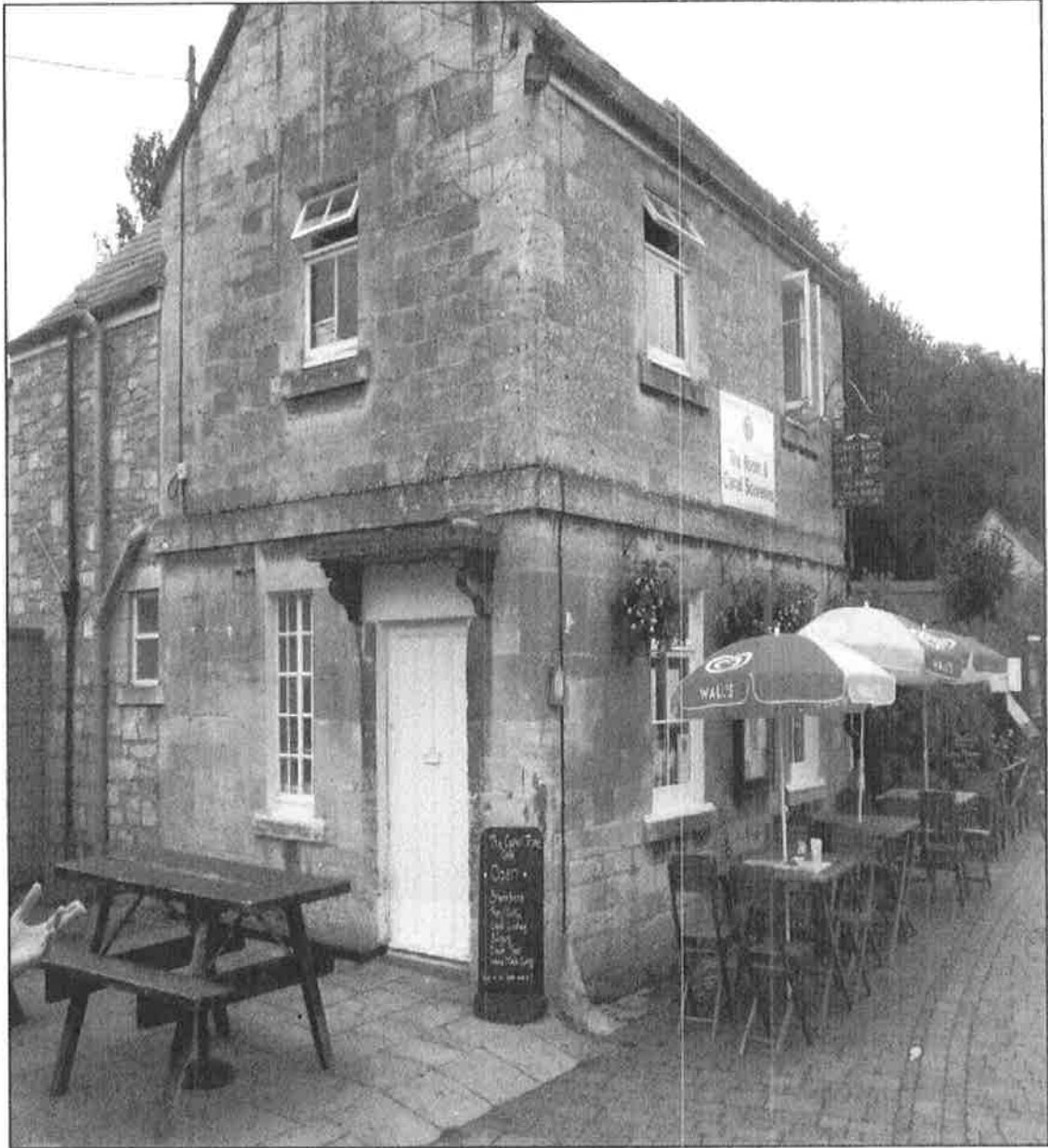


# The Canal Trust Café Presentation

Ref: Premises Licence Application H.T.Kisioglu  
15 Frome Road, Bradford on Avon



We have written this presentation to give a quick insight of the Canal Trust Café in the support of the premises licence application.

