

**ADDITIONAL INFORMATION FROM THE APPLICANT (MR GARNETT)
IN RELATION TO 17 CHESTER STREET, BISHOP AUCKLAND, CO DURHAM**

The licensing authority have received additional information from the applicant on 14th November 2019 in relation to the premises licence application for 17 Chester Street, Bishop Auckland DL14 7LP.

The applicant provided letters/emails in support of the application. The authority must validate any documents supplied by a third party, with address, email and telephone number. Each individual has been given information in relation to the licensing application process and confirmation was sought that the individuals understood their letter would form part of a public committee report and would be referred to in the committee hearing on 26th November 2019.

The following documents were validated by the licensing authority:

Validated Letters of Support:

| | |
|-------------------|---|
| P Barker | (Durham Box) Belvedere Close, North Anston, Sheffield |
| S Chesnutt | Church Bank, Eggleston, Barnard Castle |
| B Cummins | Tamworth Close, Etherley Dene, Bishop Auckland |
| P Elliott | Breaking Bread, Market Place, Bishop Auckland |
| A Garcia-Marshall | Pinner Road, Watford |
| D Million | Bishop Trains, Railway Station, Bishop Auckland |
| G McNally | Newlands Avenue, Bishop Auckland |
| N Smith | Steam Machine, Low Copelaw Farm Cottage, Rushyford, |
| M Thompson | Woodhouse Lane, Bishop Auckland |
| T Warn | Durham Interiors Ltd, Chester Street, Bishop Auckland |



17 Chester Street

Caps Off

Wed, Nov 13, 2019 at 7:18 PM

----- Forwarded message -----

From: **F Barker**
Date: Wed, 13 Nov 2019 at 19:15
Subject: Planning 17 Chester Street
To: Ali Wild

With regards to the planning permission objections to Caps Off Brewery - 17, Chester Street, Bishop Auckland DL14 7LP.

Craft beer is a thriving movement, born of the frustration of mass-produced beer made from cheap ingredients, entrepreneurs like Mr Wild are going head-to-head with global brewery giants to show, that quality and craftsmanship still count, in fact flourish.

Working for local company Durham Box, I now deal with many craft breweries across the region, many of which have been introduced to me through the Caps Off bottle shop at Bishop Auckland Railway Station.

Steam Machine Brewery - Newton Aycliffe, Box Social, Brinkburn Street, Alpha Delta, - Newcastle, Saints Row - Darlington, Donzoko - Stockton, to name a few.

They now account for £1000's of pounds of turnover, for my company, to the extent that we've been able to invest in a new Brewery targeted website, with confident sales growth targets.

It's about time Bishop Auckland had a great, sustainable brewery, producing craft ales for the growing number of tourists, and enticing locals back to atmospheric venues. I'm confident it will be light years away from the existing £2 a pint establishments already existing.

With regard to the issues over child safety, I attended King James for 8 years, and regularly walked passed, The Cumberland, The Station, The Wear Valley, The Mitre, to no ill affect. All are, or were within a stones throw of the proposed site.

Kind Regards

F Barker

Regional Sales Manager



Fwd: Letter of support

Caps Off

Wed, Nov 13, 2019 at 3:48 PM

To:

----- Forwarded message -----

From: S Chesnutt

Date: Wed, 13 Nov 2019 at 15:31

Subject: Letter of support

To:

To whom it may concern.

I am writing to express my support for the pending application regarding

17 Chester Street, Bishop Auckland, County Durham, DL14 7LP

All Wild and The Caps Off Team have always operated a very responsible business within the Bishop Auckland area. They are a respected venue, not only for the dispensing of alcohol, but with the high quality hot beverages and sweet treats ensure that they are also attracting business throughout the day, they also operate well supported independent street food evenings and I truly believe that the expansion of this locally well run business should be seen as a benefit to the local area.

I am happy to be contacted if I can be of any further assistance to help gain a positive outcome for this proposal.

S Chesnutt



Fwd: New premises

Caps Off

Thu, Nov 14, 2019 at 11:39 AM

To:

----- Forwarded message -----

From: **B Cummins**

Date: Thu, 14 Nov 2019 at 09:21

Subject: New premises

To:

Good morning,

I just wanted to email in support of your new venture at 17 Chester St, Bishop Auckland.

