

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 Moot Brew Co Ltd

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				
COURT FARM				
PILGRIMS ROAD				
ROCHESTER				
Kent				
ME2 1HR				
Post town	ROCHESTER		Postcode	ME2 1HR
Telephone number at premises (if any)				
Non-domestic rateable value of premises		£ 4990		

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) **X**

☐ 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; **X** 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)

<input type="text"/>		Other Title (for example, Rev)	
Surname		First names	
Date of birth		I am 18 years old or over	
Nationality			
Current residential address if different from premises address		<input type="text"/>	
Post town	<input type="text"/>	Postcode	<input type="text"/>
Daytime contact telephone number		<input type="text"/>	
E-mail address (optional)	<input type="text"/>		
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)			

SECOND INDIVIDUAL APPLICANT (if applicable)

<div></div>		Other Title (for example, Rev)		
Surname		First names		
Date of birth		I am 18 years old or over		
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		<div></div>		
Post town			Postcode	
Daytime contact telephone number				
E-mail address (optional)				

(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 Moot Brew Co Ltd
Address
Registered number (where applicable) 13484387

Description of applicant (for example, partnership, company, unincorporated association etc.)

Limited company

Telephone number (if any)

E-mail address (optional) mootbrewco@gmail.com

Part 3 Operating Schedule

When do you want the premises licence to start?

01/06/2022

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

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

The premises is a 135 sqm warehouse style building built from brick and steel wall cladding with a concrete floor.

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)

Please
tick all

Provision of regulated entertainment (please read guidance note 2)

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) **X** g) performances of dance (if ticking yes, fill in box G)

anything of a similar description to that falling within (e), (f) or (g) h)
(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)

X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
<div></div>				<div></div>	
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)		
Tue	<input type="text"/>				
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	<input type="text"/>				
Fri	<input type="text"/>		Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun		<input type="text"/>			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)	
Day	Start	Finish	<input type="text"/>	
Mon				
Tue	<input type="text"/>			

			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed	<input type="text"/>	<input type="text"/>	
			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Thur	<input type="text"/>	<input type="text"/>	
Fri	<input type="text"/>		
Sat	<input type="text"/>	<input type="text"/>	
Sun	<input type="text"/>	<input type="text"/>	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon		<input type="text"/>	<u>Please give further details here</u> (please read guidance note 4)		
Tue	<input type="text"/>				
Wed	<input type="text"/>	<input type="text"/>	<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur	<input type="text"/>	<input type="text"/>			

Fri	<input type="text"/>		<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat	<input type="text"/>	<input type="text"/>	
Sun	<input type="text"/>	<input type="text"/>	

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	<input type="text"/>		<u>Please give further details here</u> (please read guidance note 4)		
Tue	<input type="text"/>	<input type="text"/>			
Wed	<input type="text"/>	<input type="text"/>	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur	<input type="text"/>	<input type="text"/>			
Fri	<input type="text"/>	<input type="text"/>	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	<input type="text"/>	<input type="text"/>			
Sun	<input type="text"/>	<input type="text"/>			

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F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	<input type="checkbox"/>		Please give further details here (please read guidance note 4)		
Tue	<input type="checkbox"/>	<input type="checkbox"/>			
Wed	<input type="checkbox"/>	<input type="checkbox"/>	State any seasonal variations for the performance of dance (please read guidance note 5)		

Thur	<input type="text"/>	<input type="text"/>	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri	<input type="text"/>	<input type="text"/>	
Sat	<input type="text"/>	<input type="text"/>	
Sun	<input type="text"/>	<input type="text"/>	

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	<input type="text"/>	<input type="text"/>	<u>Please give further details here</u> (please read guidance note 4)		
Wed	<input type="text"/>				
Thur	<input type="text"/>	<input type="text"/>	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri	<input type="text"/>	<input type="text"/>			

	<div></div>		
Sat	<div></div>	<div></div>	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)
Sun	<div></div>	<div></div>	

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)	
Mon				
Tue	<div></div>	<div></div>		
Wed	<div></div>	<div></div>	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)	
Thur	<div></div>	<div></div>		
Fri	<div></div>		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)	

Sat	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
Sun	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	X
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	10:00	18:00			
Tue	10:00	18:00			
Wed	10:00	18:00			
Thur	10:00	18:00	<u>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</u> (please read guidance note 6)		
<input type="text"/>	<input type="text"/>	<input type="text"/>			
Fri	10:00	18:00			
Sat	10:00	18:00			
Sun	10:00	18:00			