The Kennet & Avon Canal Trust was formed in 1962 by a group of canal enthusiasts to restore the then closed Kennet & Avon Canal from Reading to Bristol as a 'through' navigation as a public amenity. The trust now has over 5,000 members and since the canal was officially reopened by HRH the Queen in 1990 its role has been to raise awareness of the great significance of the waterways and contribute funds towards its continuing maintenance!

There are 6 shops/café along the Kennet and Avon canal and ours is situated on lock 49 in a very picturesque setting. The Café was originally the Lock Keepers Cottage and was opened as a café by The Prince of Wales in May 2003. Since then it has been very popular with locals, the boating community and visitors to the area. The photo below gives you an idea of the location of the café as it is set just back from the tow path after the lock.

(Picture 1: approaching the café from the lock)



My husband and I have been running the café for just over a year now. When we first arrived it was tired and dated so we have invested a lot of time and money to upgrade the building, inside and out. We have recently installed a prep room upstairs in order to meet the high demands of food orders in the summer months.

The café is a small downstairs area which seats 24 people, there is a small open plan kitchen and a pretty garden to the side, there is room for a few tables to the front of the building and a few to the patio area. Upstairs is a prep room, staff toilet and an office. The garden is maintained by the volunteers throughout the summer and has always won awards.

The photos below will give an insight of the style of the café and how pretty it looks. The following page is an example of our present seasonal menu.  
(Picture 2 & 3 views from inside)



(Picture 4 – a beautiful view of the garden)



(Picture 5 – front view of café)





# The Canal Trust Café

## Menu

(Please order at the counter)

### Hot beverages

Pot of Tea from £1.50  
Fresh brewed coffee £1.50  
Cappuccino £2.00  
Latte £2.00  
Espresso £1.50  
Hot chocolate £2.00  
Mocha £2.50



### Shmoo ...Thick Shakes

Regular £1.75  
Large £2.25

Choose from strawberry,  
Chocolate or banana

All topped with whipped cream & sprinkles

### Breakfasts served till 12pm



#### Full English Breakfast £5.00

Cumberland sausage, bacon, hash brown, grilled tomatoes, mushrooms, egg, beans & toast

#### The Hungry One's Breakfast £6.50

2 sausages, 2 bacon, hash brown, grilled tomato, mushrooms, black pudding, egg, beans and toast

#### Veggie Breakfast £5.00

Veggie sausages, hash browns, egg, grilled tomatoes, mushrooms, beans & toast

#### Beans on toast £3.50

#### Toasted cheese sandwich £3.00

#### Bacon or sausage baps £2.50

#### Toast & butter £1.00

With jam £1.50

Cold drinks available from the  
fridge, starting from £1.20

Please take a look  
out for freshly baked  
Cakes & cookies!

Why not have one  
with a freshly brewed  
cup of coffee!

Toasted tea cake & butter  
£1.75

Did you know we sell ice creams  
& pick & mix!!!

There's more .....





## What about a sandwich.....?

(Take away £3.50)

### Freshly made ciabattas £4.75

Served with dressed mixed leaves garnish and a handful of crisps

- \*Hot bacon with brie & redcurrant jelly
- \*Mature cheddar cheese with caramelised red onion chutney
- \*Tasty ham & coleslaw
- \*Tuna mayonnaise with cucumber
- \*Chicken mayonnaise with mixed leaves



### Freshly made soup of the day £3.95

Served with ciabatta bread & butter

### Paninis.....

Would you like your sandwich hot?

Just choose your favourite filling and we can toast it for you for just an extra 25p

### Home Made Quiche £6.00

Why not try a slice of our home made quiche, served with mixed leaves, fresh bread, coleslaw and red onion chutney



### Children's boxes £3.95

Chicken nuggets/fish fingers or sausages & chips + drink

Or

Cheese roll, crisps, raisins, drink & biscuit

### Home made Cheese burgers!

Try one of our home made ultimate

Burger meals, served in a toasted bun with salad, coleslaw and fries. Add bacon for an extra treat!

**£6.95 burger +fries**  
50p with bacon



A portion of  
Chips  
£2.50

### Canal Side Lunch!

**£6.50**

A selection of cheeses, salad garnish, ciabatta bread, homemade coleslaw, and red onion chutney

### Ham Egg & Chips! £7.50

Everyone's favourite classic!