I've lived in Bishop Auckland all of my life and we've always been a town which struggled with underage drinking and anti-social behaviour so I understand why some people who don't know the business may be concerned. However, having met the staff and owners and spent time at Caps off I want to assure the public that this business represents a step towards the Bishop that we all want. They care about their staff, they religiously check the ages of their patrons and generally foster good feeling in the community. They have arranged numerous social events including ones for dog walkers which bring the community together and they have brought life to the "top end" of the town. Bishop needs more businesses and entrepreneurs like Caps off!

Kindest regards,

B Cummins

Breaking Bread

**Market Place
Bishop Auckland
Co. Durham
DL14 7NJ**

14 November 2019

To whom it may concern,

We would like to express our support for Caps Off developing a brewery at 17 CHESTER STREET, BISHOP AUCKLAND, CO DURHAM DL14 7LP, which we believe will enhance the profile of Bishop Auckland. I have known the owner for a few years as we have crossed paths many times and have the upmost respect for him. He has a great vision and passion for bringing modern approaches to the town. Caps Off is a very well respected establishment and I know they take their license seriously.

I can only imagine that this new venture will bring more employment to the town and increase the footfall which is slowly being turned around by the increase in new projects planned.

I look forward to seeing more businesses like this in the near future

Yours sincerely,

P Elliott

Breaking Bread Durham Limited



Fwd: Caps Off Brewery Support

Caps Off

Wed, Nov 13, 2019 at 7:18 PM

To:

----- Forwarded message -----

From: A Garcia-Marshall
Date: Wed, 13 Nov 2019 at 19:14
Subject: Caps Off Brewery Support
To:

Dear Council

I would like to write this letter to you to show my support for Alistair and the Caps Off team to open there own micro brewery.

This will create a little buzz for the town and also create jobs for the community.

I have worked with Ali and I was extremely excited for him and the team to venture on this new path.

It would be a total shame if this application was to be not accepted so I hope you guys come to a sensible conclusion.

Thank you for taking the time to read this email and I wish you all the best.

Kindest regards

A

Fwd: Caps Off - Bishop Auckland

Caps Off
To:

Thu, Nov 14, 2019 at 11:40 AM

----- Forwarded message -----

From: D. Million @ Bishop Trains
Date: Thu, 14 Nov 2019 at 07:16
Subject: Caps Off - Bishop Auckland
To:

Re: 17 CHESTER STREET, BISHOP AUCKLAND, CO DURHAM DL14 7LP

As business owner and close neighbour of Caps Off, Bottle Shop at Bishop Auckland Railway Station, I'm writing to offer support to their recent premises licence application for 17 Chester Street, Bishop Auckland, DL14 7LP.

Bishop Trains operate the railway station travel centre and station premises on behalf of Arriva Rail North.

Caps Off have operated their current premises at Bishop Auckland Railway Station for over 2 years and during this time the business has been very well managed, with not a single complaint being received from station users.

From our own observations there is no issue with underage sales or proxy sales and during the operating hours we have not experienced disorder or disturbance of any kind. The premises and surrounding external areas are clean and tidy.

In my opinion Caps Off is extremely well managed and are the perfect neighbour, therefore I fully support their application.

Regards,

D. Million
Business Owner, Bishop Trains
National Rail Travel Centre
Railway Station, Bob Hardisty Drive, Bishop Auckland, Co. Durham. DL14 7TL.

National Rail | Coach Trips | Coach Holidays | Railtours



Bishop Trains



Fwd: 17 CHESTER STREET, BISHOP AUCKLAND FL14 7LP

Caps Off

Tue, Nov 12, 2019 at 3:28 PM

To:

----- Forwarded message -----

From: G McNally

Date: Tue, Nov 12, 2019 at 3:27 PM

Subject: 17 CHESTER STREET, BISHOP AUCKLAND

To:

TO WHOM IT MAY CONCERN

Hi there

I just wanted to drop you a line to support your new venture application for 17 Chester Street, Bishop Auckland. I know you are in proximity to a school, however every pub/bar in Bishop Auckland is on a route that takes most school kids past them. Some even have a bus stop outside them.

I think that you should be supported to develop your business, and I absolutely know that you guys have maximum integrity when it comes to sales of alcohol to anybody who is fortunate enough to look under 25. Your business venture near to Bishop Auckland Train Station has young people passing by en-route to their train, and I have never, ever seen any issue with this. I don't see why it's different if you are near a school.

I hope that the objections raised by certain members of the community are viewed as obstructive rather than constructive, and I hope that you received full support from the rest of the Community to develop your business interests.

