



PLANNING COMMITTEE

13 February 2024

Dear Councillor

NOTICE IS HEREBY GIVEN that a Meeting of the Planning Committee at which your attendance is summoned, will be held at **Mayor's Parlour - Town Hall** on **Wednesday, 21st February, 2024** at **3.30 pm** to transact the business specified in the Agenda as set out.

Iain Wedlake
Town Clerk

Distribution: Councillors R Phipps (Chairman), M Jackman (Vice-Chair), J Jackson, C Myers, S Walsh and D Comer



For information – to be taken as read:

- 1 **Declarations of Interest** – Members are reminded that they should declare any interest in the items to be considered and are also advised that the timescale to alter their stated interests with the District Council's Monitoring Officer is 28 days.
- 2 **Items requiring urgent attention** – to consider those items which, in the opinion of the Committee Chair, should be considered by the meeting as matter of urgency (if any). To be taken at the end of the meeting.
- 3 **The Freedom of Information Act 2000** deems that all information held by this Council should be freely available to the public unless it falls under one of 23 exemptions.
- 4 **The Data Protection Act 2018** precludes this Authority from publishing the names, addresses or other private information of individuals unless written permission is given by the individual for such details to be made public. Therefore, where necessary, personal details have been removed from the papers attached to ensure that information held is available, but individuals are protected.
- 5 **Mobile telephones** Councillors and members of the public are requested to ensure that mobile phones are switched to 'silent' during the meeting to avoid disruption.
- 6 **Recording** this meeting may be filmed or audio taped.
- 7 **Public Participation:**
Members of the public will be given an opportunity to address Councillors present at this meeting regarding agenda items, at the discretion of the Chairman. Members of the public will also be given an opportunity to discuss Town Council activities not on the current agenda after the close of the meeting. The comments of members of the public and electors of the parish who speak before the start of the meeting or following the close of the meeting will not form part of the Minutes of the meeting.



A G E N D A

PART I

(Open to the Public)

1. **Apologies for Absence**

To receive, note and where requested, approve the reasons for apologies for absence.

2. **Declarations of Interest**

To declare any disclosable interests relating to the forthcoming items of business (if any).

3. **Dispensations**

To receive and consider requests for dispensation (if any).

4. **Minutes** (Pages 7 - 12)

To approve, sign and adopt the minutes of the Planning Committee meeting held on 31st January 2024.

5. **New Items for Consideration**

a) 24/00173/TPO - 18 Amethyst Drive Teignmouth Devon TQ14 8GD

WARD: Teignmouth East

PROPOSAL: TI heavily infected Large ash or Fraxinus excelsior within 1 distance of 18 Amethyst Drive Teignmouth. Fell Tree due advanced stages of Hymenoscyphus fraxineus or Ash die disease

WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84V0MPZN2W00>

b) 24/00177/LBC - Garden Flat And Flat 2 Arlington House 2 South View Teignmouth Devon TQ14 8BJ

WARD: Teignmouth East

PROPOSAL: Damp remedial work to Garden Flat, line the damp walls v cavity membrane and plasterboard. Flat 2, to modify and reinstate the bay roof, ceiling and cornice below

WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84XPWPZN3700>

c) 24/00193/HOU - 26 Gloucester Road Teignmouth Devon TQ14 9HN



WARD: Teignmouth Central
PROPOSAL: Rear ground floor extension
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S89Y8BPZFJZ00>

- d) 24/00201/TPO - Green Banks, Flat 1 First Drive Teignmouth East
Teignmouth Devon TQ14 8TJ

WARD: Teignmouth East
PROPOSAL: T001. Atlas Cedar. Selective crown reduction to reduce exposed lower lateral primary limbs by up to 2m of leafbearing material and to appropriate subordinate growth
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8E71PPZFQF00>

- e) 24/00209/HOU - 14 Boyds Drive Teignmouth Devon TQ14 8PU

WARD: Teignmouth East
PROPOSAL: Ground floor front extension
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8FTC1PZFQL00>

- f) 24/00211/HOU - 37 St Marys Road Teignmouth Devon TQ14 9LY

WARD: Teignmouth Central
PROPOSAL: Front extension and creation of rear balcony on existing flat roof
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8FYWLPZFQX00>

- g) 24/00173/TPO - 18 Amethyst Drive, Teignmouth Devon TQ14 8GD

WARD: Teignmouth East
PROPOSAL: T1 heavily infected Large ash or Fraxinus excelsior within 10m distance of 18 Amethyst Drive Teignmouth. Fell Tree due to advanced stages of Hymenoscyphus fraxineus or Ash dieback disease.
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84V0MPZN2W00>

6. Major Application

- a) 24/00151/MAJ - Land At Ngr 293230 74784 Off Higher Exeter Road Higher Exeter Road Teignmouth - MAJOR APPLICATION (Pages 13 - 14)



WARD: Teignmouth Central
PROPOSAL: Variation of conditions 1 on planning permission 17/02480 (Reserved Matters Approval for 255 dwellings (approval sought for layout, scale, appearance and landscaping) pursuant to Outline Planning Permission 14/00447/MAJ (residential development of up to 255 homes and associated infrastructure - approval sought for access) to amend layout
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S80USNPZMXX00>

7. Pavement Licence

- a) The Bake House 3a The Triangle Teignmouth TQ14 8AU (Pages 15 - 36)

WARD: Teignmouth Central
PROPOSAL: Pavement Licence

Received 01/02/2024 – close of consultation 07/02/2024

- b) Coasters Cafe Unit 1 Fountain Court Little Triangle Teignmouth TQ14 8FP (Pages 37 - 42)

WARD: Teignmouth Central
PROPOSAL: Pavement Licence

Received 09/02/2024 – close of consultation 31/01/2024

8. Applications Withdrawn

- a) 24/00075/TPO - Trinity School Buckeridge Road Teignmouth Devon TQ14 8LY

WARD: Teignmouth Central
PROPOSAL: T1- Lime Tree - Fell
T2 Macrocarpa Tree - Fell
T3- Lime Tree- Fell

WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7D5ODPZM6D00>

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TEIGNMOUTH TOWN COUNCIL

Minutes of a Meeting of the
Planning Committee
held at **Mayor's Parlour - Town Hall** on
Wednesday, 31st January, 2024 at 3.30 pm

Present:

Councillors R Phipps (Chairman), M Jackman (Vice-Chair), J Jackson, S Walsh and D Comer

Absent:

Officers In attendance:

Francasca Womack, Officer

75 APOLOGIES FOR ABSENCE

None received

Cllr Jackman arrived for the meeting for Item 5d.