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	
Date of birth	
Address	
Postcode	

Personal licence number (if known)
Issuing licensing authority (if known)

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) N/A
Day	Start	Finish	
Mon	10:00	18:00	
Tue	10:00	18:00	
Wed	10:00	18:00	
Thur	10:00	18:00	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 (please read guidance note 6) N/A
Fri	10:00	18:00	

Sat	10:00	18:00
Sun	10:00	18:00

M

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10) Moot Brew co is a planned independent brewery born in the heart of kent, specialising in brewing craft beer that is respectful to traditional styles but modern in approach.

Moot Brew co is a microbrewery, which means that we are a small, independently owned brewery that crafts and produces our own beer. We have a 5bbl brewing system that produces 155 gallons (705L or 1240 pints of beer) in one brew batch (generally speaking, this a tiny, microscopic quantity compared to larger, commercial breweries). In addition to our brew system, we have 3 fermenters which we can turn around every two weeks.

Many small craft breweries are designed similarly to ours, where the focus is quality, not quantity.

Moot Brew co has been conceptualized and designed by a team with a unique and diverse skill set perfectly suited to brewing, distributing and marketing beer.

Collective experience:

25 years in the hospitality Industry (Restaurants/Kitchen/Pubs).

15 years brewing.

15 years sales and marketing.

7 years in graphic design.

5 years in finance (small businesses).

The fundamentals of our business are built from the ground up to promote the four licensing objectives. Our brewery is a destination for beer enthusiasts to learn about, and experience different flavours and profiles of craft beer, not a place to simply consume alcohol. Therefore our customer is one that is geared towards searching out premium experiences rather than excess consumption. Which in itself is a hugely powerful step in preventing crime and public nuisance through customer profile. Our team has a huge amount of training and experience in the hospitality industry which is grounded in health and safety practices enabling us to be well equipped to prepare ourselves to protect the public from situational and environmental harm.

We have comprehensive tactics for each of the four licensing objectives, which are woven into the fabric of our business strategy.

b) The prevention of crime and disorder

CCTV and security labelling will be installed in the interior and exterior of the building to attempt to deter any anti-social or violent behaviour. The CCTV equipment will be set to record 24 hours a day to capture any instances of this type of behaviour during opening hours and any potential arsen or deliberate damage to the property during closed hours.

All staff will be educated on how to identify signs of intoxicated behaviour. Customers will be refused service if staff believe them to be intoxicated and a risk to themselves or others. Violence of any kind, including verbal abuse will not be tolerated. The police will be notified immediately in the event of any instance of violence/abuse or anti social behaviour.

We will be implementing a strict challenge 25 retail strategy. We will ensure that any person selling or supplying alcoholic drinks under the authority of a personal licence holder, requires a photo ID for proof of age where they have reason to suspect that the individual may be under 25 years of age. Any individual under the age of 18 will be refused purchase of any alcoholic drink.

The usage or possession of illegal substances on site is strictly prohibited and any individuals perceived to be breaking this rule will be asked to leave. There will be a zero tolerance policy. We will ensure that any confiscated items are kept in a secure location then handed to the Police and advised of any items which require safe disposal.

Consumption of alcohol will be restricted to the highlighted areas identified in the plan attached. No customers will be permitted to leave this area when carrying any open bottles or glasses to protect members of the public visiting other businesses on the premises. Litter bins will also be provided for disposal of any waste in and outside of the premises.

c) Public safety

The premises is closely and intimately managed by our directorship team to ensure all standards are upheld. Our team has a huge amount of experience managing other breweries and similar public establishments and understand the importance of ensuring the safety of the public through rigorous health and fire safety measures. We will ensure that the maximum occupancy of the licensed premises is restricted at any one time to 50 people to ensure adequate amenities are available and the public is not at risk to consequences of overcrowding.

The target audience for the taproom is over 25s with an enthusiasm for craft beer. As a taproom, where tasting of a local product is our business we will not be encouraging drinking of large volumes of alcohol more the sampling of the high quality beverages that we produce. Any such people identified as heavy drinkers will be discouraged from drinking at the establishment.

Risk assessment will be in place for all activities undertaken on the premises. Staff will be trained to understand the risk assessments and documentation will be kept with their signatures to ensure they have read the policies and procedures. Training will be updated on a regular basis as per the needs of the staff and the business.

