

Notice of Representation

Members of the public can submit representations in objection to or in support of the premises licence applications, within the 28 day consultation period.

Please be aware that for any objections to be considered relevant, they should be submitted before the end of the consultation period and they should address the four licensing objectives in relation to the licensing activity.

The licensing objectives are the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

Please note: Objections will only be considered where a name and address are supplied.

Name: Mr E & Mrs MI Higgins

Address: Land at Auberne , Calleeton Lane, Ponteland, NE20 9EG

Northumberland Licensing

Objective: prevention of public nuisance

Premises: Rialto, 1 Main Street, Ponteland NE20 9NH and land adjacent thereto ref NZ1660072807

Reason for Representation: Noise , Odours from outside cooking and no planning permission in place for conservation area

(continue on separate sheet if necessary)

Dear Sirs

RE: Licensing application - Rear of Rialto, Ponteland / Suna Miah

We write to formally object to the above application that has been made by Suni Miah to erect shipping containers on land to the rear of his existing property for the consumption of alcohol / food and play music until 11pm most nights.

We are the owners of the adjacent land (Auberne) over the river Pont and currently have a planning application submitted to Northumberland County Council to bring a dilapidated bungalow back into use as our family home.

As you will be aware Planning permission is required for certain building operations; these include new buildings and alterations which materially affect the external appearance of a building or land. However, it is also required

for material changes of use. Quite regularly commercial premises or land are converted into licensed premises; be they A3 (restaurants and cafes) or A4 (drinking establishments). If the change the use of a premises or land

does not fall within the permitted development use class then an application for planning permission is required.

I have looked on Northumberland County councils planning portal and there has not been any application made for the change of use on this land. The proposals submitted for the license application will not fall under permitted development as

new structures are proposed and the area in question is a conservation area so stricter planning policies will apply to ensure any development in the area is sympathetic in nature and contributes to the overall conservation area setting. I think you will agree that shipping containers would not enhance the conservation area at all and I would expect planning and the conservation officer's to hold similar views.

If the applicant does intend to submit a planning application for this proposal he would be expected as a minimum to submit a noise survey / report, ecology assessment and possibly air quality surveys due to the proposals for cooking and serving food.

The noise and cooking odour's would be a major concern to us and surrounding residents. As part of any planning application , if they were successful in gaining approval they may have strict planning conditions imposed on them such as hours of operation due to the results of a noise survey / report. This condition which is typical on planning approvals for premises could go against what's being applied for on this licence application.

We appreciate that businesses are trying to adapt due to Covid and operate externally more than usual but feel this piece of land within the conservation area setting is just not a suitable to have shipping containers for this use. The proposal is industrial in nature and provides no benefits to the area considering the number of pubs , micro pubs and restaurants in the immediate vicinity.

We request that this license application is refused due to lack of information and certainly due to the fact that planning permission has not been applied for or granted.

Kind regards

Mr. E & Mrs. MI Higgins

Signed Mr E Higgins Date 14.07.21