

## **WHY DO YOU WANT THE CONDITION REMOVING**

When the Tea Hut was first proposed in April 2018 there was a lot of local opposition to installing a takeaway facility on the sea front. Social media fuelled and propagated the initial objections and when the plans were presented to the NYNP committee, in June 2018, the members decided to arrange a full site visit, in order to fully evaluate the impact of the proposal for themselves. They took all the many objections into consideration and in order to partly justify supporting our proposal, one committee member proposed that the operator of the Tea Hut should remain in the adjacent residence, known as Beacholme. This was seconded and the proposal was finally approved, with condition 3 of their approval in place. This condition specifically states that if the owner of the Tea Hut should ever vacate Beacholme, then then the Tea Hut must close and be demolished within 12 months. There was never any intention, or suggestion that Beacholme would be a part of the day-to-day operational running of the Tea Hut, it was purely applied to ensure that the presence of the new Tea Hut did not change, or impact on the enjoyment of the Quarterdeck in any way.

In reality, The Tea Hut has actually improved the area and the opening hours are well within those originally specified, in the approval. The public generally dictate opening and closing times, but this is normally around 9.30am until 5.00pm, daily.

At the time, condition 3 seemed like a sensible compromise, as a lot of objections related to a perception of potential noise and increased litter on the Quarterdeck. However, time has proved that neither of these came to fruition; there is now zero litter in the area and with our additional investment in landscaping, it makes the Quarterdeck a much more pleasant place to be. There have been no concerns raised from nearby properties in the past 5 years and a lot of the original objectors now say the Tea Hut and its sleek curved roof design has actually improved the area. Indeed, we have heard on several occasions; “we never imagined it would look as nice as this”.

### **How should the conditions be varied**

I would like condition 3 of the planning approval removed, in order to give me the flexibility, if and when, I wish to move from Beacholme and still retain the Tea Hut, which would keep the local staff we employ in employment.

The prospects of selling Beacholme to a perspective buyer who also wished to run a catering outlet, would be so slim and virtually impossible.

I am now in my 76<sup>th</sup> year and with a very early diagnosis impending joint issues, I need the flexibility to forward plan my future life, in a location somewhere more practicable, before that decision is taken from me.

Whilst Condition 3 remains in place, my **only** option is to stay at Beacholme, which is 4 floors high and its' only access is by a set of 30 steps from the nearest road. The alternative, would be to move out and close the Tea Hut, making all 7 staff redundant. We employ 2 full time and 5 part time, all of whom are local people, who rely on local employment and are able to walk to work. This is a model and enviable criterion for any coastal business. The Tea Hut is now highly popular with both locals and holiday makers and we are constantly complimented on both quality of food and drink and the service we offer; we are proud of our 5 star rating, for reviews on Trip Advisor.