

J S Bradshaw

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Mrs. Malgorzata Reed

ON TO GRANT PREMISES LICENSE AT 60 HAVEN ROAD KNOWN  
AS "COOKERY SCHOOL" (APPLICATION NR:027152)

I am against application to grant premises license at 60 Haven Road known as "Cookery School".

The "Cookery School" or the idea of it, was that this place will work from 9 am- 5 pm during weekdays (weekdays: Monday-Friday). We were told about offices on the first floor, and I believe offices hours would be, like most of offices - not longer later than 6 pm.

It seems to be no problem with the idea itself, but all problems arises after year 2015, with changes and misleading information about upcoming project...

In year 2015 – we know about Cookery School on ground floor open from 9 am till 5 pm, Monday till Friday and offices on first floor... ( I believe - opening hours and days as the Cookery School ).

In 2016 – the idea and plan, how the "Cookery School" will be prospering, has changed dramatically. It, turn out, that this place want to be active from 7 am till midnight and longer!  
That is not acceptable !!!

I have not seen any documents for this area from 2015... but I have found document proofing that the "School" were going to be open and operate between 9 am and 5 pm, Monday- Friday only.

LETTER NR 1

On the 19<sup>th</sup> of May 2016 we have received letter "Dear Neighbor", basically saying that it is going to be a cookery school, with courses to start at 9am and finish at 4.30pm. Some evening classes until 9.30pm. The letter mentioned background music, during the day, ...daytime... Some occasional events.

In 2015 the "Cookery School" was applying for opening hours: 9am till 5pm. Now in this letter, the opening hours are STRETCHED till 9.30pm... !?

ATTACHMENT: copy of letter nr 1 :



## LETTER NR 2

On the 26<sup>th</sup> of May 2016 (week later after first letter), we have received second letter "Dear Neighbors". This letter not only STRETCHED hours from application from 2015 (9am till 5pm), but also hours we were given in letter nr 1 week before !!!

In this letter we are founding out what else Mr and Mrs.Fisher were hiding from the public to the last moment and what they actually want in this place called "Cookery School" !!!

They will offer their premises for breakfasts which will start at 7.30am. Rent the place to the companies and organizations from in and out of Exeter, as a venue..

In this letter they expect to finish activity at 11 pm or later.. ("... not on the dot of 11 o'clock ..")

There is no more about background music during the day or at daytime.. Which seemed to be reasonable..

In second letter Mr and Mrs.Fisher are not talking about background, daytime music anymore because what they want is: recorded and live music with element of dance on the top of it - till 11pm or later !!! ( 1 am in the morning - on application to grant a premises licence ).

Hard to believe promise that the music will be kept to minimum... Minimum has different meaning to different people, at different situations!!!

Having on my mind hours the school was applying in 2015 ( 9am – 5pm ); the first letter stretching those hours till 9.30pm; the second letter (week after letter nr 1) stretching hours till 11pm and longer – it is IMPOSSIBLE to say what does it mean - " to keep the music to the minimum" - to Mr and Mrs. Fisher !!!

The meaning of school is suddenly gone in the name of place of entertainment.

ATTACHMENT: copy of letter nr 2 :

I was told that Mr and Mrs. Fisher are a very nice people. I have meet them at "Neighbourhood open evening" on 26<sup>th</sup> of May 2016. I do admit they seems to be very nice as I was told before. Unfortunately after long chat with this nice couple I have realized that they are trying to release as little informations as possible to the public, to gain as much as possible. Some of those informations do not mach up and some of those informations are misleading... For purpose to avoid any negative reaction against Application to grant premises license.

Until the 26<sup>th</sup> of May 2016, the day I meet this couple, I believed they are going to open the "Cookery School" on the ground floor and offices on the first floor. That was the information released to the public. When I have asked Mrs. Fisher what is going to be on the first floor, she answered: "she do not know.." . What has happened with offices, they were applying for..?

It turn up, that this couple is renting the building to run "Cookery School" on the side and they will rent the rest of the building to other business to support the school; but they don't know yet who they will rent it to or for how long.

