



Agenda

Licensing Hearing

Date:	Monday 10 June 2024 at 2:00 pm
Venue:	Remote Hearing via Zoom
Committee members:	Councillor Sandra Pitman (Convenor) Councillor Mark Bamforth Councillor Cheryl Little Councillor Martin Evans (Reserve)

Please Note: This meeting is being held remotely via Zoom. To access the meeting please click on the link below.

Join Zoom Meeting - <https://us02web.zoom.us/j/82674353931?pwd=ZU85TkR3UmR0dTZoZmsvUjgvajdqdz09>

Meeting ID: 826 7435 3931

Passcode: 323170

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
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Contact: Democracy - Telephone: (01253) 658546 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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LICENSING ACT 2003

THE LICENSING ACT 2003 (HEARINGS) REGULATIONS 2005

PROCEDURE FOR THE CONDUCT OF REMOTE HEARINGS

1. *Preliminary*

- 1.1. Under the regulations, the Licensing Authority is required to determine the procedure that it proposes to follow at any hearing under the Act. This includes permitting hearings to be conducted online.
- 1.2. Fylde's licensing panels will follow the procedure set out in this document for online hearings, subject to any changes that the panel makes for a particular hearing.
- 1.3. Participants will access the hearing via the Zoom platform (www.zoom.us).
- 1.4. Members of the public will either access the hearing via Zoom or be invited to watch the YouTube livestream, dependent on the level of interest in a particular application.
- 1.5. Any reference in this procedure to a hearing, or to participating in or attending a hearing, is a reference to a hearing held as set out on 1.2.
- 1.6. Please refer to the regulations for other rules about procedure

2. *Interpretation*

In this procedure, the following words or phrases have the following meanings:

applicant	an applicant for a licence or any person who has a licence which may be reviewed or revoked as a result of the hearing
act	The Licensing Act 2003
licence	Includes any consent or permission under the act
normal procedure	The procedure set out in the Fylde Council document "Procedure for the Conduct of Hearings"
panel	A sub-committee established by Fylde Borough Council under section 10 of the act
participant	A panel member, party, person representing a party, witness or council officer involved in the hearing
regulations	The Licensing Act 2003 (Hearings) Regulations 2003, and any reference to a numbered regulation is to the regulation so numbered in that statutory instrument
witness	A person given permission to appear at the hearing under regulation 8(2)

3. *Before the hearing*

- 3.1. At least ten days before the hearing, the panel will meet to consider:
- 3.1.1. If the circumstances set out in regulation 9(1) apply, whether to dispense with holding a hearing;
 - 3.1.2. What, if any, particular points it considers it will want clarification on at the hearing from a party under regulation 7(1)(d), and
 - 3.1.3. What time limit to set under regulation 24.
- 3.2. If it is not practicable for the panel to meet to consider these matters, the convenor may ascertain the views of panel members separately and give effect to the majority view as if it had been reached in a meeting of the panel.

4. *Opening the hearing*

- 4.1. The legal officer will identify all participants.
- 4.2. The legal officer will then explain to the parties the procedure to be followed at the hearing, specifically drawing attention to any departures from the procedures set out in this document and the reasons for them. The legal officer will also inform the parties that the proceedings will be recorded.
- 4.3. The panel will then consider any request by a party under regulation 8(2) for another person to appear at the hearing. The convenor will give any party who has made such a request (or their representative) which the panel proposes to deny an opportunity to address the panel about their request. The panel will then re-consider the request.
- 4.4. The convenor may invite any officer to carry out any functions under this paragraph.

5. *Zoom protocols*

- 5.1. The legal officer or any other officer nominated by the convenor will act as the host for the Zoom meeting, under the overall direction of the convenor.
- 5.2. Video and audio settings would be monitored and where necessary mandated by the host as set out below, unless otherwise directed by the convenor:

	Video setting	Audio setting	Remarks
Panel member	On	Muted unless speaking	Avoids audio distractions, and (when on speaker view) avoids participant being placed "Centre stage" simply because a door had banged in their house or they have put a coffee cup down indelicately.
Officer	On	Muted unless speaking	Ditto
Representative or party representing themselves	On	Muted unless speaking	Parties can only have one representative for the purposes of this protocol
Party (unless representing themselves)	Off unless speaking	Muted unless speaking	
Witness	Off unless speaking	Muted unless speaking	
Member of the public other than a participant	Off	Muted	Or invited to view the livestream on the Council's YouTube channel

- 5.3. The host will hide participants whose video is off. This ensures that the only participants on screen are panel members, officers, representatives or parties representing themselves and any witness who is addressing the panel at that particular time.

6. *Listening to the parties*

- 6.1. Each of the parties will then be invited to:
- 6.1.1. Open their case by addressing the panel;
 - 6.1.2. Give any further information requested by the panel under regulation 7(1)(d);
 - 6.1.3. Present the evidence of any witness; and
 - 6.1.4. Conclude their case by addressing the panel.
- 6.2. The order in which the parties will be invited to put their cases will be in the discretion of the panel, except that a party who is an applicant will be invited to put their case last.

7. *Questioning the parties*

- 7.1. Members of the panel may, following the conclusion of the case of each party, ask questions of that party or any witness appearing for them.
- 7.2. A party or their representative may only question another party if they have asked for permission from the panel after the panel members have finished questioning that party or their witness. The panel will only give permission if it is satisfied that the questioning will provide useful information about a matter relevant to their determination which is unlikely to be placed before the panel without such questioning.

8. *Time limits*

Each party will be limited to the time set by the panel under regulation 24 in which to exercise their rights provided in paragraphs 6 and 7.2. The convenor will require the party or their representative to close their case or cease their questioning immediately this time limit is reached.

9. *Considering the decision*

- 9.1. The hearing will conclude after all parties have presented their case and responded to any questions. The panel will then deliberate on its decision by whatever means it considers to be appropriate.
- 9.2. The panel may, while it is considering its decision, seek advice from legal or licensing officers, either verbally or in writing. Officers will limit their advice to the specific issue identified by the panel.
- 9.3. When the panel has reached its decision, it may ask the legal, licensing or committee officers to review and offer observations on the draft decision notice.

10. *Communicating the decision*

- 10.1. The decision will be sent in writing to all parties in accordance with the regulations.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF ENVIRONMENTAL AND HOUSING SERVICES	LICENSNG PANEL	10 JUNE 2024	3
APPLICATION FOR THE GRANT OF A PREMISES LICENCE BENNETTS, 32 WOODLANDS ROAD, ANSDELL			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

RELEVANT LEAD MEMBER

This item is within the remit of Lead Member for Social Wellbeing (Councillor Chris Dixon).

PURPOSE OF THE REPORT

The Licensing Authority has received an application for the grant of a premises licence for Bennetts, 32 Woodlands Road, Ansdell. There have been representations from “other persons” as defined by the Act. As such a hearing must be held to determine the application.

RECOVERABILITY

This decision is not recoverable because it relates to a decision relating to the determining of any approval, consent, license, permission or registration.

RECOMMENDATION

That the Panel considers the application and determines to either:

- (a) grant the application subject to the conditions specified in the operating schedule modified to such extent as the panel considers appropriate for the promotion of the licensing objectives, and any mandatory condition,
- (b) exclude from the scope of the licence any of the licensable activities to which the application relates,
- (c) refuse to specify a person in the licence as premises supervisor,
- (d) reject the application

REPORT

APPLICATION

1. The application is for a new premises licence, specifically for on sales of alcohol at 32 Woodlands Road, Ansdell.
2. The matter has been referred to the licensing panel because relevant representations have been received from "other persons" as defined by the Act.

PAPERS

3. The following papers are relevant and have been made available to the panel members:
 - The Application, including the plan and the Operating Schedule
 - The Statutory Guidance for Licensing Authorities issued by the Secretary of State under Section 182 of the Licensing Act 2003
 - The Council's Statement of Licensing Policy
 - Copies of relevant representations made by the following responsible authorities:

Police	No objection
Fire and Rescue	No objection
Trading Standards	No objection
Child Protection	No response
Planning	Observations passed to applicant
Environmental Protection	Agreed condition, see point 9
Health and Safety	No response
 - Copies of Relevant Representations made by the following interested parties opposed to the application
 - Susan Millar
 - Linda McKay
 - Helen Marsh
 - Tristan McGuire
 - Neville Dickinson
 - Copies of Relevant Representations made by the following interested parties in support to the application.
 - Mick Jones
 - Clive Holland
 - Steven Senior
 - David Byrne
 - Alan Clitherow
 - Frazer McAlister
 - Joel Firth
 - Mr and Mrs A Butterfield
 - Simon Leaver
 - Michael Brodie
 - Aaron Hickton
 - Neil Henshaw
 - Lucy Fewings
 - Michael Cropper
 - Ryan Stocks
 - Abby Newell
 - Edward Blackhurst
 - Connor Kelly

CONSIDERATION

4. The Licensing Objectives are:
 - The prevention of crime and disorder
 - Public Safety
 - The prevention of public nuisance
 - The protection of children from harm
5. As relevant representations have been made, it is the duty of the panel to take such of the steps set out below as it considers appropriate for the promotion of the licensing objectives. The steps are –
 - a) Grant the variation application subject to the conditions specified in the operating schedule modified to such extent as the panel considers appropriate for the promotion of the licensing objectives and any mandatory conditions;
 - b) Exclude from the scope of the licence any of the licensable activities to which the application relates
 - c) Reject the application
6. The Guidance issued by the Secretary of State and the Council's Statement of Licensing Policy will be material in considering the application but cannot override the licensing objectives.
7. The following parts of the Secretary of State's guidance appear to be particularly relevant to the application and the relevant representations:
 - 2.22 Public Nuisance
 - 8.13 Other persons
 - 9.9 Relevant, vexatious and frivolous representations
 - 9.31 Hearings
 - 9.42 Determining actions that are appropriate for the promotion of the licensing objectives

However, the parties appearing at the hearing may wish to draw the panel's attention to other parts of the policy.

