

STATUTORY LICENSING SUB-COMMITTEE

Minutes of a Remote meeting held on 5th June, 2025.

The Committee agenda is available [here](#).

The recording of the meeting is available [here](#).

Present: Councillors P. Drake, W.A. Hennessy and J.M. Norman.

Also present: L. Sneddon (Applicant), M. Phipps (Applicant's Representative), K. Evans (Licensing Team Manager – Vale of Glamorgan Council), I. Huish (Interested Party), G. Davies (Democratic Services Officer – Vale of Glamorgan Council) and R. Price (Vale of Glamorgan Council Legal Officer).

(a) Announcement –

Prior to the commencement of the business of the Committee, the Democratic and Scrutiny Services Officer read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

(b) Appointment of Chair –

RESOLVED – T H A T Councillor P. Drake be appointed Chair for the duration of the meeting.

(c) Declarations of Interest –

No declarations of interest were received.

(d) Licensing Act 2003 – Grant of a Premises Licence – Bakehouse, Cornerhouse, Commercial Street, Llantwit Major CF61 1RB (LA) –

The Sub-Committee considered the application which sought provision for the sale of alcohol for consumption on and off the premises, Monday to Sunday for the hours 10:00 to 22:30.

The hearing was attended by the Applicant (L. Sneddon) and their representative, M. Phipps.

The Licensing Officer outlined the report to the Sub-Committee which had been previously distributed together with additional representations.

M. Phipps presented the case on behalf of the Applicant, L. Sneddon, and referred to the plans for the premises that was described as a coffee shop and café premises with a capacity of 36 seats. The application was made to enhance and develop what was on offer by including a modest range of wines and locally brewed beers. That would make the Bakehouse a small premises that would offer an alternative to the public houses. M. Phipps offered reassurance that it would not become an off-licence shop. The Applicant wished to have occasional music evenings, and they may show the rugby, but these were not regulated and so they had been withdrawn.

It was advised that the Applicant did not accept that they were turning the Bakehouse into a micro pub. The Police had been engaged, and their representations were obtained at Appendix C, which included a number of conditions that the Applicant had agreed to. The objections received expressed concerns about nearby public houses and that Licensing Sub-Committee was not a review of those premises. Policy specifically stated that a wide choice was an ambition of the Council which wanted to support local businesses. The address for the Bakehouse was Commercial Street, and so having a business there, was not inappropriate.

M. Phipps advised that the Applicant had sent a letter to local residents outlining the plans and they were willing to meet with any individual in the area to discuss any concerns. It was important to note that there had not been any formal objections from the Town Council with local objections focusing on anti-social behaviour and problems around littering which were due to the proximity to the current pubs in the area. Therefore, the issues were not related to the Bakehouse as such, and so the proposals in front of the Sub-Committee were in line with the licencing objectives.

The other representations suggest there was a cumulative problem, which were accepted as concerns about the public houses, were not relevant to the Bakehouse. The placement of tables and chairs was also not relevant. M. Phipps added that the reference to environmental health did not relate to the premises. The photos of the vomit and glasses had nothing to do with the Bakehouse.

Councillor W. Hennessy stated that he knew the area well, and he asked whether local residents have been contacted. M. Phipps advised that residents had been contacted and follow up discussion had taken place.

The Committee noted that there were no representations from Responsible Authorities.

I. Huish (Interested Party) was asked to make representations, and she referred to concerns in relation to late night revellers being a nuisance and causing anti-social behaviour such as being noisy and urinating in back alleyways. As such residents were not objecting to the Bakehouse specifically, but local residents had concerns with regard to issues within Llantwit Major itself.

I. Huish clarified that she had not indicated that the mess shown in photos were anything to do with the Bakehouse, but she was presenting what she had been asked to provide.

I. Huish added that she had nothing against the Bakehouse and wanted to highlight concerns of local residents in terms of anti-social behaviour in the area.

In summing up I. Huish reiterated that she had no objections to the Bakehouse.

In make their closing statement, M. Phipps stated that the Applicant would be happy to engage with the residents that ultimately would be their customers. The granting of the licensing would not affect the licensing objectives.

With no other parties to consult and no questions from the Sub-Committee, the Democratic and Scrutiny Services Officer and the Legal Officer confirmed that the Sub-Committee would go into private deliberation, with the decision on the application to be provided to all parties by the Licensing Authority within five working days.

Following this, the Applicant, their representative, the Interested Party and the Licensing Officer in attendance disconnected from the hearing, as confirmed by the Democratic and Scrutiny Services Officer, and the Licensing Sub-Committee deliberated the application in private with the support of the Council's Legal Officer.

The Licensing Sub-Committee subsequently

RESOLVED – T H A T the application as applied for, with the addition of the conditions agreed with South Wales Police, be granted.

Reason for decision

In reaching the decision, the Sub-Committee had considered the application along with all those that had made both written and oral submissions. The Sub-Committee had taken into account the Licensing Act 2003 as Amended, in particular the Licensing Objectives and the Home Office Guidance along with the Council's Statement of Licensing Policy.