Kind regards

G McNally

Low Copelaw Farm Cottages
Rushyford
Ferryhill
DL17 0NP

12/11/2019

SUBJECT: "17 CHESTER STREET, BISHOP AUCKLAND, CO DURHAM DL14 7LP"

To whom it may concern

I am writing this letter in support of the licence application for the above premises proposed to be "CAPS OFF BREWERY".

CAPS OFF Bottleshop has already proven itself to be an asset to the local area, supporting many independent businesses from across the county, including producers of expensive and premium artisan drink products, as well as independent street food traders championing local produce.

They are a diligent operator, working with the local Town Council and the County Council on many occasions, and encourage quiet enjoyment of expensive drinks in a community-based atmosphere, and as such have done a lot to raise the profile of the local area.

Durham County Council recommends operators of premises licences charge a minimum of £0.50 per unit of alcohol. CAPS OFF currently operate at the premium end of the market and vastly exceed this price point. A quick glance through their social media pages reveals examples such as £5.20 a pint for 5.4% and £3.25 a half for a 7.0% beer. This equals £1.69 and £1.63 per unit respectively – more than THREE TIMES the minimum recommended price point.

If you compare these prices to the many premises around Bishop Auckland, it is immediately clear that CAPS OFF are aimed at the premium end of the market, and as such they do not encourage binge drinking, and don't have silly drinks promotions from macro-producers plastered all over their walls.

The insinuation that such a premises and operator would be a danger to under-age drinkers and encourage youth drinking is farcical at best, and malicious at worst.

It wasn't so long ago that licenced premises in the local area were packed with under-age drinkers, and the market place even provided mobile urinals for those using the seedy drinking pits that operated as late night clubs on a Friday and Saturday night.

Having seen the care and attention to CAPS OFF Bottleshop, I am in no doubt that the proposed new establishment will be equally as classy and community-based, to further enrich the local area.

Yours Faithfully
N Smith

Fwd: 17 Chester Street Brewery proposition

Caps Off

Thu, Nov 14, 2019 at 11:39 AM

To:

----- Forwarded message -----

From: **M Thompson**

Date: Wed, 13 Nov 2019 at 21:45

Subject: 17 Chester Street Brewery proposition

To:

I write to support the application for the opening of a micro brewery at:-

17 Chester Street,
Bishop Auckland,
Co Durham
DL14 7LP

This is further great news for the development of the town and the area. The 'Caps Off' shop currently in operation next to the station has been a real asset. It brings people towards that area of town, links with the railway and the heritage line as well as supporting other local food businesses. The 'Caps Off' business in my experience has always been very professionally run by very nice people and it attracts a great crowd with no troubles or nuisance. It is exactly the type of local / entrepreneurial business that the town needs to help with the continued development.

I would like to add my support to the opening of a brewery at the 17 Chester Street address and the granting off the premises license, if this is run in the same professional manner as the Caps Off establishment it will be another fantastic contribution.

I have used Caps off personally with many family and friends, but also as a small business owner in the town we have taken clients there in the past and they have been impressed with the quality and operation. People from Germany, Florida, New Jersey have visited with us as well as people from elsewhere in they UK and they have all had positive comments.

Best Regards,

M Thompson
Managing Director





Fwd: Letter of support

Caps Off
To:

Wed, Nov 13, 2019 at 5:45 PM

----- Forwarded message -----

From: Durham Interiors Ltd
Date: Wed, Nov 13, 2019 at 5:09 PM
Subject: Letter of support
To:

Change of use of premise at 17 Chester Street, Bishop Auckland, DL14 7LP.

To whom it may concern,

**As a close neighbour to this premises, I would welcome the change of use.
This has been an scarcely attended warehouse, for the thirteen years that I have been in
business in Chester Street.
Over these years we have built up a close knit business community.
We support the development of Bishop Auckland businesses, with many owner operated
establishments in this area.**

**The Caps Off Bottle Shop has grown into a thriving business within an expanding specialised
market.
However, it's current location restricts the expansion of the business.
Developing a micro brewery to supply and support the current business will be a great asset to
the local economy.
The area is predominantly industrial, and has been for many years, and I feel the development
of a new business in this location would definitely have a positive impact.**

**I am happy to be contacted if you wish me to give further support.
Best regards**

**T Warn
Director
Durham Interiors Ltd
Chester Street
Bishop Auckland
Co Durham
DL14 7LP**