8. The following parts of the Council's Statement of Licensing Policy appear to be particularly relevant to the application and the relevant representations:
 - 7 General approach to licensing
 - 9.6 Licensing Panel Hearings
 - 10.3 Conditions that the Licensing Panel may impose
 - 17 Need for Licensed Premises

However, the parties appearing at the hearing may wish to draw the panel's attention to other parts of the policy.

Further information

9. Following mediation with the Environmental Protection department (who are a responsible authority) the applicant has agreed a condition as detailed below to be attached to the licence. The Panel is therefore requested to consider attaching the conditions to the licence.
 - *All seating shall be removed from external areas by 22:00 for use by customers.*

Procedure

10. The applicant and the makers of the relevant representations have been invited to attend or be represented at the hearing.
11. The panel is asked to use the attached procedure in the hearing.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

IMPLICATIONS	
Finance	No implications arising directly from the report.
Legal	No implications arising directly from the report.
Community Safety	No implications arising directly from the report.
Human Rights and Equalities	No implications arising directly from the report.
Sustainability and Environmental Impact	No implications arising directly from the report.
Health & Safety and Risk Management	No implications arising directly from the report.

SUMMARY OF PREVIOUS DECISIONS
There are no previous decisions relating to this matter.

BACKGROUND PAPERS REVELANT TO THIS ITEM		
Name of document	Date	Where available for inspection
S182 Guidance	December 2023	S182 Guidance
Fylde Council Statement of Licensing Policy	March 2024	Final 2024 - 2029 (fylde.gov.uk)

LEAD AUTHOR	CONTACT DETAILS	DATE
Chris Hambly	chris.hambly@fylde.gov.uk 01253 658422	17 th May 2024

Attached documents

Appendix 1 - Application Form - *Pg 10*

Appendix 2 - Premises Plan - *Pg 22*

Appendix 3 - Representations - *Pg 23*

Appendix 4 - Area Plan - *Pg 61*



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 Bennett Of Ansdell 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			
Bennetts 32 Woodlands Rd			
Post town	Ansdell	Postcode	FY8 4EP

Telephone number at premises (if any)	01253 736318	
Non-domestic rateable value of premises	£7600	

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/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) 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 (by ticking yes to one box below):

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)
Surname			First names	
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality				
Current residential address if different from premises address				
Post town		Postcode		
Daytime contact telephone number				
E-mail address (optional)				

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)

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)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
		Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)			

(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 Bennett Of Ansdell Ltd
Address 32 Woodlands Rd, Ansdell, Lytham Saint Annes FY8 4EP

Registered number (where applicable) 08774692
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
18	05	2024

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

DD	MM	YYYY

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>Existing bakery established over forty years ago with front shop area and bakery/kitchen to the rear.</p> <p>Proposed internal seating (approx. 40sqm) and external seating on approx. 10sqm of frontage directly adjacent.</p> <p>Planning Department has confirmed existing trading classification acceptable and no change of use required</p>

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all 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

Sections A - H removed as not relevant to application

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon	13:00	21:00						
Tue	13:00	21:00						
Wed	13:00	21:00						
Thur	13:00	21:00				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 (please read guidance note 6)		
Fri	12:00	21:30						
Sat	12:00	21:30						
Sun	12:00	21:30						

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Sarah Wilson	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known)	
Issuing licensing authority (if known) Fylde	

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 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	08:00	21:30	
Tue	08:00	21:30	
Wed	08:00	21:30	
Thur	08:00	21:30	
Fri	08:00	22:00	
Sat	08:30	22:00	
Sun	12:00	22:00	
			<u>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</u> (please read guidance note 6)

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 10)

1. At least one personal licence holder will be contactable while the supply or sale of alcohol is being undertaken (whose identity will be known to all other staff engaged in the supply or sale of alcohol) except in the case of emergency.
2. Another member of staff shall be nominated to act for the DPS in their absence whose identity is known by all staff when such absence occurs.
3. An authorisation, signed and dated by the Designated Premises Supervisor, shall be kept at the premises showing all persons authorised by them to make sales of alcohol at the premises.
4. No person in possession of a drink in a sealed or unsealed container will be allowed to enter the premises except for the purposes of delivery.
5. The provision of food, shall form a substantial element of the operation of the premises with sufficient furniture and seating provided and set out in such a way that it does not become a high volume, vertical drinking establishment

b) The prevention of crime and disorder

6. CCTV will be installed at the premises and will comply with the following:
 - The CCTV system shall be installed, maintained and operated to the reasonable satisfaction of Lancashire Constabulary.
 - The system will incorporate a camera covering the entrance doors and will be capable of providing an image which is regarded as identification standard.
 - The system will display on any recording the correct time and date of the recording.
 - The system will make recordings during all hours the premises are open to the public Digital recordings shall be held for a minimum of 28 days after the recording is made and will be made available to the Police or any authorised persons acting for a Responsible Authority for inspection upon request.

c) Public safety

Primary legislation deemed sufficient to safeguard this objective

d) The prevention of public nuisance

7. No seating shall be provided to the external area at the rear of the premises for use by customers and no licensable activity shall be permitted in that area.
8. Signs will be placed at the entrance/ exit to the premises advising customers to leave quietly and respect the needs of the residents

e) The protection of children from harm

The following conditions to be added to the operating schedule:

9. A Challenge 25 proof of age policy shall be implemented and adhered to. Any person who looks or appears to be under the age of 25 shall be asked to provide identification that they are over the age of 18. The following are the only forms of identification acceptable:
 - a. A recognised proof of age scheme accredited under the British Retail Consortiums Proof of Age Standards Scheme (PASS).
 - b. Photo driving licence.
 - c. Passport.
 - d. Official ID card issued by HM Forces or European Union bearing a photograph and date of birth of the holder.
10. If no suitable identification is provided the sale of alcohol to them will be refused. Suitable signage will be displayed to specify the Challenge 25 policy is in place.
11. All staff to have received suitable training in relation to the proof of age scheme. Refresher training on underage sales to be provided to all staff every six months. Records to evidence this will be made available to an authorised officer upon request.

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.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).


IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)


Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right
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	to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	16.04.24
Capacity	Director

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

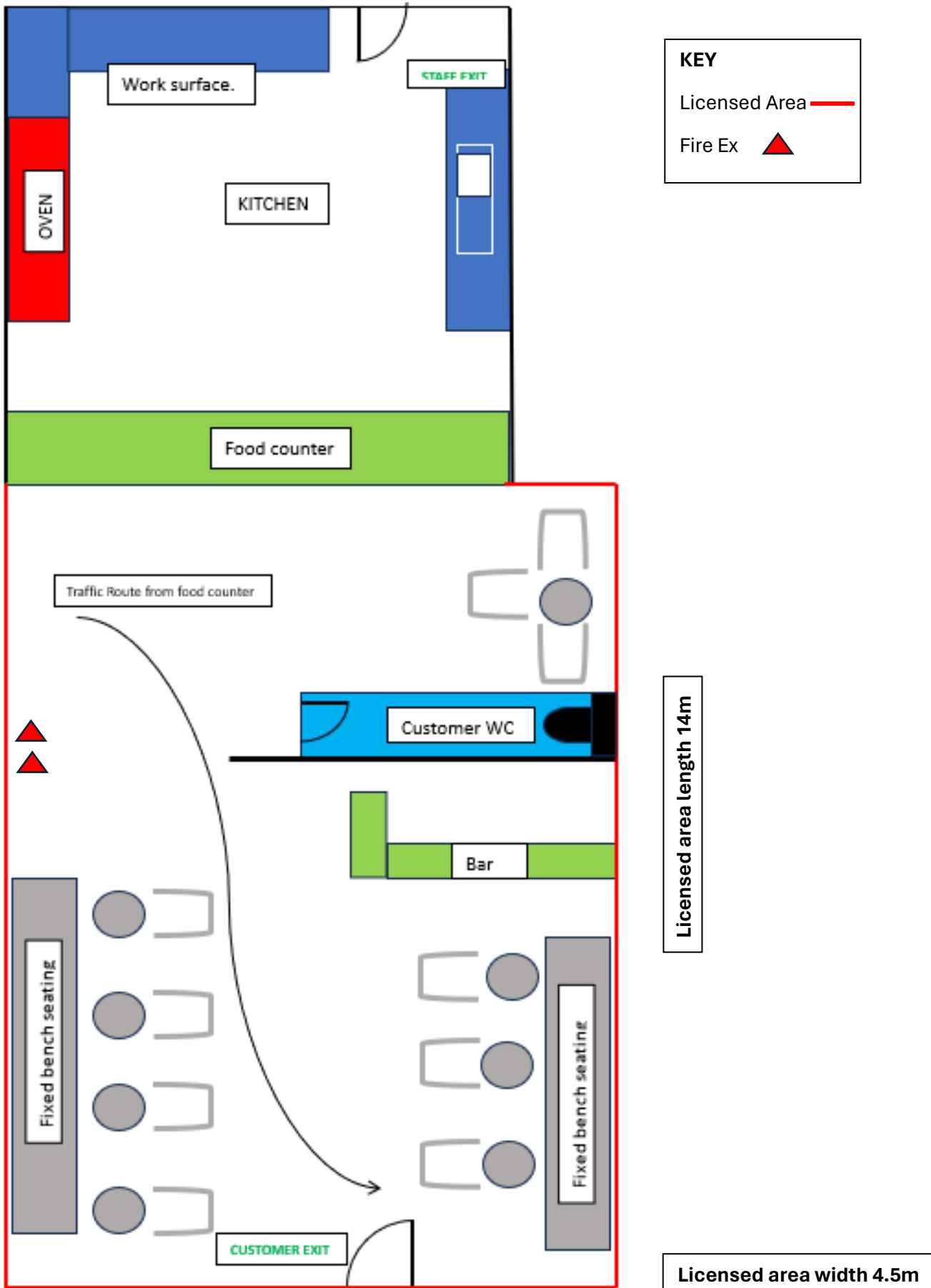
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Bennetts 32 Woodlands Road			
Post town	Ansdeil	Postcode	FY8 4EP
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

2. In terms of specific regulated entertainments please note that:
- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.



