



Leigh-on-Sea Town Council

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Chairman: Cllr Paul Gilson | **Vice Chairman:** Cllr Andrew Wilkins

Town Clerk: Helen Symmons PSLCC



Members are requested to attend an online meeting of the
PLANNING, HIGHWAYS AND LICENSING COMMITTEE of Leigh-on-Sea Town Council
on **Tuesday 24th November 2020** commencing at **7.30 pm**.

In accordance with Paragraphs 7 & 10(2) (b) of Schedule 12A of the Local Government Act 1972 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, you are hereby summoned to a meeting of Leigh-on-Sea Town Council, to be held online on Tuesday 3rd November 2020 commencing at 7.30pm when it is hoped to transact the following business.

All participants are requested to enter the waiting room between 7.15 and 7.25 pm, ready for the meeting to commence at 7.30 pm.

To join the meeting:

Either click on this link

<https://us02web.zoom.us/j/2840165282?pwd=MVhpYnVNODBzSXk5U1hqUjFkZkZkZDZzOj09>

or use the Zoom App on your device and input:

Meeting ID: 284 016 5282

Password: 1996

Or you can phone dial into the meeting audio using one of the phone numbers:

One tap mobile

+442034815237,,2840165282#,,,,0#,,1996# United Kingdom

+442034815240,,2840165282#,,,,0#,,1996# United Kingdom

Dial by your location

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

Meeting ID: 284 016 5282

Password: 1996

Members of Council and members of the public are reminded that the meeting may be recorded by the Town Clerk in both audio and video to assist with the recording of Council minutes.

Committee Membership

Cllrs: Doug Cracknell (Chairman), David Bowry, Vinice Cowell, Anita Forde, Paul Gilson, Alan Hart, Damian O'Boyle, Vivien Rosier and Andy Wilkins

Helen Symmons

Helen Symmons PSLCC

Town Clerk

19th November 2020

Any member who is unable to attend the meeting should send their apologies before the meeting

AGENDA / BUSINESS TO BE TRANSACTED

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF LAST MEETING – 3rd November 2020
4. PUBLIC REPRESENTATIONS – Appendix 1

HOPSTERS, 18-20 ELM ROAD, APPLICATION TO VARY PREMISES LICENCE

Following the Committee's objection to the above licensing application, representation has been received for the Committee to consider. We assume they are asking the Council to withdraw their objection but there was no covering letter included. The correspondence has been sent to the Committee prior to the meeting.

5. PLANNING APPLICATIONS – Application plans can be viewed at the Southend Borough Council planning portal, by clicking on the application address.
 - a) LOS/20/0220 SOS/20/01768/FUL (THAMES WARD)
[1356 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2UH](#)
 Erect dormer to rear.
 - b) LOS/20/0221 SOS/20/01785/FULH (HERSCHELL WARD)
[105 HADLEIGH ROAD, LEIGH-ON-SEA, ESSEX, SS9 2LY](#)
 Erect single storey rear extension and alter side elevation.
 - c) LOS/20/0222 SOS/20/01789/FULH (HERSCHELL WARD)
[41 GRANGE ROAD, LEIGH-ON-SEA, ESSEX, SS9 2HT](#)
 Erect single storey side/rear extension and alterations to elevations.
 - d) LOS/20/0223 SOS/20/01823/TPO (THAMES WARD)
[11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)
 Reduce crown height to one lime tree to front (t2) (work to trees covered by a tree preservation order)
 - e) LOS/20/0224 SOS/20/01830/TCA (THAMES WARD)
[11 CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9 2NN](#)
 Fell one conifer tree to front (t1) and replace with laurel or similar hedge (application for works to a tree in a conservation area)
 - f) LOS/20/0225 SOS/20/01801/FULH (ST. JAMES WARD)
[53 OLIVIA DRIVE, LEIGH-ON-SEA, ESSEX, SS9 3EF](#)
 Erect dormer to rear to form habitable accommodation in the loftspace.
 - g) LOS/20/0226 SOS/20/01814/FULH (BONCHURCH WARD)
[210 STATION ROAD, LEIGH-ON-SEA, ESSEX, SS9 3BS](#)
 Demolish existing garage, erect part single/part two storey side extension and single storey rear extension, erect new attached garage to side.
 - h) LOS/20/0227 SOS/20/01759/FULM (ST. CLEMENTS WARD)
[CAR WASH 120 BROADWAY, LEIGH-ON-SEA, ESSEX, SS9 1AA](#)
 Demolish existing retail unit and former car wash site and erect a 3-storey building with upper storey set-back comprising of 280 sq.m commercial space at ground floor level and 15 self-contained flats (class c3), ground floor parking court, refuse, cycling storage, lay out landscaping and install vehicular access onto Victor Drive.