We will have a comprehensive L3 fire detection and electrical safety system, which has been designed and will be installed by our licensed and regulated professional. They will be providing regular servicing of that system including the fire extinguishers.

Our team are hugely experienced in health and safety practices with years of previous experience and training in public venues and restaurants. We will ensure to display all relevant notices to help remind staff of H&S procedures and regular refreshers will be implemented with our staff as well as regular training for our management team.

d) The prevention of public nuisance

Although the premises is in a farm environment and agricultural noise is expected, sound coming from the building will be monitored and any unnecessary loud noise kept to a minimum to not exceed 10db above background noise. Our management team will be responsible for monitoring noise levels and instruct a member of the team to implement changes in noise levels in accordance with any request by an authorised officer of the Council immediately.

Although the premises is in a farm environment and agricultural smells are expected we will ensure that any additional offensive smells from the licensed premises are not permitted so as to cause a nuisance to nearby properties. We will ensure that receptacles for waste are emptied regularly to minimise nuisance smells. The premises is a fair distance from any local residents (200m) and protected by a tree line. The location will mitigate any elements of the commercial premises that may affect local residents in normal closer circumstances.

Litter and waste will be responsibly disposed of via the correct council approved providers. Staff will manage the emptying of litter bins in the vicinity of the premises ensuring a clean and safe environment for the public. Parking is available on site at the premises and a larger car park is planned to accommodate the increase in traffic with the development of the Court Farm site. These parking options will mitigate any on street parking nuisances.

e) The protection of children from harm

All staff will undergo on-site training to ensure they understand the laws pertaining to the sale of alcohol to minors. Understanding the impact of breaking those laws is extremely important to mitigate any risk of underage drinking to protect children from harm. This training will also extend to fire, electrical and health safety to ensure adequate understanding of their responsibility is in place.

We will ensure that any person selling or supplying alcoholic drink under the authority of a personal licence holder requires a photo ID for proof of age where they have reason to suspect that the individual may be under 25 years of age using the Challenge 25 retail strategy. Any individual under the age of 18 will be refused purchase of any alcoholic drink. We will impose the requirements for children to be accompanied by an adult at all times at the premises.

Notices of such restrictions will be placed immediately outside the premises.

Violence of any kind, including verbal abuse will not be tolerated. The police will be notified immediately in the event of any instance of violence/abuse or anti-social behaviour and CCTV recording supplied.

To mitigate the exposure of minors to drugs the usage or possession of illegal substances on site is strictly prohibited and any individuals perceived to be breaking this rule will be asked to leave or police notified.

Checklist:

Please tick to indicate agreement

☒ I have made or enclosed payment of the fee.

☒ I have enclosed the plan of the premises. (please see Annex)

☒ 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.**

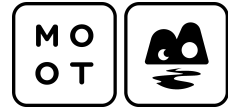
Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am 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 to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	Moot Brew Co Ltd
Date	2022-04-24
Capacity	Applicant

nd nd

For joint applications, signature of 2 applicant or 2 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	Mr. Patrick Smith
Date	20/04/2022

Capacity	Applicant		
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)	/		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			



PLANNING STATEMENT

LAND AT COURT FARM, PILGRIMS ROAD, UPPER HALLING, ROCHESTER, ME2 1HR

INTRODUCTION

Moot Brew co is a planned independent brewery born in the heart of kent, specialising in brewing craft beer that is respectful to traditional styles but modern in approach.

The Permission was granted to allow for diversification of the farm enterprise at Court Farm and to supplement the existing retail butchery at the site. It was hoped that these additional facilities would increase the customer throughput and spend at the site, to help make farming this area more economically viable.