From: [REDACTED]
To: [Licensing](#)
Subject: 32 Woodlands Road
Date: 20 April 2024 08:25:15

External Email - Use Caution

this down as it is too close to houses. This is the same as that one. People live upstairs at the back and 2 doors up their houses, so how can you grant a alcohol licence. When they are sitting outside, there is going to be a concerned number of people being loud, using bad language. These people will be quite intoxicated and will not like confrontation. The times of the licence are unacceptable Monday to Thursday 12 till 9

Friday to Sunday 12 till 9.30 , what time will they be leaving 9.30, 10.30 11.00 and there will be a lot of people drunk and being loud, people have kids around that area, people are up early for work. Then you've got the staff coming out when they are finished making noise while they get rid of the bottle and rubbish, they when they leave car engines starting and then they will be talking as well.

Susan Millar

Sent via BT Email App

From: Licensing <licensing@fylde.gov.uk>
Sent: 17 April 2024 08:44:27 BST
To: [REDACTED]
Subject: RE: RE: FW: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Good Morning,

We haven't actioned the new application yet but will be doing so today. Once the new application has been submitted and circulated to the authorities, the application and details will show here on our website -<https://new.fylde.gov.uk/business/licensing/licensing-act-2003/licensing-act-2003-applications/>

At that point you will then be able to make your representation. I have attached the two emails we received from you for the previous application, if you still wish to make a representation, please put all the information together in one email to licensing@fylde.gov.uk

Many thanks,
Sophie

From: [REDACTED]
Sent: Tuesday, April 16, 2024 6:04 PM
To: Licensing <licensing@fylde.gov.uk>
Subject: Re: RE: FW: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

I would like to object to the new licence that has been submitted to you from Bennetts 32 Woodlands Road Ansdell

Sent via BT Email App

From: Licensing <licensing@fylde.gov.uk>
Sent: 16 April 2024 15:09:12 BST
To: [REDACTED]
Subject: RE: FW: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Hi Susan,

Possibly later today or tomorrow. It will be advertised on our website on this page - [Licensing Act 2003 Applications – Fylde Council](#) once we have confirmed the application and accompanying information are correct.

Thanks
Joanne

From: [REDACTED]
Sent: Tuesday, April 16, 2024 2:37 PM
To: Licensing <licensing@fylde.gov.uk>
Subject: Re: FW: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

When will this application be submitted

Sent via BT Email App

From: Licensing <licensing@fylde.gov.uk>
Sent: 16 April 2024 14:26:52 BST
To: Undisclosed recipients,;

Subject: FW: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Good afternoon,

Following on from my previous email, I have been made aware that the applicant is going to submit a new application for a premises licence at this property. Please note that if you wish to make representation (either for or against) you will need to submit it again as representations are not transferred to any subsequent applications.

Thanks
Joanne

From: Licensing <licensing@fylde.gov.uk>
Sent: Tuesday, April 16, 2024 12:23 PM
Subject: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Good afternoon,

I am writing to inform you that the application for a premises licence in respect of Bennetts bakery has been rejected. The licensing hearing which was scheduled to take place on 18th April 2024 at 2.30pm will now be cancelled.

Thanks
Joanne

Chris Hambly

Subject: FW: 32 Woodlands Road

From: >

Sent: Saturday, April 20, 2024 8:24 AM

To: Licensing <licensing@fylde.gov.uk>

Subject: Re: 32 Woodlands Road

External Email - Use Caution

Please add this to my object

You have already turned down a licence for the shop 2 doors up , the reason you turned this down as it too close to houses. This is the same as that one. People live upstairs at the back and 2 doors up their houses, so how can you grant a alcohol licence. When they are sitting outside, there is going to be a concerned number people being loud, using bad language. These people will be quite intoxicated and will not like confrontation. The times of the licence are unacceptable Monday to Thursday 12 till 9

Friday to Sunday 12 till 9.30 , what time will they be leaving 9.30, 10,30 11.00 and there will be a lot of people drunk and being loud, people have kids around that area, people are up early for work. Rhen you've got the staff coming out when they are finished making noise while the get rid of the bottle and rubbish, they when they leave car engines starting and then they will be talking as well.

Susan Millar

Sent via BT Email App

We value your feedback! Help us improve the services you pay for by sharing your thoughts in our resident survey.

[Click here to have your say.](#)

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed on the Internet.

From: [REDACTED]
To: [REDACTED]
Subject: Bennetts 32 woodlands rd Ansdell FY8 4EP
Date: 21 April 2024 21:31:38

External Email - Use Caution

Will the Licensing officers please read this email as I wish to outline the details of this part of woodlands Road and to make them aware of the fact that this is a higher ratio of residential area rather than commercial.

I am the owner of Woodlands Road, next door to Bennett's bakery.

I have lived here 40 years and prior to the last five years ran my business known as Ansdell Artifacts from the front shop.

The shop is now leased to R Coffee shop.

My property is unusual as it is a four bedroomed house directly behind the shop and next to Bennett's bakery.

The house has windows which look directly at the bakery windows at the back. We have a wall between but can see into either property.

The front of the property has two bedrooms with windows, one being a bay window with side windows directly above the shop and this is my bedroom.

The side windows are a tilt open type window which I do have open wide in the summer as the front bay gets sun all evening and this room is very hot. Tilted open they are almost in the fire out if Bennett's!!

I have lived here in harmony with the bakery next door. The bakery was very accommodating in keeping the level of noise low at the back from when they opened at 5.30 am. We were not disturbed by noise from the bakery. It closed every day around 3.30/4 so there had been no evening noise whatsoever.

It is mainly residential area on this part of Woodlands Road as follows:

Next to me at number here is a small aromatherapy shop with a flat above the shop where a lady and her young daughter live and underneath there is a flat with an elderly disabled lady.

Above the bakery there is a single man who works from home and we never hear anything from his flat at all.

Beyond that the chip shop which closes at 6.30 pm and above the chip shop there is a retired couple, the parents of the chip shop owners. There is a gift shop next to this with a single occupant above.

Beyond this is residential - number being in two flats which are both occupied by owners and number down to the Catholic Church are all residential houses with families.

We are all quiet occupants of these properties being mainly residential.

On the other side there is the Fireplace Gallery shop and above that is just kept as storage from the shop. Next to that is Kelly's and above is occupied by the owners who are a couple with their young daughter. Then Salvation hair with no occupant above, then an empty shop which has been boarded up for years with a young lady who has lived there since birth who now has a daughter herself living with her behind and above.

Beyond that is all residential houses down to the Blossoms.

I understand also one of the applicant partners has recently bought one of these properties himself. It has to be noted that you did point this out. I have to point out to you that this has only been bought recently by him.

I now see that the application is including the use of tables and chairs to be set out on the forecourt. I am strongly going to object to this as the application is for a licence for the evening and my bedroom window will be adjacent to those tables on the forecourt. I go to bed very early choosing to watch tv in my bedroom and am usually asleep by 9pm as I attend a gym every morning from 6.30 am. I know that there will be noise from people sitting outside RIGHT OUTSIDE MY BEDROOM WINDOW.

This cannot be allowed as this is a mixed residential area and I cannot be disturbed by this invasion of noise and privacy.

In fact i am livid at this suggestion.

This is not Lytham or St Anne's Square! It is Ansdell and it is a quiet mixed residential area and to be honest i cannot understand how this can even be applied for or even considered

This is my formal objection to the whole application of a liquor license being granted to Bennett's or tables to be allowed outside in the evening and to a restaurant being allowed to serve liquor to 9pm as there is no cut off time where the customers have to leave and it could go on until 11pm.

NO! I totally object to all this,

I have young family stay over when their mother is working nights. This is a home- my home and I am not going to accept the invasion of a restaurant opening next door to my home

I would like all the licensing officers to consider this- do you live in a street - say like Forest Drive?? Well consider this / an application for a liquor license and tables and chairs on your front lawn next to you and people sitting outside eating and drinking and making noise - right next door to your house! I doubt you would allow that.

This is my formal objection

Linda McKay

Chris Hambly

From: linda mckay <[REDACTED]>
Sent: 26 April 2024 18:58
To: Licensing
Subject: Re Bennetts application for a liquor licence and tables and chairs outside on the forecourt.

Categories: Chris

External Email - Use Caution

Further to my recent email objecting to the application for Bennetts liquor license and to allow them to serve on tables and chairs on the forecourt.

This photograph shows you with the cross on the forecourt where the tables and chairs will be and the cross above you will see there is a bay window with the side window which I have open at night and that is my bedroom window.

I have seen on the notice that the licence is for liquor to be served until 9pm Mon-Thursday and that Friday Saturday and Sunday the liquor will be served until 9:30 pm

This means customers could buy drinks at 9:30 and still be drinking at 10:30 outside making noise and smoking. The smoke and the noise will definitely be smelled and heard in my bedroom.

I oppose this as a matter of health as I am asthmatic and I oppose it from the noise that will be generated from people sitting on tables and chairs outside in an evening. I also would like to know who would be policing that the liquor will not be served after 9.30pm

This is a residential 4 bedroomed property next door and the flats above the shops are all occupied by residents.