Delicious ham served with salad, a generous portion of fries and 2 fried eggs

### HOME MADE CAKES

Ask at counter for today's fresh cakes on sale  
Only £2.50 a slice

### CREAM TEAS

Home Made scone, Jam & clotted cream  
&  
A pot of tea  
**£3.95**

(add £1.00 for extra scone)

Last season when we were open during the summer months, we noticed a gap in the market to sell a small range of alcoholic beverages. A lot of customers were asking for a local ale or cider and we were having to turn custom away. This was one of the main reasons why we decided to apply for a licence.

Originally we ran a local pub called The Canal Tavern, just a few yards away. Our plan was to come out of the pub and run the café full time. We handed over the pub to the new tenants in January and see the Café now as our main priority.

When applying for a premises licence, it is quite a costly procedure and we thought it necessary to apply for the entertainment that could be possibly required in the future. I expressed deeply in my main application that there will be no regular music or entertainment and that we won't be staying open till late.

However, when the notice went up in the window, it caused a lot of upset with the neighbours close by and they have strongly expressed there to be no disturbance from music or late night opening. I feel the main application justifies our plans and it must be acknowledged that we never intend to be a bar or a pub, I can't express enough how important it is to know that it is a small café with no cellar facilities, just a few rows of local ale/cider etc in the fridge to meet the demand of the summer trade.

When reading the representations I was quite shocked that so many people were worried about the music issues, people had heard some very odd ideas; one lady for example said we were planning on showing video horse racing outside! I even sent a letter to everyone apologizing for the confusion (see appendix 1). I felt a lot of people were comparing us to the Canal Tavern where we did have a few noise issues in the past but we invited the residents to the pub and came up with an agreement. It was quite harsh some of the things people wrote in their letters and if you refer to appendix 2 for example this letter should be dismissed as none of the words that I apparently quoted came from me. I felt hurt that people would view me in that manner.

Noise pollution is a very delicate subject in this local area; I can truly understand people do not want to be disturbed by other people's noise in their own back garden. There are 3 pubs very close by and we do not want to be associated or thought to be making noise, that is why it is necessary to perhaps withdraw any live music and gain the trust of the residents that the café will continue as normal and no extra nuisance will be generated from the café having an alcoholic licence.

If granted our main revenue will still be from tea & coffee/food/ice creams. We will be selling local beer to promote local industries but again there is not much room for a lot, it is just so we don't miss out on custom. We had a table for 6 for example last year, 2 of them wanted a beer so they left and went to the pub across the road. We also sell the boat trip tickets and the souvenirs for the Trust.

We have full support of The Canal Trust in our application (see appendix 3) and also our local customers have supported us as well as staff. We have talked to the local businesses near by and we also have their blessing. Many of the local neighbours have come in to show us the petitions and letters that have been sent round and understand why we are applying for a licence.

We are very experienced in the licence trade and it is only when you let people miss use alcohol that it becomes a problem. Our aim is not to have the pub trade but have the option available to our customers if required. It would be nice for people to take advantage of the surrounds and of an early evening, enjoy a glass of wine and a bowl of olives for example, that is the impression we'd like to give out: not larger louts and stag dos!

I'd like to conclude by expressing again that we do not intend on generating any more traffic to the area, we have no intention on having late nights. We are a young family with 3 children; a café is more suitable with our life style. The café is very small, there is no room for in door entertainment and there will be no out door amplified music. The purpose of applying for the licence is to have that option available and not miss out on opportunities. We are both very considerate people and understand people's worries and concerns over noise. If granted a licence, the residents will not be disturbed from us selling alcohol.

TARKAN KISIÖLU

Victoria Kisioglu



The Canal Trust Café  
15 Frome Road  
Bradford on Avon  
Wilts  
BA15 1LE considerate  
27<sup>th</sup> January 2011

Dear Neighbour

I write firstly, to sincerely apologise for the misunderstanding I may have caused with regards to the licence application for the café. It was very insensitive of me not to come and visit you before the notice went up to put your minds at rest. You may not know that our family has just moved out from the Canal Tavern so my mind has been a bit pre occupied! I really do apologise once again.

I also write to let you know that I don't intend on having any live music, whether it be indoors or out! I also certainly won't be staying open till all hours of the evening! We came out of the pub to concentrate on being a family and spend more quality time together. My husband is a manager at Centre Parc and running a small seasonal café, fits in with my family life.

