

From: Cattle, Karen
Sent: 29 January 2018 11:56
To: licensing; Garnham, Amanda
Subject: New Premises Licence Application - 122, High Street, Newmarket

Dear Licensing,

I refer to the New Premises Licence application submitted by Jack William Shorney of the Regent Place Group Limited in respect of 122, High Street, Newmarket. The application states that Regent Place will occupy the ground floor of this premises and operate as an upmarket restaurant and bar with the sale of alcohol on the premises to primarily complement the provision of food. Whilst the application is for the sale of alcohol for consumption on the premises, the applicant would also like to allow **off** sales to enable customers to remove unfinished alcoholic products from the premises in sealed containers and to enable outside catering services.

The applicant also wishes to apply for the provision of amplified live and recorded music within the premises until 01:00 hours on each day of the week and, on occasions of bona-fide, pre-booked functions and events that are appropriately recorded in a diary, to extend the provision of regulated entertainment until 02:00 hours on up to 35 occasions each calendar year.

Public Health and Housing are aware that the ground floor of 122, High Street, Newmarket is currently used for retail and that the first floor above the retail unit is used for storage. A planning application has however recently been submitted for the change of use of the first floor, with additional roof extensions, to provide 9 residential units.

A planning application for the change of use of the ground floor of 122, High Street, Newmarket from A1 (Shops) to A3/4 (Restaurants and Cafes/Drinking establishments) has not, to date, been submitted but will be required to allow the premises to be used as proposed. Should however the application for conversion of the first floor to residential be approved, any change of use of the ground floor will need to be very carefully considered so as to ensure that the use does not negatively impact upon the residential occupiers.

Whilst it is accepted that an application for a New Premises Licence must be considered on its own merits, whether or not planning consent has been granted for the proposed use, 122, High Street, Newmarket is in a Cumulative Impact Area of Newmarket and it is considered that an additional licensed premises in this area would be a burden on existing businesses and residential properties in an already saturated area of licensed premises.

Furthermore, if planning consent is granted for the first floor residential use, consideration will need to be given by the applicant as to how noise, both air and structure-borne, from the playing of amplified live and recorded music within the licensed premises can be sufficiently mitigated so as to ensure that the residential occupiers are not disturbed. Noise breakout may also occur to the front and rear of the premises, particularly if doors and windows are left open for ventilation; in addition, the proposed booked functions, extending the operating hours to 02:00 hours, could potentially amount to extended hours three weekends out of four which is again likely to impact on the existing and proposed residential occupiers in the vicinity of the premises.

Public Health and Housing would therefore wish to object to the granting of a New Premises Licence in respect of 122, High Street, Newmarket.

Please contact me should you wish to discuss further.

Regards,

Karen.