IMPLEMENTATION OF PLANNING PERMISSION

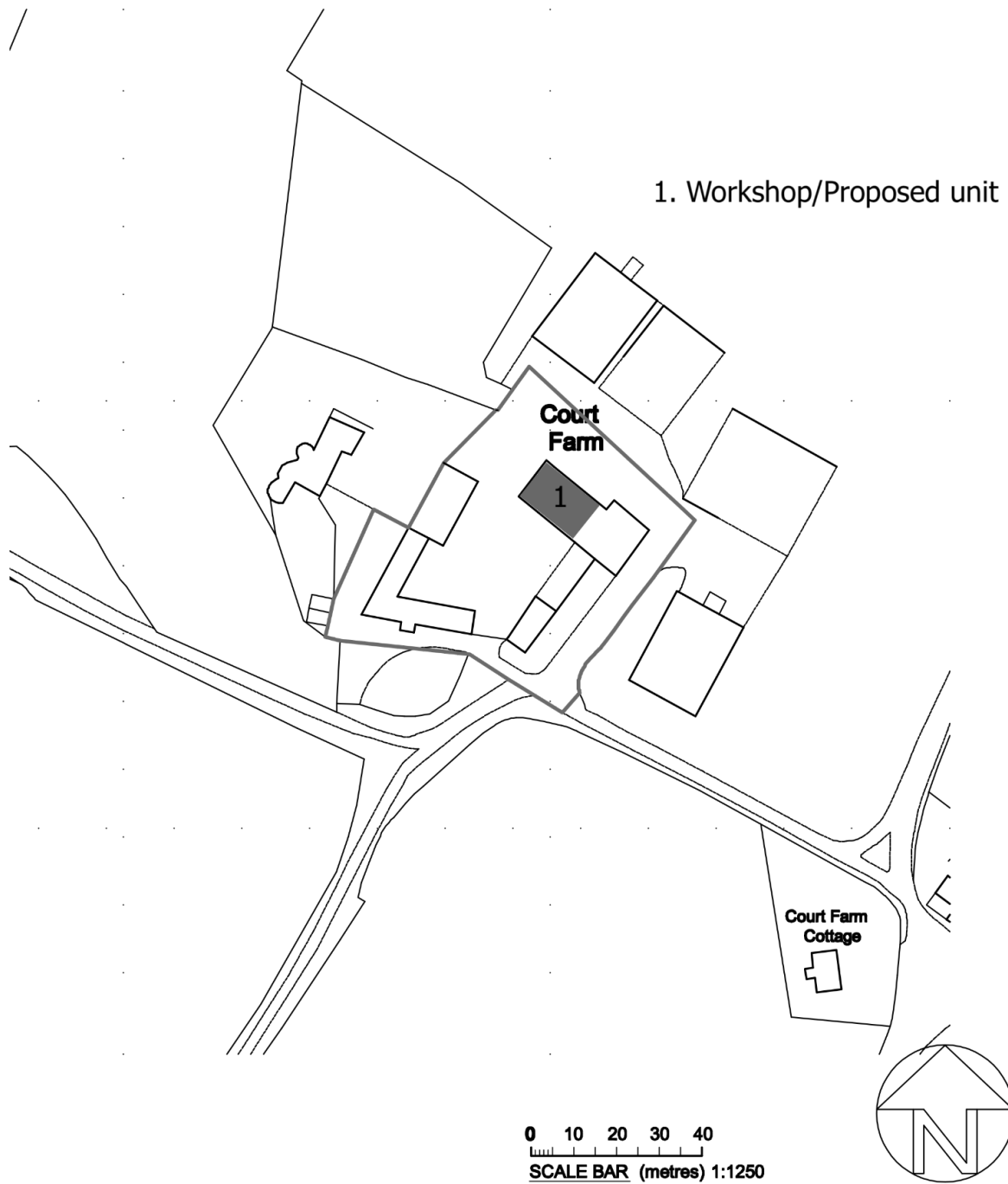
Following the grant of Planning Permission in 2007 and appeal in 2014 work commenced on site in 2010 with approval granted under the Building Regulations. Work was inspected by STG Building Control in 2010.

