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| REPORT OF: | HEAD OF HEALTH & WELLBEING |
| AUTHOR: | BEN MURRAY |
| TELEPHONE: | 01737 276085 |
| E-MAIL: | Ben.murray@reigate-banstead.gov.uk |
| TO: | LICENSING & REGULATORY SUB COMMITTEE |
| DATE: | MONDAY, 6 FEBRUARY 2017 |

| | | | |
|------------------------|--|--------------------------|-----------------------|
| AGENDA ITEM NO: | | WARD(S) AFFECTED: | MEADVALE AND ST JOHNS |
|------------------------|--|--------------------------|-----------------------|

| | |
|-----------------|--|
| SUBJECT: | APPLICATION FOR A NEW PREMISES LICENCE: 51 LESBOURNE ROAD, REIGATE |
|-----------------|--|

PURPOSE OF THE HEARING:

The Sub-Committee has authority to determine the application with the following options:

1. To grant the licence subject to such conditions as are consistent with the operating schedule accompanying the application, modified to such extent as the authority considers necessary for the promotion of the licensing objectives.
2. To exclude from the scope of the licence any of the licensable activities to which the application relates.
3. To refuse to specify a person in the licence as the premises supervisor.
4. To reject the application.

Background

1. This is an application for a premises licence at 51 Lesbourne Road, Reigate, RH2 7JX. The application is attached at Annex 1.
2. The premises is located within a parade of shops with residential properties surrounding. A location plan is attached at Annex 2.

Application Summary

3. The application requests authorisation for the sale of alcohol for consumption off the premises only from 0600 to 2200 seven days a week. The timings requested for the sale of alcohol correspond to the daily opening hours.
4. The application describes the premises as a 'convenience store'.
5. Section 18 of the application form details the proposed steps to be taken to promote the licensing objectives.
6. The applicant has agreed with the Police a set of conditions that address crime and disorder issues. These conditions were to be submitted with the application but were omitted at the time. The applicant has requested that

these conditions are attached to the licence should it be granted. The agreed conditions are attached at Annex 3.

Relevant Representations.

7. Twenty-three representations against the application and one in its support have been received during the relevant consultation period. These are as set out in Annex 4 attached.

Policy and Legal Considerations

8. Relevant to this application are sections 6 and 9 of the Council's Statement of Licensing Policy – The Licensing Objectives. Equality Act 2010, Public Sector Equality Duty (section 149), Human Rights Act 1998. Licensing Act 2003, Part 2 Licensing Authorities (s4-6), Part 3 Premise Licences (s11-23), section 182 Home Office guidance, s183 Hearings and other matters considered relevant on the facts.

Appeals Procedure

9. In cases where an application for a premises licence is either rejected or granted, in full or in part, an appeal may be made to the Magistrates Court within 21 days beginning with the day on which the appellant was notified of the decision. The rights of appeal are available to both the applicant, in cases where the application is rejected, and to persons who made relevant representations in cases where the application is granted.

Background Papers: None

| | |
|---------|---|
| Annex 1 | Application form and plan of the premises |
| Annex 2 | Location plan |
| Annex 3 | Conditions proposed by the applicant |
| Annex 4 | Representations received |



Reigate and Banstead
Application for a premises licence
Licensing Act 2003

For help contact
licensing@reigate-banstead.gov.uk
Telephone: 01737 276672

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

- Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Your position in the business

Home country

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

| | |
|-------------------------------|--------------------|
| Building number or name | PUMP HOUSE |
| Street | OLD MEAD ROAD |
| District | HENHAM |
| City or town | BISHOP'S STORTFORD |
| County or administrative area | HERTS |
| Postcode | CM22 6JG |
| Country | United Kingdom |

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

| | |
|-------------------------------|----------------|
| Building number or name | 51 |
| Street | LESBOURNE ROAD |
| District | |
| City or town | REIGATE |
| County or administrative area | SURREY |
| Postcode | RH2 7JX |
| Country | United Kingdom |

Further Details

| | |
|---|--------|
| Telephone number | |
| Non-domestic rateable value of premises (£) | 10,750 |

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

| | |
|-------------------------------|--|
| Building number or name | <input type="text" value="12"/> |
| Street | <input type="text" value="BLACKBOROUGH ROAD"/> |
| District | <input type="text"/> |
| City or town | <input type="text" value="REIGATE"/> |
| County or administrative area | <input type="text" value="SURREY"/> |
| Postcode | <input type="text" value="RH2 7BT"/> |
| Country | <input type="text" value="United Kingdom"/> |

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

| | |
|------------------------|---|
| E-mail | <input type="text" value="[REDACTED]"/> |
| Telephone number | <input type="text"/> |
| Other telephone number | <input type="text"/> |

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

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PROVISION OF PLAYS

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

Continued from previous page...

