

**From:** Edward Lee  
**Sent:** Tuesday, July 16, 2024 12:33 PM  
**To:** Andrew Rees  
**Subject:** FW: Premises Licence Application: Anvil Kitchen.

Morning Andrew

I have enclosed a support letter more may follow. I have also included some pictures and my response to Woodman's objections.

Kind regards



Edward Lee Co-Owner  
The Anvil Kitchen  
2 Ffordd-y-Glowyr  
Betws  
Ammanford  
SA18 2FG

\* APPLICANT'S RESPONSES IN BLUE.

From: Jason Woodman

Sent: Monday, June 17, 2024 11:33 AM

To: Public Protection <[PublicProtection@carmarthenshire.gov.uk](mailto:PublicProtection@carmarthenshire.gov.uk)>

Subject: Sale of Alcohol - Anvil Kitchen, 2 Ffordd Y Glowyr, Betws, Ammanfors, SA182FG.

Dear Head of Housing & Public Protection,

I am writing in regard to the application for a Premises Licence to sell alcohol at -

Anvil Kitchen  
2 Ffordd Y Glowyr,  
Betws,  
Ammanford,  
SA182FG.

I am concerned about many aspects should this application for the sale of alcohol be granted:

- The premises has an additional business Western Shooting which is a firearms business.

The correct name of that business is Western Shooting Supplies that is not open to public 'drop in' or passing trade. I think this is a deliberate attempt to shock the committee and I would respectfully suggest that this is irrelevant.

- The sale of/consumption of alcohol at the entrance to and in sight of a children's play area.

The play area as can be seen from the enclosed photographs is some distance away and most of the play area has no line of sight to the business.

- A large proportion of the customers are in vehicles and during the week this comprises of commercial vehicles of all types, including large HGV vehicles.

I would disagree with this statement in respect to HGV's, most commercials are vans that travel this road to LBS in the morning before we are even open. Those regulars that do stop have pre-ordered and therefore are parked for a short time and are generally staggered. It is true from security camera evidence that some HGV's have stopped outside to answer their phones but rarely visit the shop.

- The original planning permission had conditions which were taken into account for consideration of neighbouring properties and having a business that did not have a detrimental impact. It was stated that no alcohol licence would be applied for, the customers would be by appointment or delivery with the business closed on Monday and Saturday. This application is for seven days a week and will have a detrimental impact on neighbouring properties by the increased opening days, increased numbers of people at the venue if consumption is allowed on the premises. It only takes one person to pick-up but several would attend to consume at the premises, with people staying for far longer than for a pick-up slot.

Most of this statement is incorrect – existing planning states nothing about further licensing restrictions. It is a fact that hours have only been simplified and shortened from the original 19:00 hours permitted closure time. Closing at 16:00 would restrict consumption however planning was granted without time waiting constraints if customers wish to utilise the small patio area. The original planning permission is surely not up for debate?

It is correct to say we are closed currently on Monday and Saturday, but we have planning consent to open at these times. I should also point out that we close at 14:30 currently and would only consider staying open until 16:00 during dry summer months, and so far this year we have not seen the summer.

- The ethos of the original business for planning permission was healthy, nutritious and affordable food for pick-up or delivery to the community including elderly/vulnerable people. Alcohol is expensive and calorific and the subsequent application does not fit within the original application for planning consent.

Irrelevant and incorrect. We do offer prepared food to customers and have elderly clients that now live on their own who's family purchase weeks at a time custom meals to make sure Mum or Dads are eating properly.

The implication is that we are a 'fast food' establishment, this is clearly not the case, with predominately freshly prepared and cooked food, and when required dietary adjusted healthy options. As Mr Woodman has never stepped inside our premises I am curious to understand how he can make such allegation – this again is factually incorrect.

- As stated above the business was by appointment only with no consumption on the premises, this is no longer the case and passing trade is actively encouraged to enter the premises with an external area built for consumption. Having customers with no allocated pick-up slots or consuming on the premises increases congestion on a busy road with residential traffic and commercial vehicles travelling to and from LBS and TRJ as well as other businesses.

I have already answered this but will state again that Mr Woodman is incorrect. I would be happy to show the order book with time slots. It is true to say that we have the cycling club the walking club and have also been visited by careers with their clients. Customers do drop in but generally this is at lunch times to pick up large orders for their business having pre-ordered. I can't stop TRJ and LBS using this road their businesses are here. We have no planning permission restrictions on passing trade so not sure why Mr Woodman keeps referring to this and the past agreed planning consent. The impression is given that it's bumper to bumper, we have had a sight visit and I think it would be fair to say this was far from the truth, as I'm sure can be attested to.

- What alterations or work have already been done or will be done to allow this extra retail space or area to consume on the premises?

None, no extra buildings will be built.

This application has been submitted with no consideration for the quality of life of the residents of the neighbouring properties and is another application chipping away at the considerate, sensible measures put in place during the original planning application to ensure the business does not have a detrimental effect on the people living next to the business.

Thank-you for considering my concerns.

Mr Woodman  
6 Ffordd Y Glowyr,  
Betws,  
Ammanford,  
SA182FG.

#### Observations and Comments

Mr Woodman has made several unfounded and unsubstantiated claims with very little facts to back this up.

It is difficult to know how he can comment on our food as he has never had any, or stepped foot in our premises.

Most of what is stated here is irrelevant to licencing but harks back to the planning permission. It should be noted that Mr Woodman has made things difficult for this business at every turn and has objected consistently in my view vexatiously tantamount to bullying.