Most of these residents do not know about this application as you don't write your the residents informing of this and I am sure if they did there would be many more strong objections.

I object to this proposal on the grounds above.

Linda McKay



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Chris Hambly

From: helen marsh [REDACTED]
Sent: 29 April 2024 19:49
To: Licensing
Subject: objection to extended opening hours and alcohol license
Attachments: objections.jpg

Categories: Chris

External Email - Use Caution

I am writing to object to the application to the change in opening hours and alcohol licence at 32 Woodlands rd Ansdell.

Woodlands rd is a lovely quiet local road. During the day the road is thriving with people visiting to go to the bakery (as it is now) Kellys newsagents , coffee shop, chip shop, co-op and hairdressers . It is a very traditional street which is why it is loved by so many and was voted one of the happiest places to live in Lancashire. At night the road is quiet allowing local residents to relax .

Bennetts are proposing that the primary purpose will remain a bakery serving food . The bakery currently closes at 2.30 after this time the street starts to wind down for the evening. What food is the bakery planning on serving until 9.30pm ? The rule of thumb proposed by M squared says it would need to be 80% bakery to maintain its primary purpose . As opening until 9.30pm will more than double the opening hours would that involve either selling a lot more food (if so what food) or are we to believe that during the increased opening hours they intend to serve mainly alcohol and yet expect this to take up only 20% of their daily sales. How will the council monitor the primary purpose?

Noise is a huge concern with this application especially when they want to increase their opening hours and serve alcohol late into the evenings 7 days a week. This would give residents no peace and quiet any night of the week . The majority of the locals of the area are elderly or quiet families that value the peace and quiet that Ansdell gives. The noise of people coming out of a licensed premises late at night at this, very residential, end of Woodlands road and walking past their houses would spoil this. When talking to people that live in the immediate vicinity, I was told they sometimes can already be disturbed by people leaving 'The Institute' late in the evenings.

The applications to allow seating for evening alcoholic drinking and eating on a road like Woodlands road would be catastrophic for residents. It is pointless Bennetts saying they will ask people to leave quietly when they are sitting outside eating and drinking throughout the night. Residents want to be able to enjoy the peace and quiet that they enjoy now not the noise associated with street eating and drinking. This would be even worse in the warmer months when people have their windows open. There is also the problem of smoking outside the premises. People sitting outside with food and drinking

alcohol may also want to sit and smoke. Even if outside seating is not permitted as smoking is illegal inside there will inevitably be people that will stand and smoke outside on the pavement, very unpleasant for immediate residents, anyone walking past and not an attractive sight to be seen on the street. The coffee shop next-door has seating outside but this does not open in the evenings and therefore causes no problems to residents and generally attracts family groups, often with small children. It is the thin edge of the wedge allowing street drinking in the evenings on such a residential road. Normalising the sight of people sitting drinking alcohol from midday and into the evenings in the middle of a residential area is something I do not feel should not be accepted. This could encourage street drinkers that have bought their alcohol elsewhere to gather on the benches along the street which could lead to the sad decline of the road like that seen in so many small towns that have lost their traditional values. Up and down the country we see what were once traditional streets now lined with street drinkers, beggars and the homeless - Please do not let this happen here. Woodlands road, especially the end in question, is a quiet residential road in the evening and the thought of it being turned into an area to attract 'nightlife' does not go down well with many residents as that is not why they chose to live in Ansdell and feel that Lytham is a more suitable place for such a business venture.

It is not just evenings that are a concern, the application is to serve alcohol from as early as midday on a school day! School children often walk along the road after school or on weekends to get sweets from Kellys or the co-op and I feel that it would not be acceptable for them to be forced to be walking past people sitting outside of or coming out of a licensed premises. This lovely local street could be ruined by such a business encouraging drinking through the day. Many elderly residents of the area enjoy chatting after buying a newspaper from Kellys or just when they meet up when strolling along the road and I fear that such an establishment could lead to such locals not feeling as safe to do so or make them feel uncomfortable.

There are already two pubs nearby, 'the Blossoms' at the end of the road and 'the Fairhaven' just off Clifton drive the other end. These pubs already provide a place for people to go that wish to have an alcoholic drink and sit out in the evenings to socialise. Both have car parks and are generally accessed from the main roads rather than by driving down Woodlands rd. The area outside 32 Woodlands rd has bay parking with space for approx. 8 cars with 1 hour limit until 6pm. The rest of the road is used by residents and is very limited, residents already can find parking tricky with the limited spaces available. There would be inadequate parking facilities for this late-night establishment on the road. There would also be added cars driving down the road late at night 7 nights a week. Serving alcohol until 9.30 would mean cars and noise up to 10.30 in the evenings.

For the flat upstairs [REDACTED] a license to serve alcohol would be hugely detrimental to the wellbeing of the resident, my Son. Tristan is a very quiet young man that moved to the flat

as it was in a quiet area and the bakery closing at 2.30 ensured quiet evenings. Tristan works from home and during the day you can hear peoples' voices and laughter from the bakery below which is acceptable ; What would not be acceptable would be the noise of music and the noise associated with people gathering going on through the day until 10pm in the evenings 7 days a week .With seating outside there would be no way of stopping the noise from customers and ,with or without outside seating , the stench of their toxic smoke from entering the flat above . This would mean disturbance throughout his working day and through his evenings. The new tenant has introduced himself to Tristan and during that time he talked about wanting to knock through in the shop below which Tristan was fine with as he implied it would still be a bakery with no mention of the proposed extended hours. If alterations are made to the shop and the, now proposed, licence and extended opening hours approved part of the bar area could also be underneath the bedroom ! Once the bar is closed there would be the noise of the bar being cleaned down and glasses washed. The washing area would be at the back under his bedroom meaning noise could go on till as late as 11pm . Allowing this licence would mean that he would go from having peace and quiet underneath his lounge and bedroom to having a noisy bar and kitchen underneath his bedroom which is completely unacceptable .The noises from the bakery below can start as early as 4.30am with machines that make the bakery items and the voices of those that are making them clearly heard in Tristans bedroom . As the bakery was there when Tristan moved in it is something that he accepts but additional late-night noises would be intolerable as he would have no peace and quiet in which to relax and sleep. Bennetts have proposed altering the ceiling of the shop in an attempt to prevent noise but would this in reality stop any noise coming through to the flat above? Would they also be soundproofing the kitchen area which is under the bedroom of the flat above ?

This area of Woodlands road is not the right setting for a late night establishment such as the one being proposed . This quiet traditional street would be spoilt by allowing this unnecessary proposed change to go ahead. Such a late licence could mean groups of people hanging around late at night unsettling and disturbing the local residents. I can not think of any reason to approve the extended opening hours and alcohol license at 32 as it would bring nothing positive to the area and could ruin the lovely , quiet traditional feel. I am not the only person the feel this way and have spoken to many residents that live in the immediate vicinity. The main worries were that of noise and of spoiling the feel of the traditional street that is held dearly to many. I collected some names of people that were unhappy about the proposed changed and have attached a copy .

Yours Sincerely

Helen Marsh



Objection to longer opening
hours and alcohol licence
32 Woodlands Rd.

Name	Address	Signature
TRISTAN MCGURK H. MARSH B. Norris A. Perkins S. Amner T. [unclear] Ben [unclear]	[REDACTED]	[REDACTED]

Chris Hambly

From: helen marsh <[REDACTED]>
Sent: 11 May 2024 09:43
To: Licensing
Subject: 32 woodlands rd

Categories: Chris

External Email - Use Caution

Dear Sir/madam ,
Re- Bennetts 32 woodlands rd application

Following on from my original objection ,I would also like to raise concerns that the bakery will be loosing a lot of its current display /serving areas for its fresh, take-away produce . Along the side of the shop floor where it is proposed will be fixed seating, the shop now displays its cakes and freshly made breads. There is also a large serving area for pies and freshly made sandwiches and food to go . Looking at the proposed new shop lay out supplied by M squared there will be a significant reduction in food counter/display area. With such a reduction will it be possible for the shop to retain its primary use as a bakery with bakery sales being approx 80% of total sales?

Yours Sincerely
Helen Marsh

Sent from [Outlook](#)

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

Dear Fylde Council Licensing Department,

I would like to object to the premises license application by Bennett's at 32 Woodlands road FY8 4EP.

This new application is proposing changing their opening hours, serving alcohol on the premises, and adding outdoor seating at the front of the property.

The location of the premises is on the main high street of the beautiful, peaceful village of Ansdell.

Ansdell was voted the happiest town on the Fylde Coast in 2024. This village is known for its close knit community and traditional values.

The village is very quiet and safe. Most businesses close by 6pm or earlier and the bustle of the day gives way to very calm evenings. The current opening hours of Bennett's specifically, see it close at 2:30pm. So the proposal to close at 9:30pm is a huge change.

Bennett's makes a lot of trade currently as a bakery, with lots of people arriving for breakfast and lunch. The community knows Bennett's as a great place to get baked goods during the day. People are more than happy to turn up during the current opening hours to get their hands on one of the legendary Bennett's sausage rolls (they are genuinely a well known thing in the local community).

Changing the opening times would result in more people congregating outside, as well as more vehicles driving through in the evening. This would be a nuisance to locals, as it would increase the noise levels, both from people and vehicles. A late-opening alcohol-serving venue does not align with the spirit of the people of Ansdell and would not be a welcome addition to our neighbourhood. We greatly value the quiet evenings.

This amended application also now proposes outdoor seating at the front of the property. This would greatly increase noise pollution in the evenings compared to indoor seating.

Bringing more vehicles to the area in the evening may also cause a problem if visitors overflow the parking bays and park on the residential streets.