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes

No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

Continued from previous page...

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number
(if known)

Issuing licensing authority
(if known)

Continued from previous page...

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NONE

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

CCTV shall be installed with 30 day recording FACILITY

Staff training shall be recorded and updated every 6 months Training shall cover the requirements for ID as part of age verification, and other relevant matters relating to the licensing objectives, and the responsibilities of staff

The licence holder shall ensure that a refusals register is kept on the premises and that this shall be immediately available upon request of an authorised officer. The register shall record any refused sale OF ALCOHOL. The refusal register shall be inspected on a regular basis (at least weekly) by the DPS and signed by the DPS that they have checked the register At least 12 months of refusal register details shall be retained and made available upon request by an authorised officer

The premises licence holder shall ensure that a 'challenge 25' policy is adopted on the premises at all times. Signage of the 'challenge 25' policy shall be prominently displayed on the premises.

Acceptable identification accepted by the premises licence holder, DPS, or other staff members shall be a passport, photo driving licence or PASS accredited identity card

Signage shall be displayed in a prominent position on the premises requesting that customers leave quietly

Signage shall be prominently displayed warning customers of the legal penalties for purchasing alcohol for any person under the age of 18 years

Continued from previous page...

b) The prevention of crime and disorder

As above in a

c) Public safety

As above in a

d) The prevention of public nuisance

As above in a

e) The protection of children from harm

As above in a

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

| | |
|---------------------------|----------|
| Band A - No RV to £4300 | £100.00 |
| Band B - £4301 to £33000 | £190.00 |
| Band C - £33001 to £8700 | £315.00 |
| Band D - £87001 to £12500 | £450.00* |
| Band E - £125001 and over | £635.00* |

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

| | |
|---------------------------|-----------|
| Band D - £87001 to £12500 | £900.00 |
| Band E - £125001 and over | £1,905.00 |

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.