76 DECLARATIONS OF INTEREST

None were received.

77 DISPENSATIONS

There were no dispensations.

78 MINUTES

Members considered the minutes of the Planning Committee meeting held on 29th November 2023.

Proposed: Cllr Walsh

Seconded: Cllr Jackson

Carried unanimously

Members considered the minutes of the Planning Committee meeting held on 10th January 2024

Proposed: Cllr Phipps

Seconded: Cllr Walsh

Carried unanimously.

Resolved that the minutes of the Planning Committee meetings held on 29th November 2023 and 10th January 2024 be approved and signed as a correct and accurate record of the meetings.

79 NEW ITEMS FOR CONSIDERATION

A complaint was made to the Planning Committee regarding 21 Ashleigh Way, Teignmouth, 22/01271/HOU.

The person making the complaint is acting on behalf of her mother who lives at 27 Ashleigh Way, Teignmouth.

Teignmouth Town Council Planning Committee investigated the complaint and plans in detail. It was decided that we email Teignbridge to get a Planning Officer over to the site to ensure that they are keeping within what was state on the Planning Application. It is also recommended that the Planning Officer looks at the original planning application to ensure that the correct notices where given to the local residents who may have been effected by the planning.

Proposed by Cllr Jackson
Seconded by Cllr Walsh
Carried unanimously
Cllr Comer left before vote was made (16:48)

79.1 23/02279/CAN - Mardon House 10 Higher Brimley Road Teignmouth Devon TQ14 8JS

WARD: Teignmouth Central
PROPOSAL: G1 - 2x Beech (Fagus sylvatica)
Option 1 - 5.6m crown lift, this would then remove all branches over the neighbours properties.
Option 2 - Branch removal above neighbouring properties only
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S60E5BPZKX700>
COMMENT: Recommend to go with Option 2
Proposed: Cllr Walsh
Seconded: Cllr Comer
Carried unanimously

80 24/00003/HOU - SEASCAPE SECOND DRIVE TEIGNMOUTH DEVON TQ14 8TL

WARD: Teignmouth Central
PROPOSAL: Art studio with storage, garage and balcony
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6MULVPZLCR00>
COMMENT: To be mindful that this is not used for accommodation.
Proposed: Cllr Phipps
Seconded: Cllr Walsh
Carried unanimously

81 23/02248/HOU - 10 TEIGN VIEW PLACE TEIGNMOUTH DEVON TQ14 8BX

WARD: Teignmouth East
PROPOSAL: Replacement solar array
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5NNWVPZKKO00>
COMMENT: No objections
Proposed: Cllr Walsh
Seconded: Cllr Comer
Carried unanimously

82 24/00014/LBC - FLAT 3 12A BARNPARK TERRACE TEIGNMOUTH DEVON TQ14 8PS

WARD: Teignmouth East
PROPOSAL: Removal and rebuild internal walls (retrospective)
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6QCTFPZ01U00>
COMMENT: Feels that this is more a legal matter due to the objections that have been presented to Teignbridge District Council.
Recommend that a Site Officer/ Planning Officer checks the site to ensure that it is being kept within building regulations.
Proposed: Cllr Phipps
Seconded: Cllr Jackman
Carried unanimously

83 24/00026/VAR - 3 HIGHER YANNON DRIVE TEIGNMOUTH DEVON TQ14 9JQ

WARD: Teignmouth Central
PROPOSAL: Variation of Condition 5 on planning permission 92/02516/FUL (Dwelling) to replacement window from obscured glass to clear glass and from fixed to opening (Retention)
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6WEVUPZLN100>
COMMENT: Have frosted glass reinstalled along with limited access windows. Planning Officer to refer to previous application.
Proposed: Cllr Phipps
Seconded: Cllr Jackman
Carried unanimously

84 24/00062/TPO - 48 HIGHER COOMBE DRIVE TEIGNMOUTH DEVON TQ14 9LS

WARD: Teignmouth Central
PROPOSAL: Thin and reduce height of trees along side of public footpath. Oak, ash with ash die back disease , Field maple, holly etc
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S79LWPPZM1J00>
COMMENT: Refer to Arborist
Proposed: Cllr Walsh
Seconded: Cllr Jackman
Carried unanimously

85 24/00070/TPO - 38 DRAKE AVENUE TEIGNMOUTH DEVON TQ14 9NA

WARD: Teignmouth Central
PROPOSAL: G001 - linear tree line of approximately 20 no. Beech (Fagus sylvatica) - Reduction in height by 8m to leave a finished height of 5-6m and a reduction of the southern aspect of crowns by 2m (currently 4-5m)
G002 - Linear tree line of predominantly Hazel (Corylus avellana) - reduction by 2m (currently 4-5m) back to boundary
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7CS2PPZM5I00>
COMMENT: No objections, but refer to Arborist. Note that the Planning Notice was not on the website.
Proposed: Cllr Comer
Seconded: Cllr Jackman
Carried unanimously

86 24/00075/TPO - TRINITY SCHOOL BUCKERIDGE ROAD TEIGNMOUTH DEVON TQ14 8LY

WARD: Teignmouth Central
PROPOSAL: T1- Lime Tree- Fell
T2 Macrocarpa Tree - Fell
T3- Lime Tree- Fell
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7D5ODPZM6D00>
COMMENT: Expressed extreme safety concerns. Needs to be taken down.
Proposed: Cllr Phipps
Seconded: Cllr Jackman
Carried unanimously