We can expect anything than.. It looks like the offices, which they were applying for in 2015 are not going to happen, it was just cover for the other businesses to mislead the public in the fear of negative reaction before they will get license for this place.

For example: e-mail from the 7<sup>th</sup> of April 2016 about "Our Bakeries" - states that the bakery ".. will produce pastries and bread which will be taken to their café premises elsewhere to be baked and sold." We were told by Mr and Mrs.Fisher that the bakery will baked their products here.. (also no information about scale of production or how many deliveries per day or week..)

ATTACHMENT- copy of:

- e-mail about bakery:

The 18th of December 2015 – the Local Planning Authority grants planning permission for place named "Cookery School"; subject to the conditions in the interests of residential amenity.

Conditions:

- control the emission of fumes and smell;
- noise levels that should not exceed a rating noise level of 34 dB at 1m from the facade of any residential building;
- no live or amplified music;
- The use should not be carried on other than between the hours 8.00 to 23.00

ATTACHMENTS: copy of:

- Conditions or Reasons for Planning Application - 15/0707/03
- Details of Planning Application - 15/0707/03
- Full Planning Permission Granted

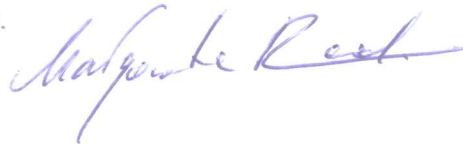
I have seen documents: noise assessment; flood risk assessment; archaeological and historical assessment of the area known as the Canal Basin between the River Exe and Haven Road Exeter... but those documents were prepared in year 2006, when Terracina Court didn't exist yet... Building called today "Terracina Court" was a part of MASTER PLAN created for Exeter Quay, but there was no considerations of place known as "Cookery School", with working hours: 7 am – till midnight or longer; supplying alcohol; having any music or dance!

I have found Comments from Environmental Health; from the 8th of September 2015, requesting for more informations about noise and odor as a potential for the development to cause adverse impact on neighbors.

The purpose of all comments I have made and copies I have exposed to the City Council in Exeter is, to let decision makers understand our (mine and people living in the residential area), biggest worries about application to grant a premises licence for 60 Haven Road ( "Cookery School").

Mr and Mrs. Fisher seems to be nice people but I am afraid that their business will not go along with neighborhood and chase after profit will be devastating for residents in this area. We have no objections to this place if ALL activities will be finished by 6 pm.

Yours Mrs. Reed.

A handwritten signature in blue ink, appearing to read "Marguerite Reed". The signature is written in a cursive style with a long, sweeping underline.

I am showing you those documents to prove my point about, how big issue and how big worries are towards oncoming project at 60 Haven Road. Worries about noise and odor, following long operating hours; supplying alcohol and playing any music in residential area.

**In regards to the Application Form.**

Section 18 - The internal ground floor area = 448.2 (square meters)

All of the internal ground floor area is A1 usage, which is to be changed to a mixed use of A1, A3, D1 and D2. The main purpose for this application is to allow a new cookery school usage.

Please see 4). below for more details.

Section 19 - Number of existing employees = 0 (for part-time and full-time)

Number of proposed employees = 2 (full-time)

**Section 20 - Hours of opening - Monday to Friday 9am-5pm**

1). The Application only covers the ground floor and in regards to the upper floors there are no changes to access.

2). The cookery school will accommodate 10-12 student that will be in all day from 9am-5pm during week days, and no new students arriving throughout the day.

3). Please see attached an indicative floor plan of the proposed use below, we understand that we will have to put in a separate application for these changes.

Please note that quantity of equipment (Cookers e.t.c) on drawing Proposed ground floor plan SK04 is indicative at this stage.

4). In terms of the restaurant based business the client is hoping that the whole of the ground floor is to be eventually changed to the Cookery school (D1).

However, in the mean time they may only have half of the ground floor as the cookery school (Area 1, please see drawing - Ground Floor Plan Areas P03) and the other half (Area 2) as either:

- To stay as A1 (Retail usage)
- A3 (Restaurants and cafes)
- D2 (Indoor/ outdoor sports and recreations)

The options are based on the nature of the businesses around the quay.

