

Appendix I - Planning Comments

PROPOSAL: Premises Licence for The Farm Restaurant - Amended proposed Licensing Activity

LOCATION: Farm Shop Priors Hall, Church End, Lindsell, Dunmow, Essex, CM6 3QR

Thank you for consulting Planning on the amended proposals relating to the Premises Licence application for **The Farm Restaurant, Priors Hall Farm**. Having reviewed the amended hours and associated documents, please find Planning's comments below.

1. Summary of Amended Licensing Proposals

The applicant has amended the proposed hours for the **sale of alcohol** (and related licensable activities) to:

Monday–Saturday: 11:00–17:00

Sundays & Bank Holidays: 11:00–15:00

Restaurant opening hours are now proposed as:

Monday–Saturday: 09:00–17:00

Sundays & Bank Holidays: 10:00–15:00

These hours represent a reduction from the originally submitted hours and are limited to daytime operation.

2. Planning Permission Position

At this stage, Planning has **no objection in principle** to the amended licensing hours **as they are not in conflict with, the relevant planning permissions** for the site at Priors Hall Farm.

To assist Licensing, the following points are highlighted:

2.1. Use

Class

Operation as a restaurant (Class E(b)) is normally acceptable on farm diversification sites where approved.

The sale of alcohol is typically regarded as ancillary to restaurant use and does not of itself constitute a material change of use.

2.2. Hours of Operation

If planning permission on the site includes restrictions on opening hours, the premises licence hours cannot override those restrictions.

Planning records show that under UTT/25/1726/FUL that Condition 6 limits the hours of operation:

“The hours of use of the parts of the premises subject to the change of use hereby permitted including opening hours to the public, deliveries and access by staff shall only occur between 0900 hours and 1700 hours Monday - Saturday and between 0900 hours and 1500 hours Sunday and Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

REASON: To protect the amenity of neighbouring residential occupiers in accordance with Uttlesford Local Plan Policy GEN4.”

2.3. External Areas

If the licensable area includes any external seating or outdoor consumption areas, planning may need to review whether outdoor use has been approved and whether any seasonal or hourly restrictions apply.

3. Potential Planning Considerations (for the record)

At this preliminary stage, Planning notes the following, although none constitute an objection:

3.1. Amenity and Noise

Given the rural location and the restricted daytime operating hours now proposed, the likelihood of material noise impact on nearby residential receptors is low. The amended hours do not extend into evening or night-time periods where amenity concerns are more typical.

3.2. Traffic and Parking

Daytime-only restaurant use typically aligns with standard farm attraction/destination patterns. No parking or highway concerns are identified at this stage, assuming existing approved arrangements remain unchanged.

3.3. Events / Live or Recorded Music

The licensing application includes the ability to host occasional live music during summer or festive periods.

Provided such activities are low-key and remain within daytime hours, they are unlikely to require planning permission or constitute a material intensification.

Any significant or amplified outdoor events would require further planning consideration.

4. Conclusion

Based on the information supplied, **Planning raises no objection** to the amended licensing hours and activities, **subject to the premises operating within the parameters of any existing planning permissions on the site.**

Yours faithfully

Mark Sawyers

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Senior Planning Officer