87 24/00098/HOU - 113 COOMBE VALE ROAD TEIGNMOUTH DEVON TQ14 9EN

WARD: Teignmouth West
PROPOSAL: Replacement of timber outbuilding
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GV1KPZMBD00>
COMMENT: Have a Planning Officer inspect after build to ensure that it is being used for the purpose stated on the Planning Application.
Proposed: Cllr Jackson
Seconded: Cllr Walsh
Carried unanimously

88 23/02265/HOU - 4 FAIR OAKS, TEIGNMOUTH DEVON TQ14 9GZ

WARD: Teignmouth Central
PROPOSAL: Extension to rear balcony over lower ground floor extension
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5XB0KPZKTZ00>

COMMENT: Refer to original comment that was made on 10th January 2024.
Proposed: Cllr Jackson
Seconded: Cllr Comer
Carried unanimously

89 24/00067/OUT - LAND OPPOSITE 4 DAIMONDS LANE, TEIGNMOUTH DEVON TQ14 9HX

WARD: Teignmouth Central
PROPOSAL: Outline - two dwellings (all matters reserved for future consideration)
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7BGKXPZM4100>
COMMENT: No objection, but refer to Devon Highways for access for local residents while the properties are being built.
Proposed: Cllr Jackson
Seconded: Cllr Jackman
Carried unanimously

90 Applications Withdrawn

91 23/02208/HOU - 33 YANNON DRIVE, TEIGNMOUTH, DEVON

WARD: Teignmouth
PROPOSAL: First floor extension above garage
WEB LINK: <https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5JYK4PZKG100>
COMMENT:

The meeting was closed by the Chairman at 4.59 pm

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Cllr Robert Phipps

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Tel: 01626 215743
E-mail: planning@teignbridge.gov.uk



5 February 2024

Dear Anna Holloway

PARISH: TEIGNMOUTH **WARD:** Teignmouth Central
APPLICATION REF: 24/00151/MAJ
LOCATION: Land At Ngr 293230 74784 Off Higher Exeter Road, Higher Exeter Road, Teignmouth
APPLICANT: Miss M Cavill Harrington Homes
PROPOSAL: Variation of conditions 1 on planning permission 17/02480/MAJ (Reserved Matters Approval for 255 dwellings (approval sought for layout, scale, appearance and landscaping) pursuant to Outline Planning Permission 14/00447/MAJ (residential development of up to 255 homes and associated infrastructure - approval sought for access) to amend layout

A request for this application to go to committee has been received from Cllr Macgregor, adjacent Ward Member and is available to view on the website. This letter has also been copied to the person submitting the request.

Will case officers please consider whether the request identifies the circumstances in which the application needs to be considered by committee and details a material planning reason for this, if necessary contacting the person submitting the request to discuss.

Please advise Business Manager - Strategic Place, and the person submitting the request, of the outcome.

Yours faithfully

Tamsin Cook
Planning Support Manager

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Apply for a Pavement Licence

Application FS-Case-581539355

Payment amount: £100.00

Payment reference: 484e8949411f7c50a54b

Section A - Applicant details

Title: **Mr**

First name: **CLIVE**

Surname: **WETTEN**

Telephone: **01626776893**

Email: **clive@devonshiremade.co.uk**

Mobile: **07949389280**

Date of Birth: **09/03/1976**

Section B - Business details

Business name: **The Bake House**

Business address:

**The Bake House
3a
The Triangle
Teignmouth
TQ14 8AU**

Correspondence address:

Same as business address

Public liability insurance certificate: **1 uploaded**

Section C - Site details

Type of business: **Cafe**

Is the business a licensed business (for the sale of alcohol or entertainment)?: **No**

Licence number:

Width of the frontage of the premises or pavement location: **400cm**

Proposed number of tables: **4**

Proposed number of chairs: **15**

Details of any other furniture and number:

2 x Parasol, 1x A Frame

Specify where the furniture will be stored: **In the cafe**

Will barriers or other demarcation be used to define the area?: **No**

Please specify the nature of the barriers:

Specify details of waste disposal for the proposed area:

Bin Provided in the shop. Devon Contract waste disposal Contract

Map of the proposed area

Maps: **1 uploaded**

Colour photos, brochures or drawings of proposed furniture

Furniture: **3 uploaded**

Licence dates

Date the licence is sought from: **29/01/2024**

Date the licence is sought to: **30/09/2024**

Proposed days and times of operation

Are your times of operation the same on each of the days you propose?: **Yes**

Days: **Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday**

Times: **08:00 - 22:00**

Section D - Declaration

I hereby make an application for the grant of a Pavement Licence in accordance with the Business

and Planning Act 2020: **Ticked**

I declare that the information provided in this form is true and I understand that I may be liable to legal proceedings being taken against me or the revocation of a Pavement Licence which may be issued to me if my disclosures are found to be knowingly misleading or untrue.: **Ticked**

I confirm that I will adhere fully to the conditions issued in conjunction with a licence and that any breach may lead to the revocation of a Pavement Licence. **Ticked**

I confirm I will now affix a notice to my premises for public consultation. **Ticked**

Name: **Mr CLIVE WETTEN**

Position with company / business: **Manager**

Date: **29/01/2024**

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HOTEL & RESTAURANT PACKAGE CERTIFICATE

Policy Wording / Reference:	Property: Faraday – Chapman & Stacey Food Pub Hotel Wording 180322 / B1607CHAPMAN2023 Liability: Faraday – Chapman & Stacey Food Pub Hotel Wording 180322 / B1607CHAPMAN2023 Legal: Essential Business Legal EBLPW.01-21HDI.Digital (S) / BIN.CHA.0921
Policy Number:	CS/ENT/SS9138350
Policy Holder:	Mr Clive Wetton and Mr Zack Highfield t/as Teignmouth Bake House
Correspondence Address:	6 Bitton park Road, Teignmouth, Devon, TQ14 9BU
Insured Address:	3a The Triangle Teignmouth, Devon, TQ14 8AU
Occupation:	Coffee Shop Eat in and Takeaway serving pasties, sausage rolls, tea coffee and selling gift cider. Baking on site.
Period of Insurance:	24 March 2023 to 23 March 2024 both days inclusive
Renewal Date:	24 March 2024
Insurer:	Property - Faraday Liability - Faraday Legal - ARAG plc
Operative Sections:	(‘Not Insured’ is shown on the schedule where there is no cover)
Excess:	As stated in the policy wording and/or conditions
Premium:	£490.65
Terrorism Premium:	£0.00
Insurance Premium Tax	£58.88
Underwriting Fees	£25.00
Total amount due	£574.53