Therefore, the client wants to apply for a mixed use of A1, A3, D1 & D2, which in time will allow the whole of the ground floor to be of cookery school usage (D1).

5). There will be no physical alteration to the external facade of this building.

25

# memo



Exeter City Council

**From :** Alex Bulleid

**To :** Laura Dymond

**Extn :** 5718

**Copy to :**

**Date :** 08 September 2015

---

**Application No. :** 15/0707/03

**Location :** 60 Haven Road

**Proposal :** Change of use of ground floor to A1, A3, D1 and D2

The above application has been considered and I would make the following comments:

**Additional information required prior to determination:** noise, odour

The application contains no information which allows me to judge what noise impact the proposal might have, other than the proposed opening hours. The applicant does not intend to open at sensitive times of day, however there is still potential for the development to cause an adverse impact on neighbours, if poor decisions are made about plant/equipment and given the range of use classes applied for. A noise impact assessment should therefore be submitted. This report shall consider the impact of noise from the development on local receptors and shall include noise from plant and equipment as well as noise from deliveries, guests and events. The assessment shall also include a survey of the building to assess its acoustic integrity.

The applicant does not propose to install any specific odour control equipment other than grease filters. This might be appropriate, but it would need to be justified based on the specifics of the proposed development and use. The applicant should provide further information to explain why no additional odour control is required. As an example, the method in annex C of the DEFRA guidance on the control of odour and noise from commercial kitchens would be a good starting point for this.  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)

Alex Bulleid  
Senior Environmental Technical Officer  
Environmental Health and Licensing



[<< Back to case](#)

### Conditions or Reasons for Planning Application - 15/0707/03

#### Conditions or Reasons:

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 02 July 2015 (dwg. no(s). 1102 P03), as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) Notwithstanding the provisions of Class D1 of the Town and Country Planning Use Classes Order 1987 this consent shall only extend to permit the use of the premises as a cookery school and associated activities to include, but not limited to, charity/corporate events, conferences and educational courses, and no other D1 use as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

4) Before any of the uses hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of residential amenity.

5) Noise levels from all mechanical plant and equipment at the premises shall not exceed a rating noise level of 34dB measured in accordance with BS4142:2014 at 1m from the facade of any residential building.

Reason: In the interests of residential amenity.

6) The use hereby approved shall not be carried on other than between the hours of 08:00 to 23:00 unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as not to detract from the amenities of the near-by residential property.

7) No live or amplified music shall be permitted from the use hereby approved unless otherwise agreed, to a specified noise level, in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

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Details of Planning Application - 15/0707/03

Application Details		Documents		Consultation	
Application registered	Consultation period	Awaiting decision	<b>Decided</b>	Appeal	Appeal decided

Application Type: FULL PLANNING PERMISSION

**Date Received: 22/06/2015**

Registration Date: 20/08/2015

Consultation Start Date: 20/08/2015

Earliest Decision Date: 24/09/2015

**Target Date for Decision: 18/12/2015**

Location: 60 Haven Road, Exeter, EX2 8DP

Ward Name: ALPHINGTON

Parish Name: Not available

Sub Area: Not available

Conservation Area: Riverside

Listed Building Grade: Grade 2

Environmental Assessment: Not available

Target Recommendation Date: No date

Expected Decision Level: Not available

Easting/Northing: 292082.71/91874.58

Statutory Class: Change of Use

Proposal: Change of use of ground floor from A1 to mixed use of A1 (retail), A3 (restaurant and cafe) and D1 (cookery school).