When applying for a licence, it is quite a costly affair and it was advised to apply to the items that I may want to use. The only time I can think of having out door music is during the Fringe festival, which would be a Sunday Afternoon! I will not be creating any more custom at the café by having a licence, it is just meeting the demand and giving my guests more options. I feel sitting in the garden with a glass of wine perhaps, on a summer's afternoon, or early evening is quite appealing to all. I really appreciate the concern for noise but there will be no extra from us. I would be just the same if I thought I was having a pub thrown at me at the bottom of the garden!

I am a very responsible person, and feel quite hurt from some of the comments made, when there were issues in the past from the Canal Tavern, I invited everyone to my home and came up with an agreement. It wasn't just the Canal Tavern that had music or noise.

I would like to finish off by again stressing that this is a small ground floor pretty tea room/café and by having an alcohol licence, will not disturb my neighbours in any way. There is no room for a cellar, so a row or two of alcohol drinks in the fridge will not be a major part of my business. I am just creating more choice for my customers; the tea rooms will never be a bar or a public house and daily music will continue to be in the form of light back ground radio music or classical c.ds.

I hope I have put your minds at rest, I really do appreciate everyone's concerns and worries. Please feel free to come and see me over at the café, during the winter it is open Fri, Sat, Sun, Mon from 9.30am till no later than 4pm.

Yours truly, Victoria Kisioglu

Appendix 2

0300 4560100

Received 27.1.11

The Old Cottage  
55 Spencers Orchard  
BRADFORD ON AVON  
Wilts  
BA15 1TJ

Ref: 1526584

26/1/2011

Dear Sirs

LICENSING TEAM – CANAL TRUST TEA SHOP BRADFORD ON AVON

Further my telephone to Maggie in your department yesterday, I am putting my objections to the above application in writing and am delivering by hand to yourselves on 27<sup>th</sup> January 2011.

I believe I come under the category of 'Interested Party' as I live within the vicinity of the premises applying for the license.

My property abuts the canal bank in Bradford on Avon just down from the Canal Trust shop. It is a very quiet, beautiful area and is wildlife corridor between Trowbridge and Bradford on Avon. We have an abundance of wildlife which even include Kingfishers and Bats and have even seen Water Voles swimming and nesting on the bank both by our house and also near to the Canal Trust Shop.

Noise travels very easily across water, this is a residential area and any music played outside the shop would certainly cause a public nuisance for us all who live here.

Many visitors from both here and overseas have commented on how nice and peaceful it is here, we used to run a B&B business and that is one of the things people commented on. There are many species of birds and bats, we have some in our loft, all of these would be affected. The bats can be seen flying on the opposite side of the canal (same side as the Trust shop) do we want really want to risk these disappearing?

Bradford town centre itself has no loud outside music playing so why should we have to put up with this in the rural area? I went to speak to the lady at the Canal Trust shop and enquired when exactly she planned to play the music and was told "whenever I want to" I said what would happen if we complained should she get permission, and she replied "by the time you complain to the council, the function will be over and they won't be able to do much about it by then".

We have always worked closely with the local Boat Hire people, as occasionally there is a "hen or Stag" party on a boat, and they immediately call the people to ask them to turn down the noise, they also appreciate the fact it is a residential area and as I have already stated sound carries over water. I got the feeling that the owner did not share this view as she told me it was none of my business how she ran her "tea Shop".

I understand, to the best of my knowledge, that few or no objections were raised for their Tea Shop application which is a fitting business for the canal bank, but is this what it was really leading to? Apparently, wedding receptions and birthday parties will be catered for and she told me she fully intends to carry on until 11.00 at night and will then apply for a later licence for certain functions if she so wishes!. She also said that horse racing (betting on videos of racing) would be shown outside, I cannot imagine how much noise this will create!

Although they have complied with your rules by displaying the planning application in their window, their shop is on the Towpath and unlikely to be seen by the residents unless they go and look in the window. Some residents in Spencers Orchard knew nothing of the application even though we will all be affected, I was only told on Sunday afternoon after happening to meet someone in Sainsbury's and I will be really affected by the noise if they get permission.