Serving alcohol would cause a decrease in the feeling of safety in the very family friendly neighbourhood, as the venue would attract a type of clientele that is not usual for Ansdell. It would be a detriment to the village to have people drinking and then walking through our village. This could lead to increased levels of disorder and even crime. We are very fortunate to not have to deal with crime here in Ansdell.

Woodlands road is a popular street in the daytime for people of all ages. Children very frequently visit Kelly's Newsagent at number 33 for a pick n mix and Ansdell Fisheries at number 30 for a bubble tea. Having a bar serving alcohol from 1pm on school days doesn't mix well with the family feel of the neighbourhood.

There are already pubs relatively close by, but they work well, as they have their own dedicated car parking, and are accessible from main roads. For people to visit those venues, they do not

need to come through Ansdell proper, and are kept in the busier streets.

I've spoken to many of the residents of Ansdell and many people are opposed to the application. However multiple people said that they wouldn't want to formally object, as they know the owner and wouldn't want to create personal tension. As people mentioned knowing the owner for a long time, I suspect these people aren't aware that Bennett's is now under new ownership

The above points are all in reference to how the changes would impact our community. I would also like to speak of how this will impact me as an individual. I am the person who lives at [REDACTED] which is the flat above Bennett's.

It is reasonable to assume that whether there would be some degree of constant noise from the venue, with visitors talking. During the day, I can hear noise from the bakery and even the visitors sitting outside R coffee next door, but this is fine because the evenings are still quiet. The much later opening hours would be disruptive to me, as I chose to live here with the understanding that the business hours were 8-2:30, and that the business was solely a bakery.

Staying open until 9:30pm would disrupt my evenings, which is my time to relax after work.

I've met the new owners of Bennett's and they seem to be very reasonable people. I genuinely wish them the best in their business endeavours. I just don't believe that this proposal is appropriate for the location.

I thank you for considering my rejection of the license application,

Mr. Tristan McGuire

From: [REDACTED]
To: [Licensing](mailto:licensing@fylde.gov.uk)
Subject: Re: Objection to license application
Date: 08 May 2024 09:42:40

External Email - Use Caution

Yes that's correct, thanks.

Tristan

On Wed, 8 May 2024 at 9:30 am, Licensing <licensing@fylde.gov.uk> wrote:

Thanks Tristan, may I just confirm your address is [REDACTED]

Chris

From: Tristan McGuire [REDACTED]
Sent: Tuesday, May 7, 2024 7:30 PM
To: Licensing <licensing@fylde.gov.uk>
Subject: Objection to license application

Attached is my objection to the license application by Bennett's at 32 woodlands road.

Thank you.

Tristan McGuire



This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

Licensing

Licensing Application Bennett of Ansdell Ltd 32 Woodlands Road Ansdell

I am the landlord of the premises 32 and [REDACTED] Woodlands Road Ansdell. I live in Northumberland at [REDACTED] and whilst I am not resident in Ansdell, I believe that I have a sufficient locus standi to make representations by way of objection to the application. I own the bakery and the flat above, which are part of my business interests in a number of properties that I own in Lytham St Annes. I note that there was a new policy on licensing implemented on 18th March 2024. I shall be obliged if you will show this letter to the licensing committee.

1. Flat [REDACTED] Woodlands Road has been occupied by a tenant for 3 years. It is obvious that the change of the use of the bakery and shop will result in increased noise not only from the proposed licensed area edged red on the submitted plan but also from the actual user of the interior of the premises which is proposed to be used as an additional seating area referred on the plan as Bakehouse and kitchen area. This is brought about by the anomaly that the unlicensed part of the premises can be utilised for the consumption of alcohol from the bar purchased in the licensed part. The change in the Use Classes for covid amalgamated multiple separate uses into Use Class E. This means that not only will the lounge above the shop be affected but potentially the kitchen and bedroom in the flat above the bakery i.e. the whole flat. My tenant works from home and the proposed change will have a devastating effect on not only his personal life but also the conduct of his business. Why should my tenant have to leave a place where he is happy and why should I lose a good tenant for the sake of two so-called entrepreneurs whose sole aim is to capitalise on the sale of alcohol in a totally unsuitable location?

2. The resulting nuisance will also affect the residents of the nearby properties as there are numerous adjacent residences at the side and rear. The immediate vicinity has always been a quiet mixed residential and shopping area with none of the businesses open after around 6pm, with the previous exception of the newsagents on the other side of the road. It is proposed to open from 12 noon until 9.00pm on Sundays with the noise of the kitchens and service of meals and alcohol. This has never been the case since the bakery and shop was established over 100 years ago as it has always been a bakery and has never opened on Sundays.

3. The application also refers to an area of 40 sq.m inside the premises. If the area outside is 10sq.m then the area inside, within the land edged red, is certainly no more than 20 sq.m. It means that part or all of the area Bakehouse/kitchen is proposed to be used as seating. Again, how can this be compatible with a bakery and a kitchen? I'm still awaiting plans of the proposed alterations which I requested from the applicants in March, when I found out by chance of their proposals.

4. There is concern that there will be very little baking being carried on. When I visited the premises following the previous rejected application the main baking bench had been removed and I understand that the large outside freezer has been dismantled and removed. These items were integral to the last tenant's use for the bakery and it may well be that he removed them as they belonged to him. If this is correct then the statement made by the applicant in the previous application that the freezer and sheds are operationally integral to the bakery doesn't stand up. An email dated 12th March from Joanne in Licensing to Linda McKay, my next door neighbour, has been shown to me and is unequivocal in that the applicant itself states this. Regrettably, an application such as this is frequently the thin end of the wedge, when the real motivation is to turn the premises into a mainly drinking establishment. Why else have the core bakery items been removed? The application form states that it will be mainly a food led establishment. There is a thriving takeaway and retail trade for the bakery products but if there is

no baking, what are the arrangements for meals or other provision of the ancillary food? I am aware that a condition will be imposed not to use the area outside at the back for the serving of alcohol but it may well be used as a seating area after the consumption of alcohol inside, in accordance with Use Class E. It is always open to a licence holder to have a condition removed. Exactly what food is to be provided as ancillary to the serving of alcohol? As landlord I have asked this question but have yet to receive a reply. I appreciate that the covenants in the lease are of no concern to the committee but the tenant made no effort to contact me to inform me of the application, as I had assumed that the premises would continue to be used as a bakery. Concomitant to this, is that the tenant is required to obtain consent to make alterations to the premises; the installation of CCTV, removal of walls and the installation of a toilet and this has not even been broached with me.

5. Use Class E states Use, or part use, for all or any of the following purposes :-

[whilst ambiguous] (b) states *“for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises”*. It remains to be seen whether the consumption of the food and drink will be mostly undertaken on the premises, as the present business is entirely a takeaway of hot and cold food, thus any element of a bakery ceases in the morning (there was no sign of any baking at 10am when I visited on a Tuesday morning). How can a small bar and a serving counter be used at the same time? With tables and chairs in the shop from 12 noon every day, the sale and consumption of alcohol and the ceasing of any baking early in the day, these uses are incompatible.

6. The application states that it is a much needed community hub. This is obviously from a template used by corporate applicants. The bakery is the only one in Ansdell and has been for 40 years. A sandwich takeaway and bread and cake shop is far more valuable to the community than another alcohol establishment. There are already several; notably The Fairhaven, the Blossoms, Ansdell Institute and Social club and the Institute café, 61 Woodlands Road, with other applications awaited. The Prickly Pear has been opened on the bridge. The application is portrayed as providing a community hub. It is not a community hub at present. If the addition of a tapas bar/café/restaurant or whatever selling alcohol constitutes a community hub, then the premises above mentioned are all community hubs with far more facilities. How many community hubs does Ansdell need?

7. The notice of the application on the door of the shop was not there when I took a photograph on 12th March. Despite the application being made on 22nd February; there was merely a notice of the temporary closing of the shop on Saturdays and *“exciting improvements”*. As the notice was posted on the door of the shop, it only came to the attention of customers and not the general public and as such was an inadequate notice to the public. This is clearly illustrated by the fact that the tenant of the flat above had no idea that an application for an alcohol licence had been made. This previous notice was designed to shorten the time for objections. It was dated 1st March and displayed no earlier than 13th March when I took the photo, reducing the time for objections to 16 days as 12 days of the 28 day mandatory requirement occurred after the closing date for objections. I understand that the present notice has also been displayed on the door of the shop only. This, together with the lack of the requisite notice in the local newspaper, illustrates with the best interpretation incompetence but with unacceptable consequences for any objections.

8. Fylde’s vision statement (*“the statement”*). Page 3. This area of Woodlands Road is primarily residential and unsuitable for such a disruptive use of the premises. There are already drinking

establishments in Woodlands Road and nearby, the locations of which are far more appropriate and suitable.

9. Public Health drinking. See Page 6 of the statement.

10 Human Rights Act. Articles 8 & 17. On behalf of my tenant in particular and the adjoining residents in general, there are legitimate concerns and strong objections. There will be a serious breach of my tenant's right to a quiet enjoyment of his home. He has been a tenant for 3 years and intends to remain there for the foreseeable future. There will be noise and nuisance 7 days a week if the application is granted. The nearby neighbours will be similarly affected.