HOPSTERS

Please find a response to each objection raised:

1. The request to include off-sales would increase the noise disturbance to neighbouring residents, as there are many houses nearby resulting in a public nuisance.

Our business model is based on around 80% off sales, and we see ourselves much more of a specialist retailer rather than a bar/pub. I am unsure as to how another retail business in the area would add to, or cause, public nuisance

2. The addition of another licensed premises in this already saturated area would cause additional foot and vehicle traffic, as well as an increase in noise and disturbance for surrounding residents.

Any successful business, be it one providing alcohol or not, will bring people in to Leigh town and I would think a town full of successful shops is far better than a high street with empty locations. As a resident of Leigh-on-Sea I believe one of the most attractive things about the centre of town is the vast array of independent shops, mostly offering high end and speciality products. We would not be any different in model to that of Clink. Cook or Gourmet Deli Co. As our previous other businesses have proven, our demographic is 30+, usually with a young family and generally buying to drink at home. Those who do decide to drink on the premises understand we are a specialist provider and not a “boozier” style bar, this is reflected in our prices and our service. We serve beers only in halves or in 330ml/440ml servings, setting us apart from most standard pubs.

We have also agreed the following terms within our licence with Essex Police:

“Customers will not be permitted to remove from the premises any drinks supplied by the premises in open containers.

With the exception of bone-fide off sales, no bottles, glasses or drinking vessels shall be permitted to be taken beyond the licensed area marked on the authorised plan.”

With regard to noise levels we are in talks with the local environmental officer and have agreed on the following terms:

- *Staff to constantly monitor the garden for excessive noise*
- *No live or pre-recorded music or speech shall be played in external areas*
- *Rubber feet to be added to tables and chairs to reduce sound*
- *Screening or barriers shall be installed to minimise sound being emitted from the external drinking area*
- *Three Strike rule for any noisy customer*

- *Signs asking for the reduction of noise to be placed in the garden*
- *Artificial Lighting shall be screened and angled to prevent light spill out side of the external areas*
- *The external drinking area to the rear shall be closed between 2130 hours and 1100 hours Monday to Sunday. No further customers shall be allowed into the external drinking area after 2100 hours.*

3. With the close proximity to a local school and many parents and children walking past the establishment on the way to school, there is some concern that both the on and off-sales would negatively impact the children in the area

We intend to open at 12pm after school has started so again would be no different in any form of impact to children than any other retail shop

No advertising would be aimed at the under 18s market in order to discourage any visitors from that age sector

We have also agreed the following terms within our licence with Essex Police:

“All staff engaged in the sale or supply of alcohol shall have received training in relation to the protection of children from harm (including under-age sales), how to recognise drunkenness and the duty not to serve drunk persons.

A Challenge 25 scheme shall be operated, whereby any person who appears to be under the age of 25 years of age is required to produce on request an item which meets the mandatory age verification requirement

The premises shall clearly display signs at the each point of sale and in areas where alcohol is displayed advising customers that a ‘Challenge 25’ policy is in force.”

Below is a little more information about our business that may shed a little light on what we do:

History of company

Our first Hopsters opened three years ago in Ipswich, our second 10 months later in Chelmsford. From the start we wanted to boast a strong customer focus and an environment that didn’t feel intimidating. Our Ipswich shop has twice been nominated for the best independent food and drink retailer in the EatSuffolk Food & Drink Awards.

What do you sell?

Hopsters is a place to purchase the best in craft beer and artisanal spirits. Our focus is on the smaller breweries that are not widely available and definitely not in the supermarkets. We offer the sale of a wide range of craft beers, real ales, ciders and premium spirits with a small seating area to purchase drinks to enjoy inside our shop.

So, you are a bar?

No, not quite. Firstly we are bottle shop, but we do offer space for our customers to sample a few drinks and take home something interesting.

What type of business are you then?

Predominantly we are a retail business with the capability to drink on site. Hopsters is a place for people to come in, pick up something new and enjoy a comfortable atmosphere with friendly staff who are passionate about good produce.

Why do people visit?

Each of our shops hold around 250-300 different beers alongside our premium spirit range. With such a wide variety of products we encourage a wide audience of people looking for something a bit special and a bit different. Some might call themselves the anti-pub crowd; the type of people who only drink to try the quality, rather than to get drunk.