

PREM /04336/ 001

Musson, Martyn

From: [REDACTED]
Sent: 17 April 2019 13:34
To: Entertainment Licensing
Subject: Application at 181a High Street, Boston Spa

(27)

Dear Sirs,

I would just like to pass my positive comments on the above application.

I believe that the village will fully benefit from the licensing that the new cafe/deli at the above address has applied for. On many occasions, other licensed establishments in the village are full to the brim, thus proving that there most certainly is the desire and demand for this service and these hours.

Given the proximity of this property to other licensed properties in the village, there can be no credible argument that noise is an issue and I believe having a license for the above property will positively impact on this lively village.

Kind regards,

[REDACTED]



Jth

PREM/04336/001

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Musson, Martyn

From: [REDACTED]
Sent: 23 April 2019 09:14
To: Entertainment Licensing
Cc: [REDACTED]
Subject: License application PREM/04336/001
Attachments: 181a High Street notice v001.docx

Good Morning,

[REDACTED] and I would like to put forward our positive feedback for a proposed Deli Cafe Restaurant & its Licensing requirements.

For info (as Landlord) the property is and has been for some time sat empty and we feel the proposed operation and license would only add to Boston Spa and its growing vibrancy.

We posted the following letter in the window of the unit last week which hopefully further clarifies and sets out our views on the application.

Regards
[REDACTED]





Dear Boston Spa Villager or Visitor,

An application for a Premises License for 181a High Street, Boston Spa has been made, following the successful Change of Use application, as determined late December 2018.

Please refer to the blue coloured notices in the unit.

The planning permission granted determined that the unit could be;

- extended & follow the building line of all properties situated this side of the High Street. The process of extending the unit will commence soon.
- Used for A3 Use under the Town and Country Planning (Use Classes) Order 1987 as **Restaurants and cafés** with A3 stated as for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

Contrary to some confusion, this unit has not got any planning consent for A4 Drinking Establishment being a Public house or similar.

Hopefully this notice will alleviate such concern.



Background to this Unit

- As set out in the planning application, over the last 24 months the property has been marketed by various agents.
- Historically, the unit was a Building society for over 30 years but Leeds Building Society (along with a good number of their competitors) opted to close the branch.
- This follows national trends in the Financial Services Industry as witnessed locally by the closure of Nat West and HSBC in Boston Spa itself, together with other professional services businesses.
- There continues to be no genuine and credible interest for A1 Retail or A2 Financial and Professional Services during this time. This comes despite the ability to now increase the size of the unit.
- It's also important to note that the publicity & profile of the recent planning application failed to attract or lead to any new interest for such A1 or A2 use, which was disappointing.
- With regard to its potential A3 Use, there are a number of proven operators that have expressed an interest in taking a lease for the premises for a Restaurant Café subject to adequate premises license.
- For any A3 offer to be sustainable and successful in these times, an Operator will tell you that they need a compelling offer and need to trade most points in the day, hence the trading hours as set out.
- If an Operator were to take occupation, this would hopefully support Boston Spa's growing vibrancy and comes in spite of tougher times in the casual dining & leisure sector & clearly the general concern following the economic uncertainty arising Brexit.

- However, recent national profile in the Sunday Times setting Boston Spa out as a great place to be in Yorkshire, is currently exciting those Operators who have expressed an interest to invest and develop their business in Boston Spa.
- If the process is unsuccessful, the alternative will simply be the 'status quo' being an empty & unused high street building and the hope that any other credible alternative Use or tenant emerges over time.

Process and next steps

- Please see both physical and online notices for detailed information and please make any positive or negative feelings known to the licensing department.
- The process is relatively easy so just email entertainment.licensing@leeds.gov.uk quoting PREM / 04336/001.
- Alternatively, you can register your comments on the relevant local authority portals.
- All support from local villagers and businesses alike who wish to welcome a new member to our village is appreciated – Thank You.
- If the application is successful, further announcements will be made with the intention of an Operator opening in Summer 2019, subject to Licensing and building works.

181A High Street,

Boston Spa