11. It is my belief that the primary purpose of the application is the sale of alcohol. I visited the premises on 12th March and there were hardly any bakery fittings or machines left there. The previous tenant was a full time baker who has just retired, hence the new tenants. The large baking bench and large machine had been removed, the outside freezer has gone and there was no evidence of any baking taking place at 10am that morning and presumably that applies to any morning. There was only one gentleman present stirring a large pot in the corner of the now virtually empty bakery. One of the applicants informed me that it was intended to put tables and chairs there, which confirms the intention to use the bakery as a restaurant/café. Despite requests for information as to what baking was intended, the tenants have refused to reply. Neither of the directors of the applicant company appear to have any connection whatsoever with baking or a bakery. They both have other jobs. I only found out about the application from a neighbour as I live in Northumberland. The change in use classes intended to be a temporary measure during covid has had serious unintended consequences; the fact that no planning permission is required means that no notices have to be served and the tenants and the tenants have failed to let me know any of their intentions regarding the alterations to the premises that they inevitably will have to make. The premises have been a bakery for over 100 years and can now be changed into a licensed restaurant without planning permission. The tenants were enquiring locally about a shop opposite the bakery some time last year. The disingenuous contention to support their proposed use of the premises *"for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises."* Is extremely dubious as the other premises are an empty shell that have been used for numerous purposes over the last 70 years; this would have been a similar establishment to that of the pub near the station on the other side of the bridge on the opposite side of Woodlands Road. A great deal of expense would have been needed to convert the shop into a pub, let alone a restaurant/café with kitchens. The shop is busy selling take away food at present and to convert this to use the shop and bakery *"where consumption of that food and drink is mostly undertaken on the premises"* is a completely different proposition to the present where there is no food or drink consumed on the premises. Again, despite requests, no information has been forthcoming on the bakery and who and where the products are being produced. The word *mostly* implies that there will be little takeaway business, whereas at present this constitutes 100% of the business, the application being a complete change in the concept and customers. The original proposition, however, for the sale of alcohol I would suggest, is the underlying reason for this radical change.

Neville Dickinson

██

11th May 2024

Sophie Eastham

From: Mick Jones [REDACTED]
Sent: 25 April 2024 11:43
To: Licensing
Subject: Re: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Categories: Sophie

External Email - Use Caution

Understood Joanne thank you.
Please find my representation below in response.
Please let me know if any issues.

Kind regards,
Mick.

My name is Mick Jones and I live in Fylde, on Commonside in Ansdell village, next to the Library at number [REDACTED]

I have lived in Ansdell for nearly 20 years and would consider the area to be generally peaceful, safe and low in crime and disorder.

I am aware that an old friend of mine, Tim Sayers, has recently purchased Bennett's Bakery on Woodlands Road and is going through an application with FBC to obtain an alcohol license for the premises.

Woodlands road runs north/south through the heart of the village and is busy during the day and early evening due to the presence of other businesses, licensed premises and take aways.

Bennett's Bakery is so close to where I live with my young family that we can see it from the back of our house, so I was understandably keen to find out more information.

On speaking to Tim at length he tells me the plan is to move the (still operational) bakery part further back into the premises to allow the front section to then be used as a 'micro brewery/pub' aspiring to replicate The Taps in Lytham on a much smaller scale with shorter opening hours to provide an afternoon/early evening relaxed, quality, drinking experience for the local community.

Having known Tim and his family for many years I am confident this will be a professional business, sensitive to its surroundings and unlikely to create a significant nuisance or any kind of significant detriment to the areas low crime and disorder due to its target audience and the existence of more attractive, alternative options within short walking distance for the type of clientele the establishment will be trying hard to avoid.

I was reassured by hearing Tim's proposal and knowing him as I do, aware of his previous successful projects and his professional approach to such ventures, I am happy to support his application for the sale of alcohol with an early evening closing time of 9pm weekdays and 9.30pm on Fridays and Saturdays.

I know Tim will receptive to community and relevant partner feedback going forwards in order to create the right balance for the effective operation of this business within the village, complementing and supporting the other, already established, neighbouring businesses.

Kind regards,
Mick.

Sent from my iPhone

On 16 Apr 2024, at 14:27, Licensing <licensing@fylde.gov.uk> wrote:

Good afternoon,

Following on from my previous email, I have been made aware that the applicant is going to submit a new application for a premises licence at this property. Please note that if you wish to make representation (either for or against) you will need to submit it again as representations are not transferred to any subsequent applications.

Thanks

Joanne

From: Licensing <licensing@fylde.gov.uk>
Sent: Tuesday, April 16, 2024 12:23 PM
Subject: Licensing hearing cancelled - Bennetts Bakery, 62 Woodlands Road, Ansdell

Good afternoon,

I am writing to inform you that the application for a premises licence in respect of Bennetts bakery has been rejected. The licensing hearing which was scheduled to take place on 18th April 2024 at 2.30pm will now be cancelled.

Thanks

Joanne

Licensing



Receive the latest news
and event information

p:
e: licensing11@fylde.gov.uk



Chris Hambly

From: [REDACTED]
Sent: 01 May 2024 11:39
To: Licensing
Subject: Ref; Bennetts 32 Woodlands Rd

External Email - Use Caution

To Whom it May Concern,

Regarding the proposal of a new Bakery and Bar at the above address.

It's something that Ansdell has been missing and I'm excited about the proposal. Something of quality combining good food and quality drinks in stylish surroundings for a more mature and cultured clientele . I don't believe parking an issue, it's not a big place and it's a place people will be walking to the venue anyway, a locals watering hole. In terms of noise and nuisance it closes early and as I said it will be more well heeled customers not rowdy youngsters due to the products it will sell and its style. For years friends have said wouldn't it be great if Ansdell had a place like this, an independent seller of good food and alcohol rather than the 2 national chains that are currently there offering a below par experience in my humble opinion. People would rather stay local than head to Lytham.

My current address is [REDACTED]

Many thanks,

Clive Holland
Managing Director

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Chris Hambly

From: Stephen Senior [REDACTED]
Sent: 01 May 2024 12:05
To: Licensing
Subject: Bennett's 32 Woodlands road Ansdell

Categories: Chris

External Email - Use Caution

Regarding the proposal of a new Bakery / Bar at the above address, I personally feel it would be a great addition to the Ansdell area and also Lytham and St Anne's as well. In my opinion I feel it would bring a good type of clientele with the products they will be serving. As Bennett's was a popular place I don't think there will be an issue with parking as it has always had vehicles anyway. The closing times of this new venture are reasonable and I'm confident there wouldn't be a problem with rowdy clients leaving the premises with the type of clients I'm sure they will bring to this new establishment.

Kind regards Stephen Senior
[REDACTED]

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Chris Hambly

From: David Byrne [REDACTED]
Sent: 01 May 2024 13:56
To: Licensing
Subject: Ref. Bennetts 32 Woodlands Road

Importance: High

Categories: Chris

External Email - Use Caution

You don't often get email from david.byrne@creativesportleisure.co.uk. [Learn why this is important](#)

I am writing in full support of the licence application for Bennetts 32 Woodlands Road.

As a local resident, and from speaking to neighbours, we are extremely positive and enthusiastic about the potential of Bennetts Bakery being granted permission to serve craft ales/wines and a small extended menu of an evening.

I feel the applicants have taken into account local residents by not applying for a late licence, and from my understanding do not wish Bennetts to become a 'Lytham bar', but more a hub of the community which provides a place for people meet and catch up whilst enjoying a couple of drinks. I believe Bennetts will only be serving craft ales and wines, and not traditional pub lager, which again promotes the fact the applicants do not wish Bennetts to become a local 'bar' and have been thoughtful about wishes and the needs of local residents. As demonstrated in Lytham and St. Annes, small craft ale bars serving accompanying wine attract a mature clientele and cause little to no disruption to local residents. Craft ale bars also tend to be more expensive than bars/pubs, again this attracts those who wish to enjoy a couple of drinks and not excessively consume cheaper lagers.

I don't feel there will be any negatively impact upon traffic, Bennetts is already a busy shop and I feel the vast majority of clientele would walk rather than drive.

Like ourselves, many residents walk into Ansdell to use the local shops, and as dog owners we regularly finish our beach walks with a drink at the Fairhaven or Blossoms, we'd much prefer the option of a small establishment offering craft ales and wines.

Ansdell is a thriving community and we feel this will only enhance the local area.

Kind regards

David Byrne
[REDACTED]

David Byrne
CSL Learning & Development Tutor

Chris Hambly

From: Alan Clitherow [REDACTED]
Sent: 01 May 2024 14:54
To: Licensing
Subject: Bennett's woodlands rd Ansdell

Categories: Chris

External Email - Use Caution

[REDACTED]

Please find details again of my support as a local resident for the license application for Bennetts 32 Woodlands Road.

I have lived in Ansdell for over 20 years and I find the prospect of a bakery that will sell artisan goods alongside craft beer very exciting and support this wholeheartedly as do my neighbours and other mature residents we have got to know since moving here.

This will be a great place for Ansdell residents to meet and get together in a more "grown up" setting so I wouldn't envision any issues with any kind of negative public order behaviour.

There is plenty of parking but like myself, my neighbours and other Ansdell residents it would be an ideal location to walk to as is so central.

Let's get Ansdell up to date and in line with other Lancashire villages and provide what the local community wants and will undoubtedly benefit from.

Best Regards
Alan Clitherow

[REDACTED]
Sent from my iPhone

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Chris Hambly

From: Frazer McAlister [REDACTED]
Sent: 01 May 2024 14:35
To: Licensing
Subject: re Bennetts 32 Woodlands Road

Categories: Chris

External Email - Use Caution

Good Afternoon

I am writing in full support of the license application for Bennetts 32 Woodlands Road. As a local resident I am very excited about the proposal for a new bakery that serves craft beer in the village. I am part of the local community and live just around the corner from Bennetts on Commons side. We have young children that attend the local primary school and we have many friends that are residents of Ansdell. Since we moved here in 2021 I have lost count of how many conversations we have had with friends and parents of the school that were about needing a local place selling craft beer on the high street, similar to ones you see in other small towns and villages.