SUM INSURED SCHEDULE - 3a The Triangle Teignmouth, Devon, TQ14 8AU

Interested Parties	None
Standard Perils	Insured
Accidental Damage	Insured
Subsidence	Insured
Theft	Insured
Terrorism	Not Insured
Sums Insured Details	Sums Insured
Buildings	£0
Personal Contents	£0
General Contents - including 15% uplift on declared value	£62,100
General Contents	£54,000
Tenants Improvements	£0
Electronic Business Equipment including Computers	£1,000
General Stock	£9,000
Stock of Tobacco	£0
Target / High value Stock (In addition to general stock)	£500
Annual Loss of Rent	£0
Annual Loss of Rent Period	1 Year
Glass Extension	
Glass and Sanitary ware	Replacement
Money	
In premises during business hours, in bank night safe or transit	£4,000
In safe, outside business hours	£2,000
Description of Safe (if applicable)	
Deterioration of Stock	
Frozen Foods or Chilled/Refridgerated Stock	£2,000

SUM INSURED SCHEDULE - Continued

Limits of Indemnity

EMPLOYERS LIABILITY:	any one occurrence	£10,000,000
PUBLIC LIABILITY:	any one occurrence, or series of occurrences arising from one event and unlimited in the aggregate in the Period of Insurance	£5,000,000
PRODUCTS LIABILITY:	any one occurrence and in all in the Period of Insurance	£2,000,000

Employers Liability Premium is:	In Full and non refundable
Public / Products Liability Premium is:	In Full and non refundable

Legal Expenses

Any one event:	£100,000
Aspect Enquiries:	£2,000
Employment Disputes Compensation Awards aggregate limit payable during any Period of Insurance:	£1,000,000

Operative Covers:	Employment
	Employment Compensation Awards
	Employment Restrictive Covenants
	Tax Disputes
	Property
	Legal Defence
	Compliance & Regulation
	Statutory Licence Appeals
	Loss of Earnings
	Personal Injury
	Executive Suite
	Contract & Debt Recovery
	Crisis Communication
	Limit of Indemnity : £100,000

Personal Accident Insurance	Not Operative
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Fidelity Insurance	Not Operative
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Personal Injury (Robbery)

Capital Sums	£10,000
Weekly Benefits	£100

Loss of Licence

Loss of Licence (12 months indemnity)	£100,000
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Business Interruption

Loss of Gross Profit	£250,000
Indemnity Period	12 months
Outstanding Debit Balances	£5,000

Stock in Transit

Limit any one transit	£2,500
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All Risks Away from the Premises:

Items:	Location:	Sum Insured:
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Please provide details of any items valued at more than £1,000 (including their values) to be insured away from the premises in the space below:

Excesses

3rd Party Property Damage and Bodily Injury Excess	£250.00
Goods in Transit Excess	£250.00
Business Interruption Excess	£250.00
Book Debts Excess	£250.00
Loss of Licence Excess	£250.00
All Risks Away from Premises Excess	£250.00
Fire and Perils Excess	£250.00
Storm and Flood Excess	£250.00
Theft Excess	£250.00
Money Excess	£250.00
Glass Excess	£250.00
Deterioration of Stock Excess	£250.00
Subsidence Excess	£1,000.00
Aspect Enquiries Excess	£250.00

STATEMENT OF FACT - 3a The Triangle Teignmouth, Devon, TQ14 8AU

Occupancy Details

Trades **Coffee Shop**
 Additional Trade Information Eat in and Takeaway serving pasties, sausage rolls, tea coffee and selling gift cider. Baking on site.

The Premises

Are the premises fully occupied solely by the business and not vacant for more than 14 consecutive days at a time? **Yes**
 Are the premises occupied over night ie. Proposer/Manager living on site or 24hr Security? **No**
 Are the premises in an area which is free from flooding and at least 250 metres away from the nearest lake, river, canal or tidal waters? **Yes**
 Does the premises have a basement? **No**
 Are the premises built entirely of brick, stone or concrete, in a good state of repair, built entirely of non-combustible materials and not of listed construction? **Yes**
 Is the premises roofed with slates, tiles, concrete or metal, in a good state of repair, less than 40% flat and entirely of non-combustible materials? **Yes**
 Are the premises Free from and in an area which is free from any signs of subsidence, heave or landslip both now and in the past? **Yes**

The Security

Do you have a mains wired fire alarm? **No**
 Are all final exit doors fitted with 5 lever mortice deadlocks complying to BS3621? **Yes**
 Are all accessible windows and all fanlights and skylights are either barred, grilled or fitted with key operated locks? **Yes**
 Is the the entire frontage protected by shutters or grills? **No**
 Please state the type of alarm fitted at the premises to be insured, that gives complete protection throughout the premises: **Bells only**
 Do you have a CCTV system present and monitored by either security guards or an approved alarm central station? **No**
 How many operatives will be providing treatments? **0**
 Do you require cover for guest effects (£500 per room)? **No**
 Is any part of the premises a) subject to any contract with or let to students, any government department, local authority, housing association or other similar organisation, any person who is seeking but has not yet been granted asylum in the UK or, b) let with leases under 6 months? **No**

The Business

Do you or any of your employees engage in the application of heat (other than catering) either on or away from your business premises. **No**
 Do you or any of your employees handle, transport or work with any of the following: Radioactive substances or devices, explosives, asbestos, silica, toxic or hazardous chemicals, materials giving rise to dust of fumes, lifts, cranes, Hoists, slings, cradles or processes involving a noise level in excess of 85db **No**
 Do you have a formal written Health and Safety policy? **Yes**
 Please provide the number of rooms/apartments let to paying customers **0**
 Do you provide any form of entertainment at the premises such as disco's, dancing or cabaret or use/employ any door staff? Or do you provide special facilities such as conference, swimming pools, jacuzzies, saunas, gymnasium, golf or outdoor pursuit activities? **No**
 Do you provide play areas for children? **No**
 Has your license renewal or any transfer ever been opposed to or refused? **No**
 Do you engage in catering away from the premises? **No**
 Please confirm the current Food Standards Agency rating for the business **Awaiting Inspection**
 The named business is registered in the United Kingdom, the Channel Islands or the Isle of Man **Yes**
 I confirm that I have read and agree that the above statements are true: **Yes**