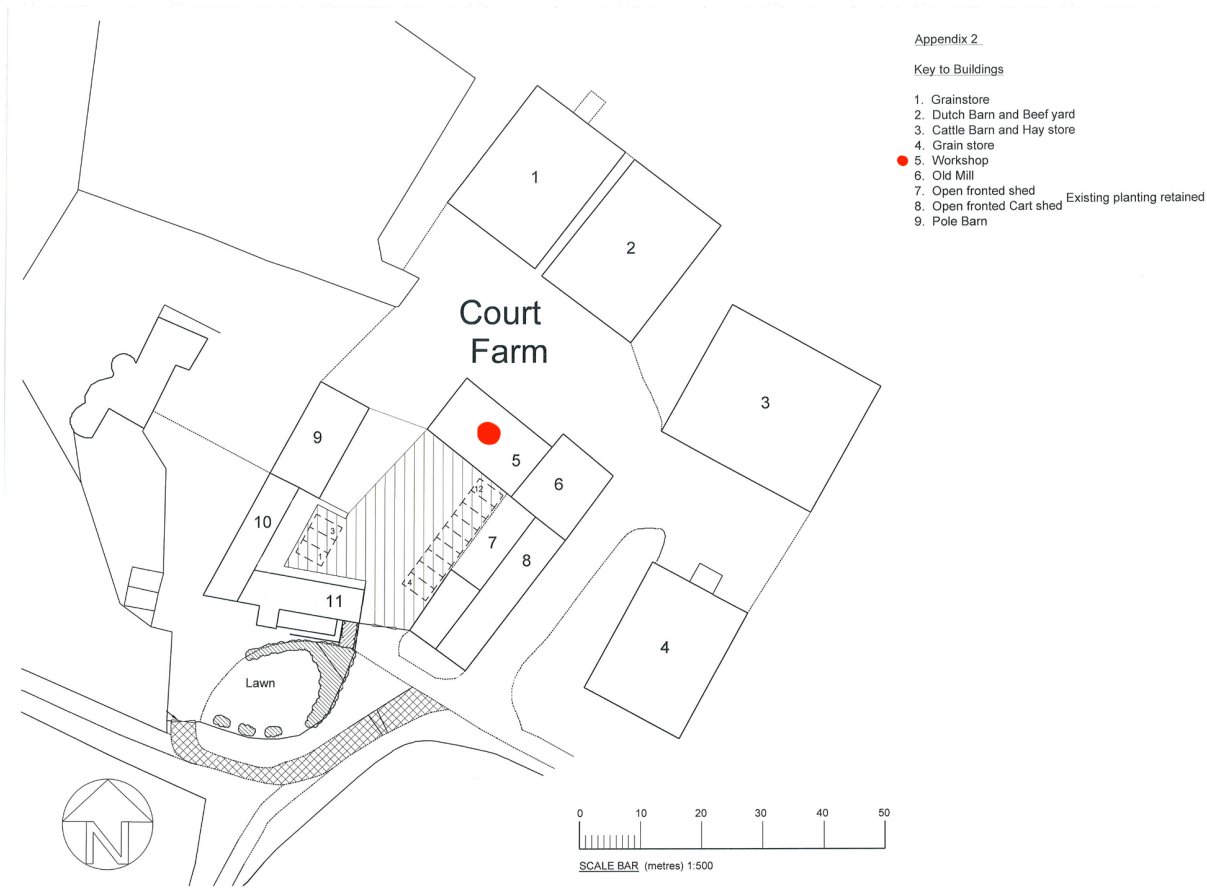
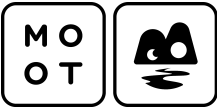
It is therefore considered that this Planning Permission has lawfully been commenced and is now extant.