Most residents like us leave the village to seek out places to eat and drink in neighbouring towns and whilst this is positive having somewhere in Ansdell will increase money spent in the village not only at this venue but at the other local shops.

Communities thrive when there are places to gather and socialise. The higher price point of craft beer means lower levels of consumption and the opening hours suggested are very reasonable. This will be a place for families and well mannered clientele just looking to enjoy a few drinks close to home in the early evening, so public disorder is not likely to follow. The location is perfectly situated with designated parking already in place outside the bakery and it is not near any parks or schools, so there is no reason that the welfare of children would be compromised in any way. The increase in car traffic will be negligible, this will likely be a place that local residents will walk to. Bus and train links are good in Ansdell.

Many Thanks

Frazer McAlister [REDACTED]

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From: [REDACTED]
To: [Licensing](#)
Subject: Bennett bakery licensing application
Date: 02 May 2024 07:28:42

External Email - Use Caution

Please accept this as a supporting document to the current licensing application for Bennets in Ansdell. We feel that this will be a great asset to the area and we should encourage this sort of investment.

We propose:

- That this will not have any impact on crime and disorder, in fact it should help in this regard having a more active frontage with longer opening hours.
- That due to a more active frontage and presence on the high street this will help with public safety.
- We do not feel that there will be any element of public nuisance due to the management of the premises put in place.
- The property is not in close proximity to any schools, and cannot see any reason that this would affect the protection of children.

Overall this application should be supported and encouraged to assist with the ongoing regeneration of the area.

My home address is

[REDACTED]

Kind Regards,

Joel Firth
Director

[REDACTED]

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Thank you for your understanding.

From: [REDACTED]
To: [Licensing](#)
Subject: Supporting Bennetts - 32 Woodlands Road, Ansdell
Date: 02 May 2024 08:57:30

External Email - Use Caution

Good Morning!

We are excited to hear that Bennetts have applied to become a licensed premises. Over the last 12 months it has been fantastic to see investment in Ansdell and it's refreshing to know that local business want to invest in the area. Bennetts has always been a popular and busy bakery so we don't foresee problems with parking being an issue and it is likely that local residents will be the primary customers who will most likely walk anyway. The proposed hours are reasonable and given the type of clientele it will encourage, we wouldn't expect there to be any issues with anti social behaviour. Ansdell has a great community of people and we can only see the increase in this type of business to be a positive step!

Kind Regards

Mr and Mrs A Butterfield -

[REDACTED]

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Chris Hambly

From: simon leaver <[REDACTED]>
Sent: 06 May 2024 12:37
To: Licensing
Subject: Bennett's, 32 Woodlands Road

Follow Up Flag: Follow up
Flag Status: Completed

External Email - Use Caution

To whom it may concern

I am led to believe that the above premises has re-applied for their licence and so I am therefore submitting a note of support in advance of their hearing.

Regarding the proposal of a new Bakery / Bar at the above address, I feel it would be a great addition to the continuing development of Woodlands Road and the Ansdell area.

In my opinion I feel it would bring a good type of clientele with the products they will be serving. As Bennet's was a popular place I don't think there will be an issue with parking as it has always had a steady stream of customer vehicles anyway.

The operating hours of this new venture are reasonable and I'm confident there wouldn't be a problem antisocial behaviour on leaving the premises with the type of clients I'm sure they will bring to this new establishment.

The new Craft and Common establishment at the opposite end of Woodlands Road operates in a similar manner and as a local resident it has only brought a positive impact.

Having a vibrant service economy with nighttime elements is an excellent and cost effective method of reducing antisocial behaviour which often thrives in areas that are not populated or staffed with committed, well invested businesses

Kind regards

Simon Leaver
[REDACTED]

Sent from [Outlook](#)

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Chris Hambly

From: Mike Brodie <[REDACTED]>
Sent: 06 May 2024 06:49
To: Licensing
Subject: Ref Bennetts 32 Woodlands Road Ansdell

External Email - Use Caution

Regarding the proposal of a new Bakery / Bar at the above address, I feel that it would be great addition to the Ansdell area and community. It would give local residents a very much needed option of a friendly and welcoming meeting point to socialise and chat quietly together while enjoying high quality drinks and other local offerings without being surrounded by loud tv screens showing sport. This bar will also bring others from outside the area, arriving by foot or by the many transport links, which will also bring their custom to other local businesses and therefore benefiting the area as a whole. Small bars in St Annes, Blackpool and Lytham have been excellent additions to neighborhoods and set a good example to young people in how to socialise in a well behaved and polite manner.

Kind regards
Michael Brodie
[REDACTED]
Ansdell
FY8 4EX

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Chris Hambly

From: Aaron Hickton <[REDACTED]>
Sent: 12 May 2024 12:22
To: Licensing
Subject: Bennetts, 32 woodland road
Categories: Chris

External Email - Use Caution

Good afternoon

Ive recently been made aware of a new venture that might be happening at 32 woodlands road

What an amazing new venture that will bring a much needed social space for us here in Ansdell- since I moved here 4 years ago ive been waiting for something like this to open.

The location is great, the parking I don't think would be an issue, as the road is much quieter at these times- similar to the CO-OP which is just a little further down the road, the clientele will be very supportive in the further prevention of crime and disorder in this area as it'll keep the road more alive in the darker nights. The opening hours are perfect, closing at a reasonable hour not to disturb the surrounding neighbours

From a very excited resident

Aaron Hickton – [REDACTED]

Aaron Hickton

Retail Marketing & Visual Merchandising Manager

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Company Registration Number - 809688, Place of Registration - Windermere, Registered office address - Alexandra Buildings, VAT No. GB 153 541 873

Chris Hambly

From: Neil Henshaw <[REDACTED]>
Sent: 12 May 2024 15:02
To: Licensing
Subject: Bennett's, 32Woodlands Road, Ansdell
Categories: Chris

External Email - Use Caution

Good afternoon,

I am writing to express my enthusiastic support for the proposed opening of a Bakery / Bar at the above address.

As a parent living in this local community, I understand the importance of having spaces where we can come together, relax, and connect with our neighbours. The idea of a bakery / bar serving as a social hub will offer us a chance to not only unwind but also to build stronger relationships within our local community. I believe that this would contribute to the prevention of crime and disorder in our town. Research has shown that vibrant social spaces often act as natural gathering points, fostering a sense of community and social connectivity. By providing a safe and welcoming environment for residents to socialise and unwind would help deter antisocial behaviour and promote positive interactions in the community.

It is reassuring that this business will operate with restricted opening hours, ensuring that it remains respectful of our community's needs. This means we can spend quality time with friends without worrying about late nights or excessive noise disruption. There are already establishments in the Ansdell area that open far later than these proposed times.

By supporting the opening of this venture, we're not just welcoming a new business into our town – we're investing in the well-being of our community and laying the foundation for stronger social connections that will benefit us all, young and old alike.

I truly believe that embracing initiatives like this is key to creating a thriving, close-knit community where families can flourish. So, let's come together and show our support for this exciting venture!

Thanks for taking the time to read this, and I look forward to hearing a positive outcome.

Warm regards,

Mr Neil Henshaw

[REDACTED]
[REDACTED]
[REDACTED]

Chris Hambly

From: lucy fewings [REDACTED] >
Sent: 11 May 2024 23:05
To: Licensing
Subject: Bennett's 32 Woodlands Road
Categories: Chris

External Email - Use Caution

You don't often get email from [REDACTED]

I am writing in favour of the proposed alcohol licence for Bennett's.

Myself and my partner would thoroughly enjoy the option to enjoy a glass of wine/craft beer in a relaxed environment that is within walking distance to where we live. I believe there would be very little impact on traffic/parking/ as most customers would be in walking distance and those that do drive would be able to access the parking along woodlands road with ease of an evening.

I believe this would be a really lovely addition to our local community and a somewhere many people would choose to socialise respectfully as it would provide a calm and civilised space away from the hustle and bustle of life and busier towns/nightlife.

Our children attend the local primary school and secondary school and we often walk through Ansdell after school hours and would enjoy calling into the bakery as a family to sit and recharge after the school day.

This is an exciting time for the Ansdell community and would be another positive addition to the wonderful village we live in.

Lucy Fewings
[REDACTED]

Sent from [Outlook for iOS](#)

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Chris Hambly

From: Michael Cropper <[REDACTED]>
Sent: 13 May 2024 10:01
To: Licensing
Subject: 32 Woodlands Road, Ansdell, FY8 4EP

External Email - Use Caution

Good Morning,

I understand that there is a proposal for a new development at Bennett's Bakery (located at the above address) which intend to include a bar.

I personally feel that this would be a great addition to the local area, noting that there are no establishments in the immediate vicinity which serve the products and target market which the new owners intend to.

Though I expect there may be objections to such a business, I don't believe that it would create any issues with congestion or parking, as the current Bennett's Bakery and the other local businesses already see a fair amount of both car and foot traffic.

The proposed closing times for the new establishment are also reasonable, and would avoid the prospect of anti-social behaviour which might otherwise occur.

Kind Regards

Michael Cropper
[REDACTED]

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Chris Hambly

From: Ryan Stocks <[REDACTED]>
Sent: 13 May 2024 14:22
To: Licensing
Subject: Ref: Benetts, 32 Woodlands Road, Ansdell
Categories: Chris

External Email - Use Caution

[REDACTED]
Hello,

I am writing to fully support the licence application for the above.

Although I live in Lytham, I am always looking for new places to frequent in the surrounding areas. My daughter attends Little Village Nursery in Ansdell & this is the only reason we are ever in the area. I have friends in Ansdell & we always meet in Lytham due to a lack of choice in Ansdell. The opening of a venue selling good quality craft beer along with the opening of Hygge & The Prickly Pear etc make for a very good excuse to spend time & money in Ansdell.