STATEMENT OF FACT - Continued

Liability

What is your estimated annual wage-roll ?	£30,000
What is your estimated annual Turnover?	£100,000

Claims Information

Within the last 5 years, have you or any of your partners or directors in connection with any business which you/they have been involved had any losses whether insured or not or had any claims made against you.	No
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Additional Information

Disclosure

This product meets the demands and needs of those Business proprietors who wish to have cover in place to protect their assets and earnings. Your Schedule and Statement of Fact shows the cover you have selected. The choices you have made will depend on your personal circumstances. You should check your Schedule and Statement of Fact carefully to ensure you have the required cover.

This statement does not form part of the terms and conditions of your policy.

This Statement of Fact forms part of your insurance contract. It is a record of answers specifically provided to ourselves, and also of some Your Schedule and Statement of Fact shows the cover you have selected. The choices you have made will depend on your personal circumstances. The information recorded in this document has been material to our assessment of :

1) your eligibility for this policy; 2) the terms and conditions applying to your policy; 3) your insurance premium.

Please check this form immediately. If any of the information is incorrect please call your broker on their usual number - failure to do so could invalidate the policy from inception or result in a claim being repudiated.

You or any of your partners or directors either personally or in connection with any business which you/they have been involved have never :-

a) been declared bankrupt or are the subject of any current bankruptcy proceedings or any voluntary or mandatory insolvency or winding up procedures?	No
b) been disqualified from being a company director?	No
c) had a County Court Judgement or Sheriff Court Decree?	No
d) been convicted of or charged with (but not yet tried) a criminal offence other than a motoring offence or a spent conviction in accordance with the 'Rehabilitation of Offenders Act 1974'?	No
e) been prosecuted or have prosecutions pending under the Health and Safety at Work Act or any other statute or regulation?	No
f) had any insurance proposal declined, renewal refused, had any special or increased terms applied, had insurance cancelled mid-term by Underwriters, had a policy declared void or claim repudiated?	No

As far as it is known, there are no circumstances which have resulted or could result in a dispute which might lead to a claim under the legal expenses insurance. Such circumstances cannot be accepted as a claim under this insurance.

Endorsements - 3a The Triangle Teignmouth, Devon, TQ14 8AU

172: Unoccupied Property (Security and Inspection Clause)

This clause applies to the Property Damage Insurance section of the Policy It is a condition precedent to the liability of the Company that in respect of any Building that is empty disused unoccupied unfurnished untenanted or no longer in active use

- (A) gas water and electricity services and any fuel supplies be kept shut off at the switch or stopcock where such services and supplies enter the Building
- (B) all water and heating systems be kept drained
- (C) the Building be kept secured by
 - (i) the use of mortice deadlocks conforming to British Standards 3621 or close-shackle padlocks with matching locking bar on all external doors or shutters
 - (ii) the use of window locks or where window locks are not fitted the windows must be locked by other means
 - (iii) repairing any broken or defective windows or boarding them externally using 19mm thickness shuttering grade plywood reasonably braced and secured against forced entry
 - (iv) sealing all letterboxes or fitting a stout steel cage internally
- (D) the Building and external areas immediately surrounding the Building be kept free of all unfixated combustible materials
- (E) any additional requirements put forward by the Company are satisfied by the Insured or their agents within the timescale specified
- (F) the Building be inspected internally and externally by the Insured or their nominees at least to check that the requirements of this warranty are in place In the event of a breach of requirements (A) to (F) the Insured or their nominees shall immediately
 - (i) arrange to carry out the necessary work to satisfy the aforesaid requirements
 - (ii) notify the Company of such a breach except as may otherwise be agreed in writing by the Company Empty Disused or Unoccupied shall mean any Building that is unfurnished untenanted or no longer in active use

702: Frying and Cooking Equipment Condition 1 - Replacing the Fat Frying Condition detailed in the policy

It is a condition precedent to liability under all sections of this policy that: -

- a) All cooking equipment used for deep fat frying shall be fitted with a thermostat to prevent fat or oil exceeding 205 degrees centigrade and a high temperature non self-resetting limit control to shut off the heat source if fat or oil exceeds 230 degrees centigrade;
- b) All frying and other cooking ranges, equipment, flues and exhaust ducting will be kept securely fixed and free from contact with combustible materials;
- c) All extraction hoods, canopies, filters and grease traps will be cleaned at least every 2 weeks
- d) All extraction ducts will be cleaned regularly and maintained and checked at least once annually by a specialist contractor
- e) The record of such cleaning and servicing of the extraction ducts will be kept elsewhere other than at the premises and will be made available for inspection at any time
- f) Frying equipment will be installed, used and maintained in accordance with the manufacturer's instructions
- g) Multi purpose fire extinguishers and at least one fire retardant blanket which conforms to the relevant British Standard suitable for extinguishing oil and fat fires will be kept in close proximity to the working area of the range and maintained ready for use
- h) Frying ranges will not be left unattended whilst in use
- i) All naked flames (other than pilot lights) and all electrical elements will be turned off at the close of the working day
- j) Where ducts pass through any combustible material, it should be cut away for a distance of at least 150mm from the duct and the space filled with non-combustible insulation.