Mr Woodmans life has not been impacted by this business, we open after he has gone to work and are close before 17:00 before he returns. Our Sunday service is 11:45 – 14:30 with staggered Sunday Lunch pickup. There is no additional noise caused by the business and we are respectful of the overall ambience with pride given to the frontage of the business. We

hold 5-star environmental health rating with highly commended status. Jayne is an award-winning chef with high standards being core to our business.

Anecdotally, we have overwhelming support from our customers, and I understand that only two objections have been received including this one.

We live here, and the last thing we are going to do is to turn this into a drinking den. We will not be 'pulling pints' offering mostly locally produced bottled craft beers and wines in support of Welsh producers.

We don't expect that there will be much consumption at the premises, but most taken away with a meal.

We also regularly have hampers for Christmas and have recently had a Father's Day hamper that contained a bottle of beer (TEN was in place) and we would like to continue to offer this type of service to our customers.

We regularly have charity raffles offering hampers and make celebration cakes that have been previously requested with a small bottle of Champagne to celebrate a important birthday or other such event that currently can't be accommodated.

It is hard enough to survive in the current climate – we are just a small business that is trying to support local producers and the community at large.

Regards

Edward Lee Co-Owner





## \* APPLICANT'S RESPONSES IN BLUE.

Hi Edward,

As discussed, an objection to your application has been received – see attached.

Another objection has been received, but consent to disclose the objection has been refused. The main content of this objection relates to:

### Prevention of Crime and Disorder

**Concerns about alcohol misuse and the proximity of the children's play area.**

*The play area as can be seen from the enclosed photographs is some distance away and most of the play area has no line of sight to the business. Strict control will be in place, this is our home also misuse will not be an issue.*

### Public Safety

**The traffic congestion this is causing daily (Tuesday to Friday currently and Sundays), there is no off road parking used but roadway. The high traffic volume on this busy stretch of road consists of residents and LBS lorries in the majority. The LA needs to visit this on occasions to see the disruption.**

**This also includes young children coming out the park area and I have witnessed several near misses with the above.**

*Most commercials are vans that travel this road to LBS in the morning before we are even open. The parking area is used security cameras can substantiate this. Those regulars that do stop have pre-ordered and therefore are parked for a short time and are generally staggered. It is true from security camera evidence that some HGV's have stopped outside to answer their phones but rarely visit the shop. There are times in the day when very little traffic goes up and down the road. – LA has visited. The irony is that many parents park on the roadway and take their children to the play area as there is no play area parking.*

*I too have seen some 'near misses' but on both occasions, it was due to children looking down at their mobile phone and not seeing the car, during after school run times when we are closed.*

*NB: this is now a 20mph road.*

### Prevention of Public Nuisance

**Potential to cause noise nuisance to neighbouring properties.**

**This is a private housing estate near to the main entrance.**

**Are people going to walk to drink during these times or drive and cause more traffic congestion if they park and drink?**

*In short no. Yet again...we live here we are not looking to be a pub or drinking den. There is no noise I am not sure where this allegation comes from, my immediate neighbour has no concerns or issues with noise or nuisance.*

### Protection of Children from Harm

**This premise is next to a children's play area/park. It is not the right message for children and/or parents of children visiting the park when alcohol is drunk outside between the hours of 0900-1600.**



*Visibility is quite restricted and during school term, most children should be having their tea, doing their homework, e.g., school closes at 15:00 – 15:45 then it is unlikely that they would even see anyone...we would be closed.*


*I think the person here making these objections has never visited our business and the allegation that our business is responsible for all the congestion is not based on any evidence. I think it has been forgotten that I have security cameras at various angles that clearly show the contrary.*

**Due to the objection received, your application will need to be considered by a Licensing Sub-Committee. The hearing is scheduled for the 17<sup>th</sup> July 2024 at 10am in the Council Chamber, County Hall, Carmarthen SA31 1JP.**

**Applicants who wish to be represented at a hearing are advised that details of all persons that will be accompanying them must be provided to the Authority at least Five working days prior to the hearing. The Agenda documents will be sent to you in due course.**

**Could you please complete and return the attached attendance slip as soon as possible, to confirm whether you will be attending the hearing?**

**Regards,**



To whom it may concern,

I am writing this e-mail in support of Mr Lee's application for a Premises Licence.

I have lived in Ffordd Y Glowyr for about 12 years. I am a retired Police Officer, now working part-time in the local Secondary School.

The Anvil Kitchen is a family-run food outlet which opened in 2021. The business is situated on the main entrance road into Ffordd Y Glowyr. The road is quite busy with access to the estate and local businesses like Llandeilo Building Supplies further up the road. There is a children's play park next to the Anvil Kitchen.

The road past the park was quite a fast road prior to The Anvil Kitchen opening. Since it's opening, traffic has slowed down immensely. This is definitely due to the fact that there are vehicles parked on the road visiting the Anvil. You will only see one or two vehicles parked outside at one time. This **certainly** helps with traffic calming.

The Anvil Kitchen is open until 4pm. Mr Lee isn't trying to turn the premises into a public house; he merely wants to give people an option to be able to sit outside his premises with a coffee or a glass of cider on a dry day. As the food at the premises is always cooked freshly, it is also a nice option to be able to have a glass of wine etc. while the meal is being prepared. The very small seating area outside The Anvil Kitchen is hidden from the park next door by a 6ft fence and by parked vehicles.

I am aware that one or two people have submitted objections about Mr Lee's application. These people do not speak on behalf of the majority of residents in Ffordd y Glowyr. Most residents I have spoken to think that Mr Lee's application is a great idea.

In summary, anyone visiting The Anvil Kitchen will be purchasing one or two drinks at the most. There will certainly be no increase in drunkenness or disorder in the area. This application is merely a small business trying to increase it's trade.

Thank you,

Kevin Jones