Also, parking would not be an issue for me (or I imagine others from Lytham) due to the rail link or a leisurely walk down the prom.

With regard to any potential concerns about loutish/anti-social behaviour I do not see this being an issue. Establishments selling craft beer usually attract a more mature clientele. The increased cost of the beer automatically filters out those looking for a cheap/rowdy experience. I frequent a similar venue in Lytham (The Craft House) & it is always a friendly & calm place to enjoy a few beers.

Thank you.

Ryan Stocks, [REDACTED]

Kind regards



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Chris Hambly

From: Abby Newell <[REDACTED]>
Sent: 13 May 2024 16:42
To: Licensing
Subject: Re: License application for Bennetts 32 Woodlands Road.

External Email - Use Caution

You don't often get email from abby@equestrianma.com. [Learn why this is important](#)

Hi Chris

It is [REDACTED]

Kind Regards

Abby

On Mon, 13 May 2024 at 16:27, Licensing <licensing@fylde.gov.uk> wrote:

Thanks for your message – please could you confirm your home address? On receipt of this, your representation will be shared with the applicant, but the address will be redacted from the publicly accessible agenda.

Thanks

Chris

From: Abby Newell <[REDACTED]>
Sent: Monday, May 13, 2024 4:13 PM
To: Licensing <licensing@fylde.gov.uk>
Subject: License application for Bennetts 32 Woodlands Road.

You don't often get email from abby@equestrianma.com. [Learn why this is important](#)

To Whom it May Concern

I am writing in regards to the license application for Bennetts 32 Woodlands Road.

I am a resident of Lytham, Lancashire but visit Ansdell several times a week where we have a work space nearby.

With that, I frequent the high street and I think the addition of craft ales to the high street will enhance the community and be an additional meeting point for friends, colleagues and locals in the town.

I feel the opening hours suggested are very reasonable and the expansion of the bakery will allow us to enjoy food and a drink close to home or our workplaces in the early evening in a calm and quiet atmosphere.

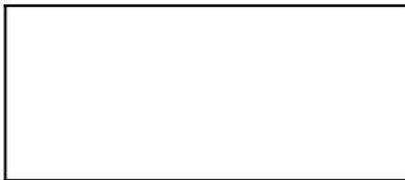
The location is perfectly situated with designated parking already in place outside the bakery and it is not near any parks or schools, so there is no reason that the welfare of children would be compromised in any way. Any increase in car traffic will be negligible; this will likely be a place that local residents will walk to or accessed via public transport rather than attracting those from further afield as a destination.

It has shown that craft beers attract a more mature, educated and curious type of alcohol consumer, so I do not foresee this extension to make the bakery a busy watering hole and with that I am in full support of the license application.

--

Kind Regards

Abby



Abby Newell



From: [REDACTED]
To: [Licensing](#)
Subject: Ref: 32 Woodlands Road, Ansdell
Date: 12 May 2024 07:28:02

External Email - Use Caution

Hello,

I am writing to express my full support for the licensing application submitted by Bennetts of Ansdell. As a local business owner of Ansdell, I believe that granting a license to Bennetts will be beneficial for our community and contribute positively to the local economy.

Bennetts of Ansdell has long been a respected establishment in our town, known for its commitment to quality and service. The addition of a licensing option will not only enhance the offerings of Bennetts but also provide residents and visitors with a new venue to socialize and enjoy themselves responsibly.

By granting a license to Bennetts, the establishment will have the opportunity to expand its services, attract a wider clientele, and contribute to the vibrancy of Ansdell's social scene. This will not only benefit the business itself but also create additional job opportunities and generate revenue that will ultimately support the growth and development of our community.

I have every confidence in the ability of Bennetts of Ansdell to operate responsibly and in compliance with all regulations and guidelines governing the sale and service of alcohol. I believe that granting this license will be in the best interest of our town and will further enhance the reputation of Bennetts as a trusted and valued member of the community.

I urge you to consider this application favourably and grant the necessary license to Bennetts of Ansdell. If you require any further information or clarification regarding this matter, please do not hesitate to contact me.

Sincerely,

Edward Blackhurst

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Chris Hambly

From: Conor Kelly <[REDACTED]>
Sent: 10 May 2024 09:53
To: Licensing
Subject: Support for Bennett's

Categories: Chris

External Email - Use Caution

[REDACTED]

I am writing in full support of the license application for Bennetts 32 Woodlands Road.

As a local resident I am very excited about the proposal for a bakery in the village that serves craft beer alongside their existing beverages.

I am part of the local community and live just around the corner from Bennetts on Central Drive. We have a 1 year old and spend a lot of time on Woodlands Road at R Coffee.

I have lived in the area my entire life, and am over the moon to see a number of restaurants and bars opening in the area. It is exactly what is needed.

Whilst working full time, I also own properties in Ansdell, as follows:

[REDACTED] - personal residence
[REDACTED]
[REDACTED]
[REDACTED] (2 garages, 4 flats and a shop)

If I had any concern that Bennett's selling craft beer was going to cause issue to the area, I would be making a huge deal of it as it would impact my personal and business life. I actually think the application in question will be a huge benefit to the area, and is exactly what our village needs to thrive.

Ansdell is fantastic, which is why I have chosen to base myself here and to raise a family here, but we need to ensure the area is given the opportunity to progress and provide social life for our community.

The intention of the craft beer shop is to create a calm family environment, which is not conducive of anti social behaviour.

The location is perfectly situated, two of my properties are next door but one, and I really believe this is exactly what woodlands road needs to improve that end of the street.

I can't express enough support for this venture. I spend a lot of time with a big group of new parents based in Ansdell. We want local places to socialise, enjoy food and drink, without having to go to Lytham.

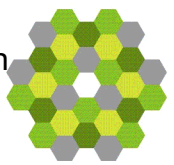
Appendix 3 - representation support

Please consider the huge benefit this application would have to our village, and see through the ridiculous claims that it would cause anti social behaviour.

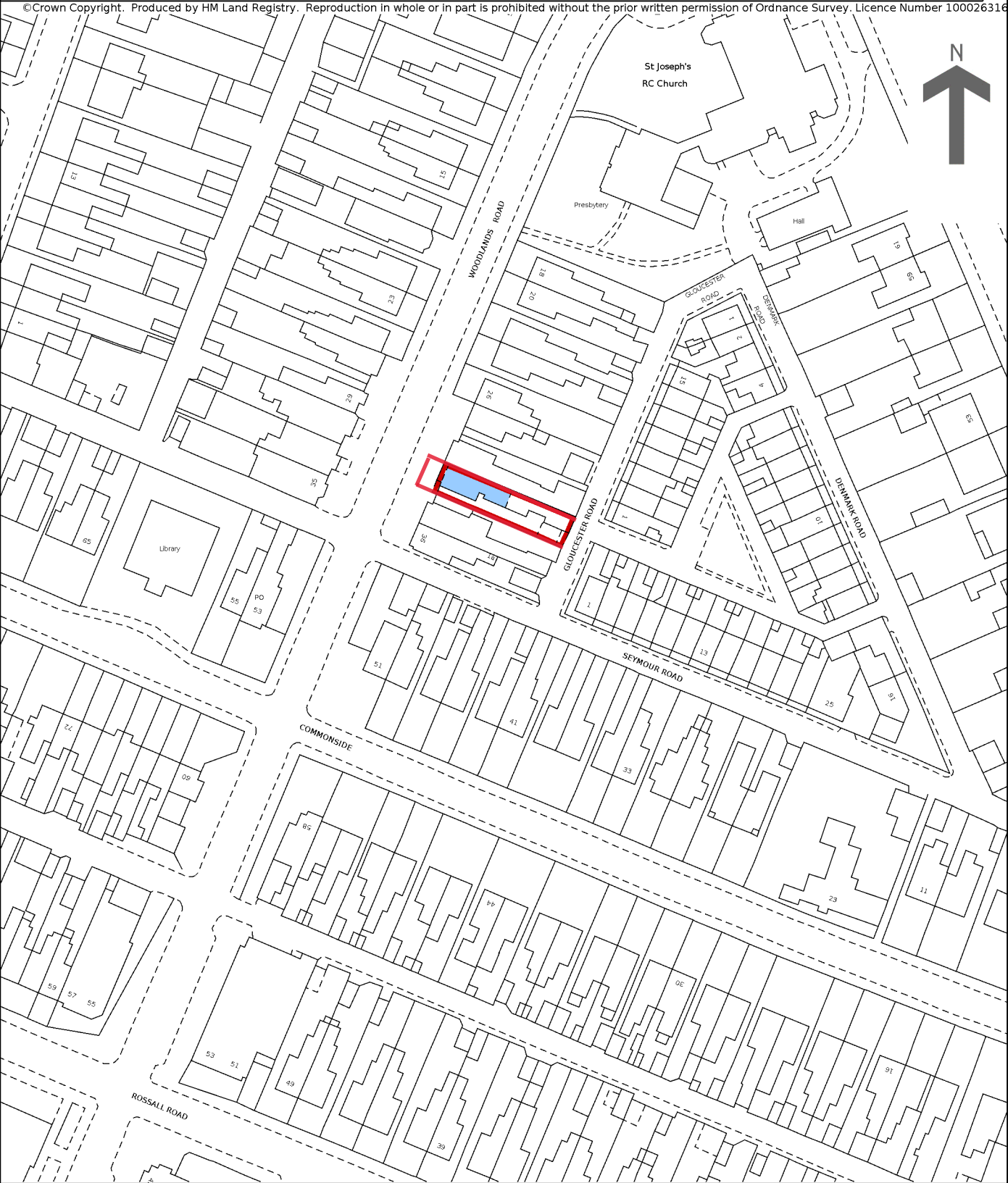
Regards,

Conor Kelly.

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