Case Officer: Laura Dymond

Case Officer Tel: 01392 265173

Case Officer Email: laura.dymond@exeter.gov.uk

Status: Decided

Agent: Mr Brookes  
Grainge Architects  
The Boatshed  
Michael Browning Way  
Exeter, Devon  
EX2 8DD

Case Type: Full Planning Permission

Applicant: Mr & Mrs Fisher  
Hilltop  
Bourchier Close  
Bampton  
Devon  
EX16 9AB

Press Date: 03/09/2015

Site Notice Date: No date

Neighbours and Representatives: Responses Received: 0  
In Favour: 0  
Against: 0  
[Click here for a list](#)

	Petitions: 0
	Comments: 0
Officer Site Visit Date:	No date
Committee Site Visit Date:	No date
Committee Meeting Date:	No date
Decision Level:	Not available
Date Decision Made:	18/12/2015
Date Decision Despatched:	18/12/2015
Decision:	Permitted
Officers Report:	<a href="#">View Officers Report</a>
Conditions or Reasons:	<a href="#">View Conditions or Reasons</a>
Informative Notes:	<p>1) Your attention is drawn to the fact that this planning permission relates to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). Any physical alterations also require listed building consent. Under no circumstances should work commence without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent. Your attention is drawn to the fact that this planning permission relates to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). Any physical alterations also require listed building consent. Under no circumstances should work commence without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent.</p> <p>2) The Local Planning Authority considers that any separate retail/restaurant use from the Cookery School will be CiL (Community Infrastructure Levy) liable. Payment will become due following commencement of development of that element of the scheme. Accordingly your attention is drawn to the potential need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. For further information please see <a href="http://www.exeter.gov.uk/cil">www.exeter.gov.uk/cil</a>. For clarification, the D1 Cookery School and any associated uses such as sale of goods from the school, or affiliated restaurant/ shop is not CiL liable and no payment will be required. The Local Planning Authority considers that any separate retail/restaurant use from the Cookery School will be CiL (Community Infrastructure Levy) liable. Payment will become due following commencement of development of that element of the scheme. Accordingly your attention is drawn to the potential need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. For further information please see <a href="http://www.exeter.gov.uk/cil">www.exeter.gov.uk/cil</a>. For clarification, the D1 Cookery School and any associated uses such as sale of goods from the school, or affiliated restaurant/ shop is not CiL liable and no payment will be required.</p> <p>3) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.</p>
Appeal Received Date:	This case has no appeals against it
Section 106 Agreement Status:	Not available

Unfortunately, the consultation period for this application is not open. Please contact the case officer directly if you have any questions.

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Email: [planning@exeter.gov.uk](mailto:planning@exeter.gov.uk)  
Website: [www.exeter.gov.uk](http://www.exeter.gov.uk)

Mr Brookes  
Grainge Architects Ltd  
Grainge Architects  
The Boatshed  
Michael Browning Way  
Exeter, Devon  
EX2 8DD

Mr & Mrs Fisher  
Hilltop  
Bourchier Close  
Bampton  
Devon  
EX16 9AB

**Town and Country Planning Act 1990 and its orders**

### **FULL PLANNING PERMISSION GRANTED**

**LOCATION:** 60 Haven Road, Exeter, EX2 8DP

**PROPOSAL:** Change of use of ground floor from A1 to mixed use of A1 (retail), A3 (restaurant and cafe) and D1 (cookery school).

**APPLICATION NUMBER:** 15/0707/03

The Local Planning Authority grants planning permission for the above development subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
**Reason:** To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 02 July 2015 (dwg. no(s): 1102 P03), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning Use Classes Order 1987 this consent shall only extend to permit the use of the premises as a cookery school and associated activities to include, but not limited to, charity/corporate events, conferences and educational courses, and no other D1 use as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** In the interests of residential amenity.

- 4 Before any of the uses hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

**Reason:** In the interests of residential amenity.

- 5 Noise levels from all mechanical plant and equipment at the premises shall not exceed a rating noise level of 34dB measured in accordance with BS4142:2014 at 1m from the facade of any residential building.

**Reason:** In the interests of residential amenity.

- 6 The use hereby approved shall not be carried on other than between the hours of 08:00 to 23:00 unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** So as not to detract from the amenities of the near-by residential property.

- 7 No live or amplified music shall be permitted from the use hereby approved unless otherwise agreed, to a specified noise level, in writing by the Local Planning Authority.