703: Unoccupancy Condition - Replacing the Unoccupancy Condition detailed in the policy wording

It is a condition precedent to our liability under all policy sections that in respect of buildings or parts thereof which are or become unoccupied:

You will notify us immediately you become aware

- a) That a Building is empty; and
- b) Of any damage to the unoccupied Building even if such damage is not insured
- c) The buildings will be kept secure against illegal entry and all protective and locking devices and any alarm protection will be kept in effective operation with letterboxes sealed to prevent accumulation of mail.
- d) The buildings will be inspected internally weekly and any damage repaired immediately; A full record is to be kept & made available to insurers upon request.
- e) All services will be kept switched off at the mains (except electricity needed to maintain any fire or intruder alarm system).
- f) The water installation will be properly drained.
- g) All combustible contents, trade refuse and waste materials will be removed from the interior of the buildings and no accumulation of refuse and waste will be allowed in the adjoining yards or spaces owned by the insured

h) You will give us prior notice before commencing any renovation of the buildings and renovations will not be commenced without our prior agreement in writing.

i) You will implement any additional protections we may require within the time scales specified.

710: Food Safety and Hygiene Condition

It is a condition precedent to liability under this Policy that the Insured complies with the following:

- a) erect suitable signs to warn patrons of hot plates and surfaces
- b) ensure that a monitoring system is in place to check the shelf life and quality of foods
- c) include in food menus clear warnings regarding ingredients likely to cause allergic reactions.

712: Food Standards Agency condition

It is a condition precedent to indemnity under all sections of this policy that the insured business be appropriately registered with the local government agency responsible for enforcement of food hygiene laws . It is a further condition that the business must notify insurers immediately in the event the business is given a grade or score of lower than 3 stars , 'adequate' 'pass' (or the equivalent grade as per the local authorities marking system.)

761: Chimney Clause

It is a condition precedent to liability under this policy that:-

- 1. All chimneys and/or flues to solid fuel stoves, boilers and open fires are kept in a good state of repair and they must be professionally cleaned prior to first lighting of the autumn and not more than 12 months since the last time they were professionally cleaned, whichever is the sooner. Thereafter you must have them cleaned at not more than 12 monthly intervals.
- 2. You must keep in your possession the original dated receipts for all cleaning operations (including any cleaning operation prior to the inception of this insurance) for a period of 18 months. You will have to produce them for our inspection if we ask for them.
- 3. For the purposes of this insurance "professionally" shall refer to an individual or company who are members of a recognised professional trade body.

786: Electrical Exclusion

It is noted & agreed that loss or damage caused by electrical malfunction or derangement emanating directly from the electrical system installed in the premises hereby insured including the mains box , fuse box and other additional electrical circuits installed shall not be covered .

925: Further Statement of fact disclosure - precedent to risk acceptance

You have confirmed the following which is condition precedent to the insurers acceptance of this risk

Commences trading 24th March
IEE cert out of date (note this policy excludes electrical ignition as per conditions pending inspection)
There is a current valid wiring inspection
Registered with the FSA 1st March

L094: Live Entertainment and Disco Exclusion

We shall have no liability under this Policy to provide any indemnity or benefit for any legal liability, directly or indirectly resulting from or in consequence of the provision of discos and/or live entertainment of any nature.

L097: Manual Work Away Exclusion (other than Collection & Delivery)

We will not indemnify You in respect of any claims arising in connection with any manual work away from Your premises by You or Your Employees other than for collection and delivery only.

L114: Personal Protective Equipment Condition

It is a condition precedent to Our liability that the use or wearing of Personal Protective Equipment by any Employee is rigorously enforced and that Personal Protective Equipment is supplied to the Employee and that a formal record is maintained confirming receipt of such equipment.

P001: Composite Panel Condition

It is a condition precedent to Our liability that in respect of all Buildings which have composite panels

- (a) any damaged composite panels must be replaced or repaired without delay
- (b) items such as battery chargers must not be suspended from composite panels
- (c) a hot work permit system must be in operation
- (d) all ductwork passing through composite panels must be sleeved in non combustible material

(e) all wiring passing through composite panels must be encased in metal conduit and sealed with rubber grommets

P006: Flat Roof Condition

It is a condition precedent to Our liability that any flat felted roof portion of the Premises shall be inspected at intervals not exceeding twelve months by a qualified builder or property surveyor and any defects brought to light by that inspection shall be repaired immediately. You must keep a copy of the invoice showing that the work has been undertaken.

P012: Outside Waste and Storage Condition

It is a condition precedent to Our liability that all combustible items are stored at least 5 metres away from the Premises at all times.

P014: Portable Heater Exclusion

It is a condition precedent to Our liability that no paraffin or portable electric or gas heaters or containers are used or stored on the Premises unless specifically agreed by Us prior to such use or storage.

