

C/26/00576/PRMA- La Galleria - Objection Representations

Victoria Bennett

THE ~~THE~~ FIRST & SECOND FLOORS OF TOKES FOOD AND DRINK ARE RESIDENTIAL. THE PRINCIPAL BEDROOM ON THE FIRST FLOOR HAS AN OAK FLOOR SHARED (FLYING FREEHOLD) WITH ELLISONS AND IS PARTLY ABOVE THE AREA PROPOSED FOR THE WINE BAR. THERE ARE ALSO FAMILY BEDROOMS ON THE SECOND FLOOR THAT ADJUT ELLISONS. OUR SON, HIS PARTNER, HIS EIGHTEEN YEAR OLD SON, SEVEN YEAR OLD DAUGHTER & NINE YEAR OLD SON OCCUPY THE RESIDENTIAL FLOORS. NOISE FROM THE PROPOSED WINE BAR WOULD LEAK INTO THE BEDROOMS. RAFFAELE ESPOSITO PROPOSES TO OPEN HIS WINE BAR 7 DAYS A WEEK 11.00 - 23.00. HE HAS ALSO TOLD US HE INTENDS TO HAVE TABLES & CHAIRS OUTSIDE ON THE PAVEMENT. THIS WILL ALSO CAUSE PEDESTRIAN HINDRANCE.

ON THE TOP SIDE OF THE HIGH STREET FROM THE MARTINS TO LEYSBOURNE THERE ARE CURRENTLY ONLY FIVE OPERATING BUSINESSES ALL ARE RETAIL OPEN 9.00 - 18.00. EVERY OTHER PROPERTY IS SOLELY RESIDENTIAL. ALL THE PROPERTIES ARE IN ONE CONTINUOUS LINE. NOISE TRAVELS. THE CONDITIONS AGREED BY RAFFAELE ESPOSITO WOULD NEED TO BE TRADING HOURS 9.00 - 18.00 IN KEEPING WITH THE OTHER BUSINESSES AND NO OUTSIDE SEATING. HE WOULD ALSO HAVE TO AGREE TO NOT AT A FUTURE DATE APPLY TO EXTEND HIS TRADING HOURS OR APPLY FOR OUTSIDE SEATING PERMISSION.

Robert & Rachel Chinnery

Appendix I: Licensing objective: The Prevention of Public Nuisance.

As residents and business owners with an adjoining property we are concerned about the following :

1. The premises, with opening hours (11am – 11.30pm) seven days a week. This part of the high street is predominately residential, and the few shops which do operate all close by 6pm.

This application, will potentially mean disruptive noise to more like midnight.

We do speak from experience as Mr Esposito already runs the restaurant 'Da Luigi Bistro' (with drinks licence) further down on the opposite side of the street,

2. This application is for a property that is totally unsuitable. This listed building has a very limited outside storage area to the rear (referred to on the application plans as a courtyard) but it has **NO** external access.

All commercial waste bins will have to come through the property's front door, and wheeled through his proposed kitchen area, wine bar and left outside, on the high street, potentially on a near permanent bases.

To illustrate this we have attached two images of Mr Esposito's current business 'Da Luigi Bistro' which is located on the other side of the high street, clearly showing this 'Public Nuisance'. This would be harmful to this historic town of Chipping Campden, its tourist trade and residents alike. No proper thought has been given to waste management.

NB: Currently the property referred to in this application, was an art gallery (retail shop) (Class E) and would require a change of use planning application, to become a Wine bar, which we have not been able to find.

Appendix II: Our suggested conditions (which would allow us to withdraw our representation) would be:

1. The restricted closing time of 8pm Monday- Saturday. Closed Sunday

NB: These are similar opening hours of 'Huxleys' Café & Brassiere (with drinks licence) successfully operating on the same high street in Chipping Camden.

This appears to work well for this business and its neighbours, but most importantly it is fair.

2. If he could resolve the waste management issues.



END