**Reason:** In the interests of residential amenity.

**Notes to Applicant:**

Your attention is drawn to the fact that this planning permission relates to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). Any physical alterations also require listed building consent. Under no circumstances should work commence without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent.


**Notes to Applicant:**

The Local Planning Authority considers that any separate retail/restaurant use from the Cookery School will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development of that element of the scheme. Accordingly your attention is drawn to the potential need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. For further information please see [www.exeter.gov.uk/cil](http://www.exeter.gov.uk/cil). For clarification, the D1 Cookery School and any associated uses such as sale of goods from the school, or affiliated restaurant/ shop is **not** CIL liable and no payment will be required.

**Notes to Applicant:**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

Please note that this is not a decision under the Building Regulations.

Signed 

Dated: 18 December 2015

Assistant Director City Development

Jeffrey, Paul

---

**From:** Jeffrey, Paul  
**Sent:** 07 April 2016 15:30  
**To:** 'Iain Biddlestone'  
**Cc:** Exeter Cookery School (info@exetercookeryschool.co.uk); Robbins, Andy; Dymond, Laura  
**Subject:** RE: 60 Haven Road, Exeter.

Iain,

I have discussed the matter with the Development Manager and therefore can make the following comments. The partial use of the building as a bakery with ancillary café/retail use is acceptable within the approved use. From your email it appears that the retail element will represent a relatively insignificant element of the whole building and therefore I can confirm that a CIL payment will not be required in this instance. However it is considered that, as with all new businesses, the actual retail sales/café function and the area it will occupy may change over time and could become a greater element of the business. If this is case I would be grateful if you could come back to me to reassess whether a CIL payment is required.

I hope that this is helpful however if you have any queries please do not hesitate to contact me.

Regards Paul

**From:** Iain Biddlestone [mailto:iain@haarergoss.co.uk]  
**Sent:** 05 April 2016 11:12  
**To:** Dymond, Laura <laura.dymond@exeter.gov.uk>; Jeffrey, Paul <paul.jeffrey@exeter.gov.uk>  
**Cc:** Exeter Cookery School (info@exetercookeryschool.co.uk) <info@exetercookeryschool.co.uk>  
**Subject:** 60 Haven Road, Exeter.

Dear Laura and Paul,

As you are aware Exeter Cookery School has been granted planning consent for the above property. I attach a copy for ease of reference.

The cookery school will be occupying 50% of the ground floor space initially with the intention of occupying the whole eventually.

In the meantime they have asked Haarer Goss to market the balance of the ground floor, approximately 212.45 sq.m (2,287 sq.ft) to identify a suitable sub-tenant.

We have been fortunate in identifying a local artisan bakery "Our Bakeries" who would like to take the space and use it as a central kitchen where they will produce pastries and bread which will be taken to their café premises elsewhere to be baked and sold. They would like to have a small café attached to the central kitchen at Haven Road, but it will represent less than 10% of their turnover.

I have placed a link below to Our Bakeries website which will indicate their trading style, but as mentioned above, the central use of 60 Haven Road will be in the preparation of the baked goods rather than retailing from the premises.

<http://www.ourbakeries.com/>

This is a great opportunity for the Cookery School as they intend to work alongside the bakery, with internal windows allowing students at the school to observe the bakery in action and also to arrange pastry and bread making courses, with positive interaction between the two businesses

I am sure you will agree that this could be a really exciting additional use within the property, perfectly complementing the Cookery School.

I should like to confirm with you that from a planning point of view the proposed use is acceptable and that due to the de minimis café use there will not be a CIL payment due.

I am concerned that Our Bakeries will be put off these premises if they are required to make a CIL payment, and it would be a great shame to lose them as a complementary user.

I am hopeful that we will let the first floor to an ethical café operator. I appreciate that this may require a change of use, and this will present the CIL payment opportunity for ECC.

I am grateful for your consideration of this matter, and I look forward to hearing from you soon, as this will have an impact on some of the renovation works which are currently under way at the property.