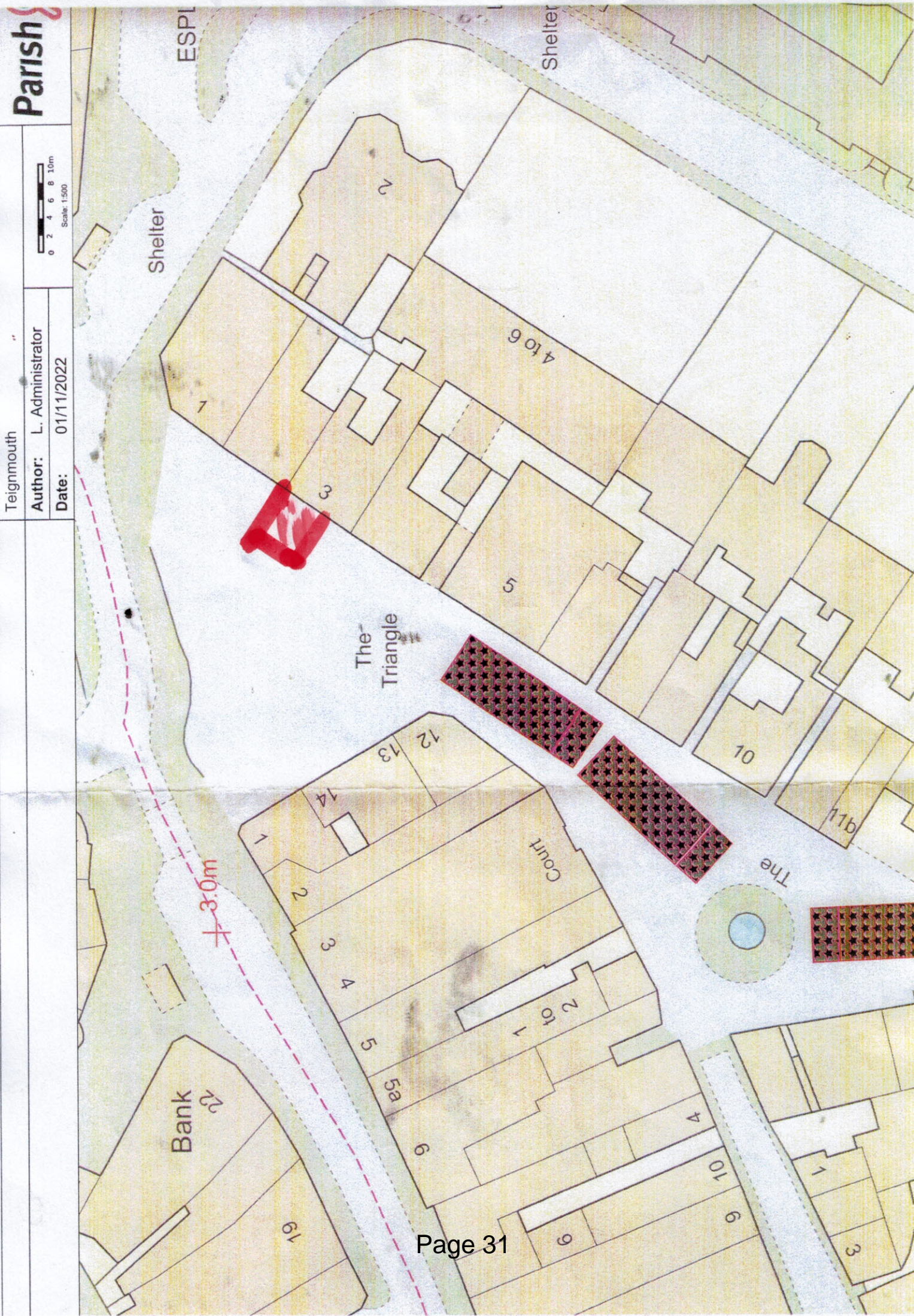
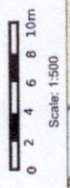
P017: Stillage Condition

It is a condition precedent to Our liability that all Stock in Trade in basements or at ground floor level is stored on racks, pallets or stillages at least 10cm above floor level at all times.

P024: Waste Condition (Daily)

It is a condition precedent to Our liability that all combustible trade waste and refuse is removed from the Buildings every night.

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Shelter

ESPI

Shelter

3.0m

The Triangle

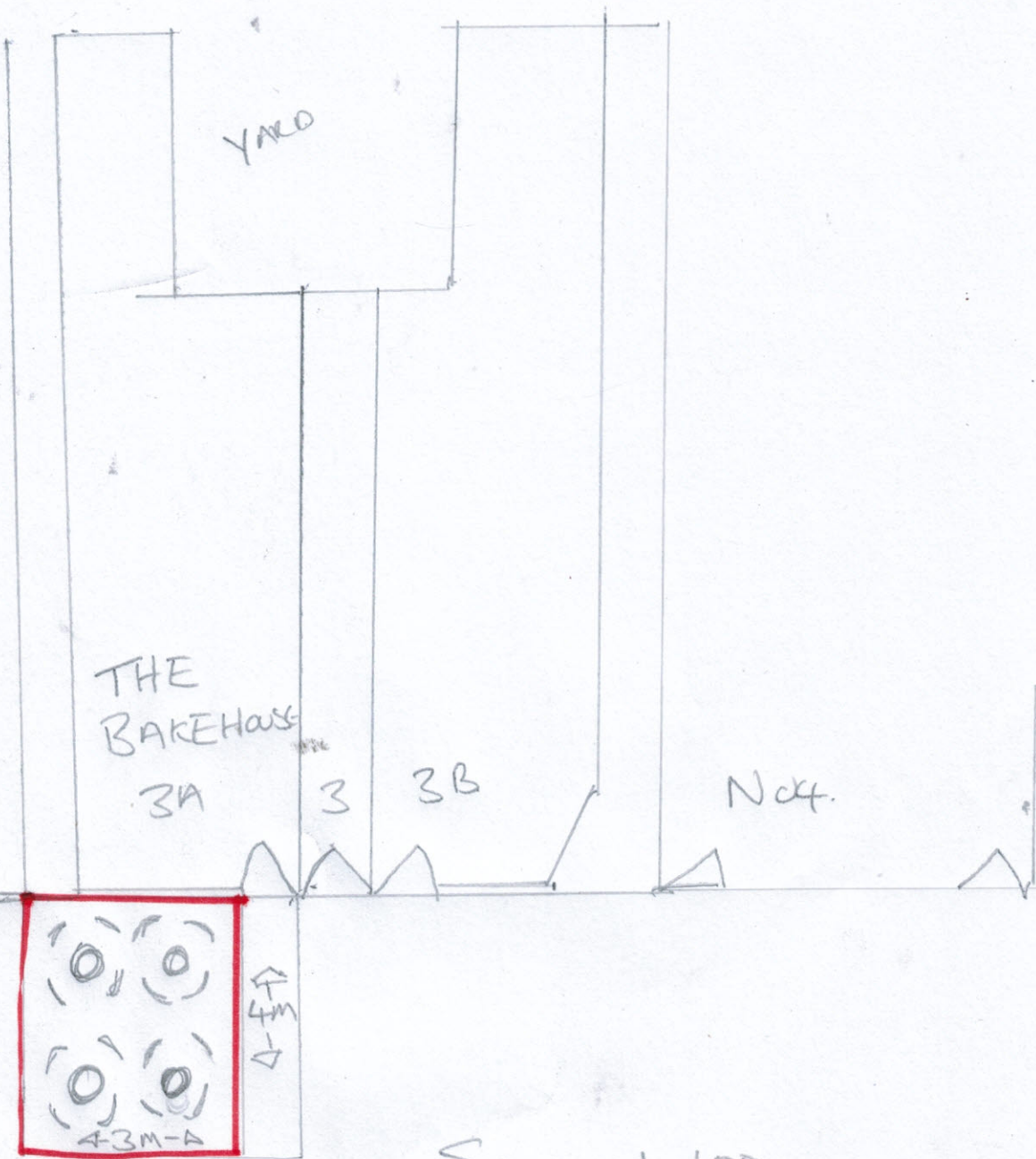
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No. 2



SCALE 1-100.