There are also other drinking establishments within the area, and with this financial recession do we really need another one? It just spreads the potential takings for each establishment even further, which does not give support to those who have been trading for many years, and have given us no cause to complain. Another very important fact, are you familiar with the position of the premises, it is right next to the open lock, easy to fall into and extremely difficult to get out of, especially if under the influence, although there is a life belt available, this sometimes goes missing! Are they prepared to provide adequate safety measures? The licensed premises near to them do not have this particular problem as they are on the other side of the lock which would make it far easier for them to rescue someone.

We would be more than happy to come and air our grievances to yourselves if required, so please do not hesitate to contact us.

Yours sincerely

Gloria Maslen



**Bradford on Avon Branch**

3<sup>rd</sup> February 2011

Mrs Victoria Kisioglu  
Trust Tea Rooms  
Frome Road  
Bradford on Avon

Dear Victoria

**Licence Application**

Further to our previous conversations I am writing to formally confirm the local Branch Committee support for your application for a Licence to sell alcohol and provide musical entertainment at the Tea Rooms.

Over the past two years it has become apparent that some customers of the Tea Rooms would welcome the opportunity to purchase wine and beer with their meals and offering this service can only be a positive enhancement for the local customers and tourists.

The Tea Rooms are small but the opportunity for local musicians to offer low level entertainment seems sensible and would I am sure be popular.

I wish you well with your application.

Signed  
David P. Inight  
Branch Chair  
KACT  
Bradford on Avon

70 Baileys Barn  
Bradford on Avon  
Wilts

29th January 2011

To Whom It May Concern:

I write to show my support of the premises licence application for the café at 15 Frome Road. I work and live just behind the cafe. I use the tow path all the time and know how busy it gets in the summer.

I believe that if they are granted a premises licence I don't think it will make any difference and people won't even notice.

It is a very small café and she has told be her plans, which don't include loud music or restaurant opening hours. I will continue to use the café in the same way as before.

Yours faithfully

The Canal Trust  
15 Frome Road  
Bradford On Avon  
Wilts  
BA15 1LE

To whom it may concern

We are frequent users of the canal Trust Café and appreciate Victoria's reasons for applying for a premises Licence. She has informed us of the plans and support her application.

Yours faithfully

Name	Address
1 <del>Ray</del> <del>John</del> <del>David</del>	<del>Bradford</del>
2	Bradford
3	Bradford
4	38 FROME RD, BA15 2EH
5 T.C. ROBINSON	N/B MONYQUE. <del>Bradford</del>
6 ANNE CARLAND	1/2 MONYQUE <del>Bradford</del>
7 J. PIPPER	41 AVON CLOSE BRADFORD-ON-AVON
8 C. C. J. RILEY	KENNETT N/B AVON
9 S. JONE	" " "
10 A. WELLS	" " "
11 C. CHORLEY	LANCASTER
12 A. WERLEY	MURCHING, KENT CANAL
13 H. Meerdink	Bradford on Avon
14 L. Weisel	Bradford on Avon

- 15 /AN KNIGHT
- 16 LEONARD WHITING
- 17 S. BECKET
- 18 LOTTIE ROUS
- 19 GEORGIE ROUS
- 20 PAUL CAMPY
- 21 EDWARD OBY
- 22 Brian McJannet
- 23 JACQUE McJannet
- 24 Russ Higgs
- 25
- 26 Steve Bowring
- 27 Denise Jupp
- 28 P. W. Frost
- 29 D. Foster
- 30 H. Jones
- 31 D. Jones
- 32 K. Beckett
- 33 S. Beckett
- 34 P. Hobson
- 35 D. Weissenbruch
- 36 Leo Whitebread
- 37 Antonia Satter

Leatherbarrow Sowerby Rd.  
 Kingston Langley  
 NARROW BOAT HARPER  
 LOCAL RESIDENT

14 KETTON CLOSE, TROUBRIDGE  
 14 KELLON CREE TROUBRIDGE  
 BOANWAN (BOAT)

6 BODBURY CLOSE  
 BRIDFORD ON WAY BAIS JOB  
 11 Richard St, Bodbury  
 1 Richard St Bodbury

K + A

"CHURCH" K + A

K + A

K + A

MIA 290

MARCO

NB Ventured  
 NB Ventured

Baileys barn b-o-A

Westbury Wiltshire

~~XXXXXXXXXX~~  
 41 Mogg Street, St. Werburghs  
 Bristol BS2 9UB.