RATES

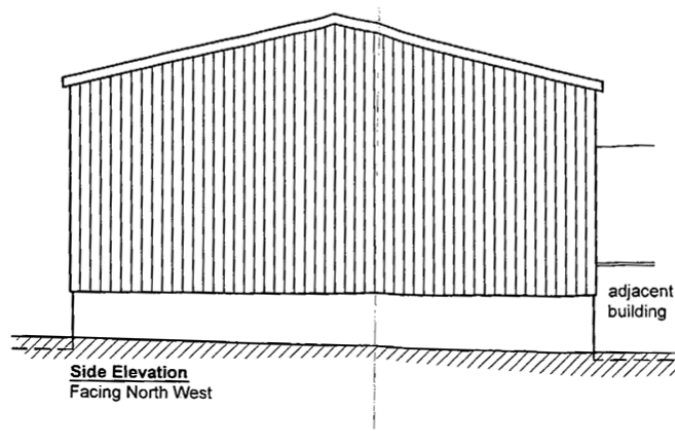
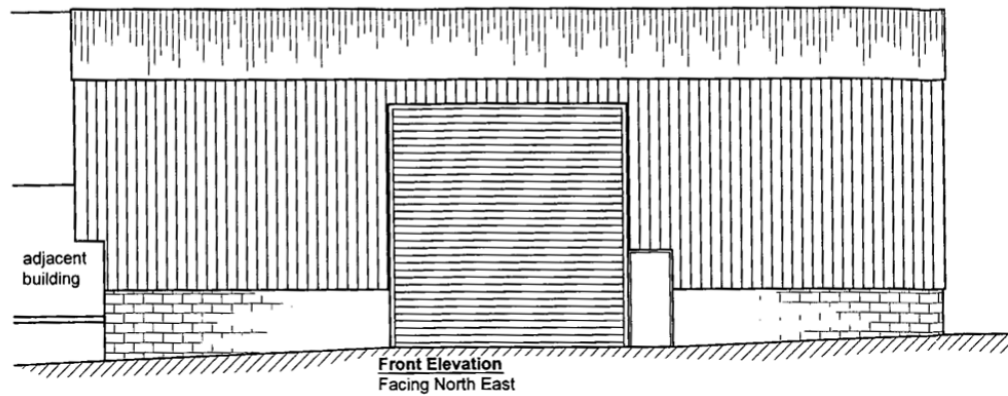
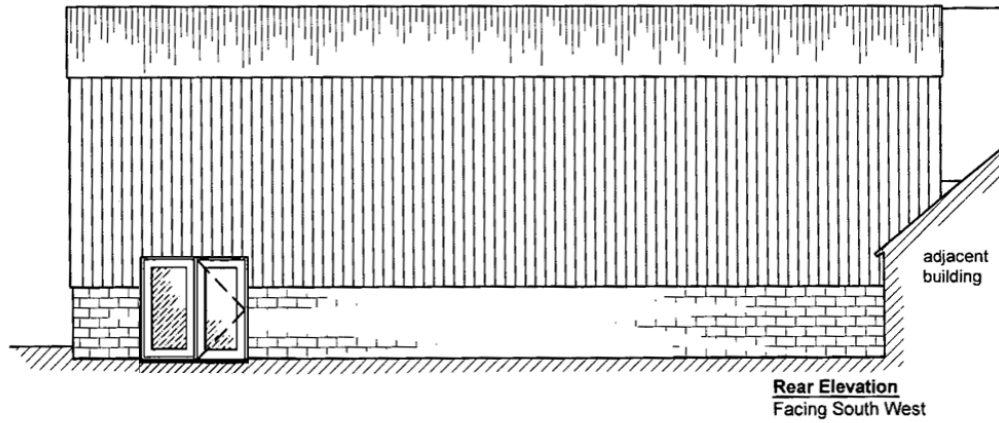
The building is currently under agricultural use but will be registered for rates. Rentable value being £7500 per calendar year. Rateable amount calculated to be £4990

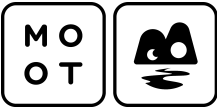
SITE OVERVIEW





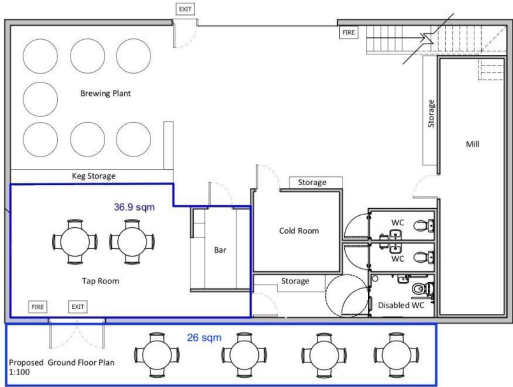
BUILDING OUTER



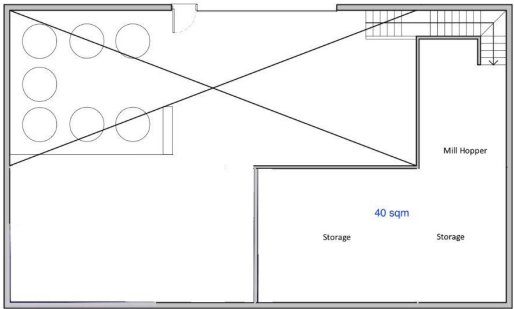


BUILDING INNER

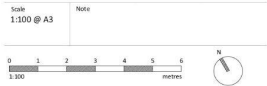
Licensable area highlighted in Blue

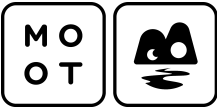


Total Floor Space: 201 sqm
Bar Area Floor Space: 36.9 sqm
Outdoor Floor Space: 26 sqm
Ground Floor Space: 135 sqm
1st Floor Mezzanine Space: 40 sqm



Proposed Mezzanine Floor Plan Height 2 Metres 1:100





FIRE PLAN

Licensable area highlighted in Blue