Kind Regards,

*Iain*

11 Siddonsme Bsr House (F10)  
Haarlem Road  
117 Bedford Square  
117 Barnwell Road  
Exeter  
EX1 1DP

Tel: (01392) 251171  
Fax: (01392) 251177  
[www.haaremcross.co.uk](http://www.haaremcross.co.uk)



19 ~~20~~ 05, 2016,

Dear Neighbour

We would like to introduce ourselves - we are Jim and Lucy Fisher, owners of Exeter Cookery School, to be opening in late June at 60 Haven Road, the old warehouse on the canal basin.

We wanted to allay any fears that may have arisen following our application to licence our premises and we would like to explain what we intend.

What we plan is simply a cookery school, offering half-day and day courses to the general public. There will be lots of different courses such as butchery, desserts, French bistro dishes to name but a few (for more information about our courses please see our website - [www.exetercookeryschool.co.uk](http://www.exetercookeryschool.co.uk) ).

The hours may look extreme on the blue advert, but the council advised us to apply for the maximum hours during which we could operate. However, the application process gives no scope to explain the detail of what we mean.

Most days our courses will start around 9.00am and finish around 4.30pm. We will also be running some evening classes until 9.30pm but not every evening, and weekend classes but not every weekend.

We might have some background music from time to time during the day but nothing intrusive and, in fact, because of the thickness of the walls of the building, any daytime music is not likely to be audible from outside. We dislike loud music ourselves so will make sure this is not a nuisance.

We also hope to host occasional events such as charity fund-raisers. These will be strictly by invite only, so not open to general passers-by, and will be carefully organised so as to minimise any disruption to yourselves. Although we have asked permission to have live music, this will only be occasional.

We will be operating a "Challenge 25" policy so no under-age drinking can occur on our premises.

We are having a neighbourhood open evening on Thurs 26th May, 6.30pm - 9.30pm so please pop in, have a look around and ask us any questions.

We really do want to be able to live at peace with our neighbours and hope that you will see us as an asset to the Quayside.

Our best regards

Jim & Lucy  
07415 783759  
[info@exetercookeryschool.co.uk](mailto:info@exetercookeryschool.co.uk)  
[www.exetercookeryschool.co.uk](http://www.exetercookeryschool.co.uk)

26.05.2016

Dear Neighbours

We understand any concerns you may have, arising from the brief premises licence outline provided by the council, which you have seen in our window or heard about.

In brief, our courses will mainly run from 9.00am to 4.30pm with the occasional evening course finishing at 9.30pm. There will usually be around 10 guests at a time, sometimes less and sometimes up to 16, so no rowdy hoards pouring onto the pavement just as you're trying to enjoy a peaceful evening at home!

We will be offering our premises to local businesses for occasional business breakfasts, which usually start at 7.30 but will not include any music. The reasoning behind the request for films is that sometimes a presentation would include a video.

We have the good fortune to have found this fantastic building in such an amazing location. We know that companies and organisations in and around Exeter would love to use it as a venue for awards ceremonies or charity auctions. In these cases we would expect to finish at around 11.00pm but we have requested leeway in this timing so that our guests don't feel unwelcome on the dot of 11.00 o'clock. If there is recorded music we will keep it at a minimum - we ourselves hate loud music and understand how much of a nuisance it is.

Some charities host fashion shows and in these instances there can be an element of dance or brief live music as an accompaniment to the models on the catwalk. Again, we will keep this to a minimum.

All of the guests attending our courses and events will be pre-booked, so we will be in control of the numbers of people at all times. As we mentioned before, we will operate a "Challenge 25" policy with regard to serving alcohol. This is because many children under 18 look so much older. By requesting proof of age if we suspect they are under 25 we will ensure that alcohol is not served to under 18s.

With the benefit of hindsight, it is possible that we were erring too far on the side of caution when we requested permission for film, dance and live music. These might be included very occasionally but will be far from the norm. Also, we requested permission for the maximum hours which we thought we might need to open, but they don't reflect the reality - which is simply to provide friendly, happy cookery courses for all, in beautiful surroundings.