BENCH

BENCH

BENCH

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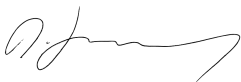
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Issue date: 04 January 2024

Simply Business certifies that the information for Lawrance Gomes & Adlin Antora Gomes shown here is correct, as of the issue date above.

For full policy terms and conditions, please refer to the policy wording document.

Company name	Lawrance Gomes & Adlin Antora Gomes
Policy number	COSH4311867XB
Trade/Business	Café / Coffee Shop
Public liability	up to £5,000,000
Product liability	up to £5,000,000
Employers liability	up to £10,000,000
Policy start date	04 January 2024
Policy end date	03 January 2025

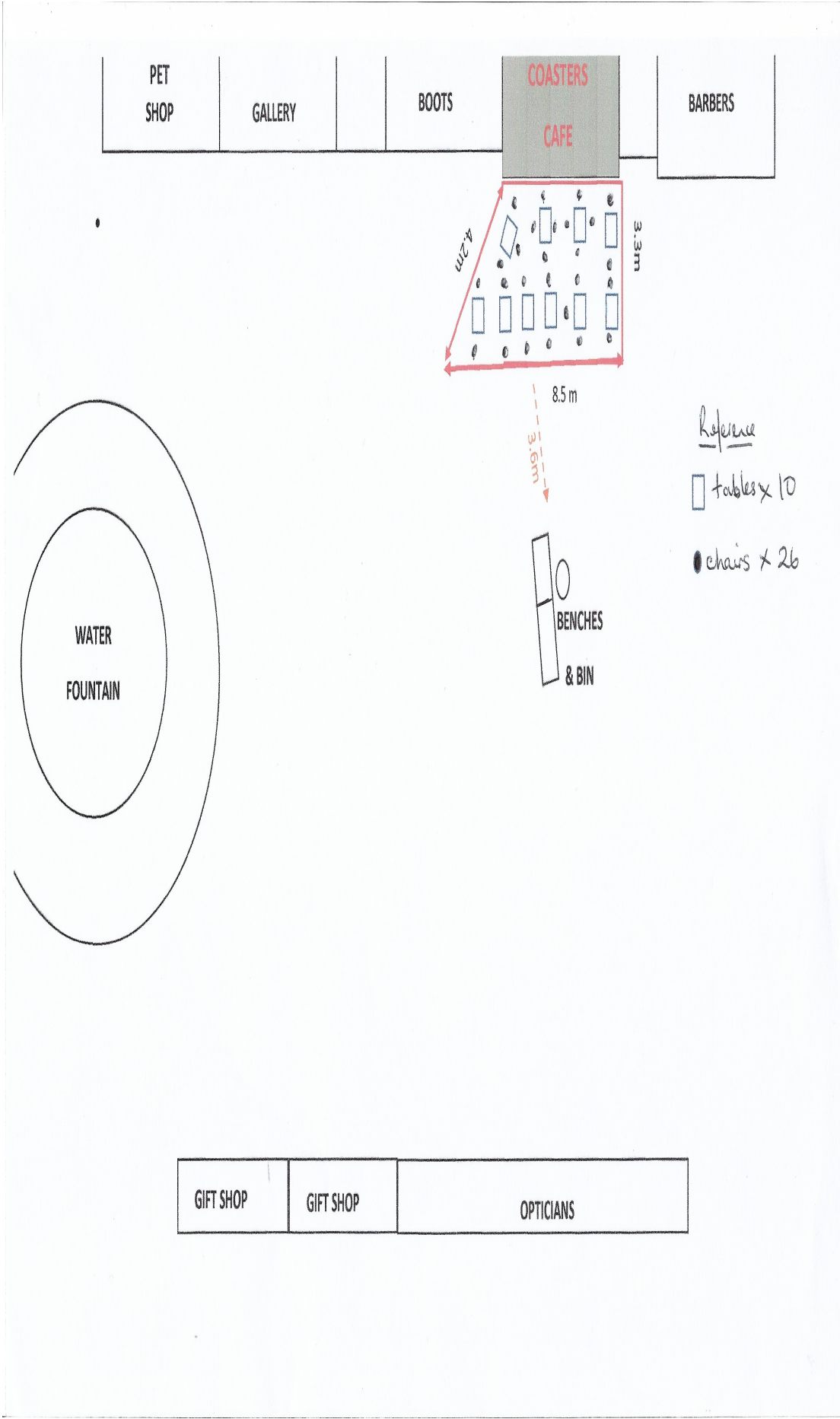


David Summers
Group CEO, Simply Business

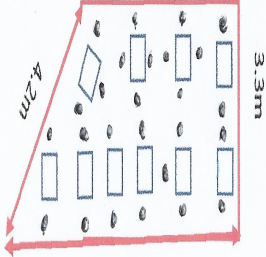
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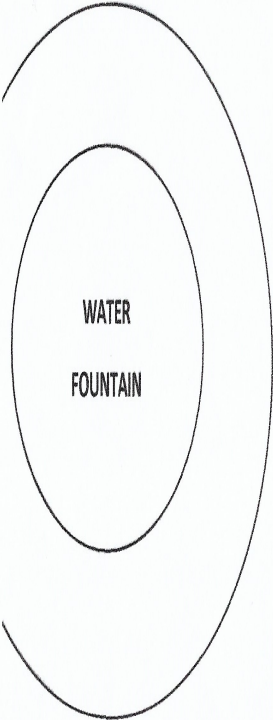


PET SHOP GALLERY BOOTS **COASTERS CAFE** BARBERS



8.5m
3.6m

Reference
 □ tables x 10
 ● chairs x 26



GIFT SHOP GIFT SHOP OPTICIANS

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