We hope that, after this chat, you will feel more at ease with having us as your neighbours and that if anyone who has been unable to come along this evening still has qualms, you will feel able to assure them that we have the best intentions of providing Exeter with a valuable new facility.

Our best regards

Jim & Lucy Fisher  
07415 783759  
info@exetercookeryschool.co.uk  
www.exetercookeryschool.co.uk

Natalie Vizard



On the 26<sup>th</sup> of May 2016 Mrs. Lucy Fisher applied for Premises Licence (027152).

In this application she is asking for premises open days: Sunday to Monday. The Blueprint in the window at 60 Haven Road, states : Monday to Sunday.

The question is: is it a mistake, or another try to mislead the public? Probably if I would check internet only, without seeing Blueprint, I would think – there is nothing to be worried about as it is only asking for one night per week. The Blueprint is asking for 7 days and nights per week. That makes a very big difference.

ATTACHMENTS:

- copy of Premises Licence;
- Copy of Blueprint, picture from the window

Licensing Act 2003

## APPLICATION TO GRANT A PREMISES LICENCE

Exeter Cooke's School Ltd have applied to Exeter City Council Licensing Authority to grant a premises licence for 60 Hill Road, Exeter, EX2 8DP

including the provision of

Live music	Mon - Sun 11.00 - 00.00	<u>Midnight!</u>
Recorded music	Mon - Sun 09.00 - 00.00	
Performances of dance	Mon - Sun 11.00 - 00.00	
Regulated entertainment	Mon - Sun 11.00 - 00.00	
Supply of alcohol (On & Off Sales)	Mon - Sun 07.00 - 00.00	
Late night refreshment	Mon - Sun 23.00 - 01.00	!!! 000
Films	Mon - Sun 07.00 - 00.00	

This application can be viewed at the Licensing Section, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1PD Monday to Friday 09:00 to 16:00.

Representative must be made in writing to the Licensing Section at the address above by Wednesday 3 June 2016.

Dead line: 8 June 2016

26. May 2016

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## Licensing Act 2003 - Premises Licence register as at 19:45 on **Thu 26 May 2016**

### Exeter Cookery School Ltd

60 Haven Road, Exeter, EX2 8DP

Open Application **027152** which is a New Application for a **Premises Licence** from **not set** to **not set**

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#### Applicant(s)

Full name EXETER COOKERY SCHOOL LTD

#### Designated Premises Supervisor

Premises supervisor name Mrs Lucy Fisher

#### Permitted Activities:

- an exhibition of a film
- a performance of live music
- any playing of recorded music
- a performance of dance
- entertainment of a similar description to that falling within a performance of live music, any playing of recorded music or a performance of dance
- provision of late night refreshment
- the supply of alcohol

#### Premises Open Hours requested

	Time From	Time To
Sunday to Monday	7:00am	Midnight

#### Activities - Times requested

	Time From	Time To
<b>B. Exhibition of films (Indoors)</b>		
Sunday to Monday	7:00am	Midnight

Time From Time To

**E. Performance of live music (Indoors)**

Sunday to Monday 11:00am Midnight

**F. Playing of recorded music (Indoors)**

Sunday to Monday 9:00am Midnight

**G. Performance of dance (Indoors)**

Sunday to Monday 11:00am Midnight

**H. Entertainment of a similar description to that falling within E, F, or G (Indoors)**

Sunday to Monday 11:00am Midnight

**I. Late night refreshment (Indoors & Outdoors)**

Sunday to Monday Midnight 1:00am

**J. Supply of alcohol for consumption ON and OFF the premises**

Sunday to Monday 7:00am Midnight

## Annexes

## Premises Plan(s)

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## Licensing Act 2003 - Premises Licence register as at 19:44 on Thu 26 May 2016

**Exeter Cookery School Ltd**  
60 Haven Road, Exeter, EX2 8DP

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Click on Licence / Application Number for more details

Licence	Licence type	Application type	Application number	From	To	Status
	<b>Premises Licence</b>	<i>history below:</i> New Application	<a href="#">027152</a>			Open

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