SCALE BAR 1:100 AT A4



PREMISES:51 LESBOURNE ROAD
REIGATE
SURREY
RH2 7JX

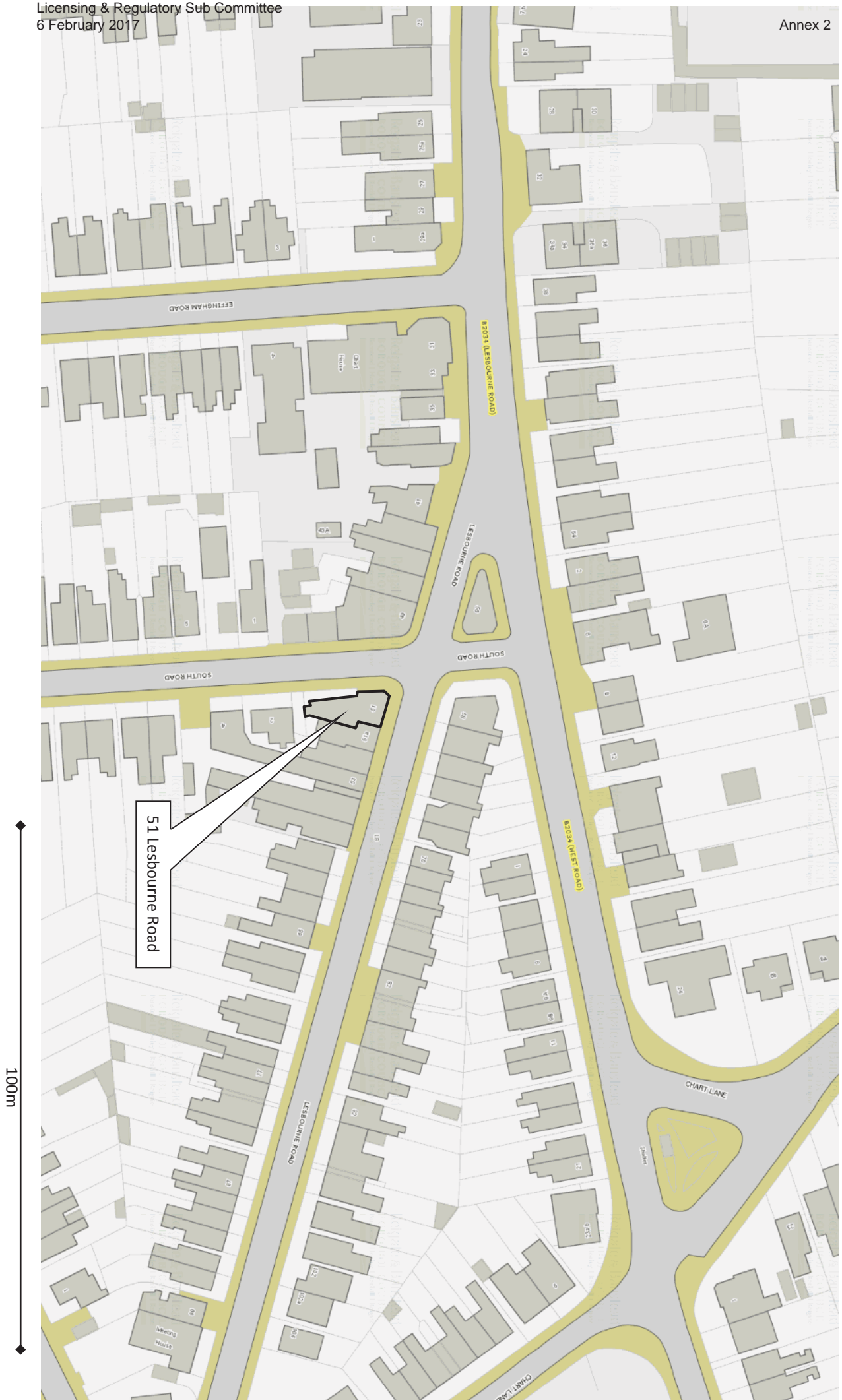


 LICENSABLE AREA

 FIRE EXTINGUISHER
1 X 4KG POWDER

CCTV FITTED AS PER OPERATING SCHEDULE

WHOLE OF LICENSABLE AREA TO BE LICENSED
FOR ALCOHOL DISPLAY



**LIST OF CONDITIONS PROPOSED BY THE APPLICANT AND AGREED WITH
THE POLICE, TO BE ATTACHED TO THE LICENCE**

1. A fully operating CCTV system approved by Surrey Police shall be installed and operated. In addition to internal cameras it should achieve clear evidential images of all persons leaving and exiting the premises. Access to images must be achievable within 24 hours. All CCTV recordings should be retained for a minimum of 7 days.
2. Staff training shall be recorded and updated every 6 months. Training shall cover the requirements for ID as part of age verification, the responsibilities of staff, training on dealing with an intoxicated person and assertiveness training. All training records will be available to authorities on request.
3. The licence holder shall ensure that an incident log is kept on the premises and that it documents any incident involving the premises. This shall be immediately available upon request of an authorised officer.
4. There shall be a record of any refused sale of Alcohol. The refusal register shall be inspected on a regular basis (at least weekly) by the DPS and signed by the DPS that they have checked the register. At least 12 months of refusal register details shall be retained and made available upon request by an authorised officer.
5. The premises licence holder shall ensure that a 'challenge 25' policy is adopted on the premises at all times. Signage of the 'challenge 25' policy shall be prominently displayed on the premises.
6. Acceptable identification accepted by the premises licence holder, DPS, or other authorised staff members shall be a passport, photo driving licence or PASS accredited identity card.
7. Any cashier under the age of 18 shall have on site supervision of an authorised adult or DPS to sell any age restricted product. A list of authorised sellers by the DPS must be kept and available to the authorities on request.
8. No alcohol is to be sold in open containers.
9. Signage shall be displayed in a prominent position on the premises requesting that customers leave quietly and respect the neighbourhood.
10. Signage shall be prominently displayed warning customers of the legal penalties for purchasing alcohol for any person under the age of 18 years.

Lisa Stevens

From: [REDACTED]
Sent: 05 January 2017 09:47
To: Licensing
Subject: Re: 51 LESBOURNE ROAD, REIGATE - APPLICATION FOR PREMISES LICENCE - REF 16/01631/LAPREM
Attachments: licensing letter1.doc

Dear Sir /madam,

Thank you for your email and getting back to us so swiftly. Following your suggestion, we have now had a chance to study the qualifying criteria for valid licensing objections. As such, please see attached document for more in depth reasons why we have grave concerns over the potential granting of a licence to 51 Lesbourne Road.

Many Thanks

Mr and Mrs Singh

The Little Shop

99 Lesbourne Road

Reigate, Surrey

RH2 7JX

On Tue, Jan 3, 2017 at 10:22 AM, Licensing <Licensing@reigate-banstead.gov.uk> wrote:

Dear Sir/Madam,

I am writing with reference your objection to the application for a Premises Licence to authorise the sale of alcohol at 51 Lesbourne Road. Reigate.

The Licensing Act 2003 allows objections to new applications under one of the "Licensing Objectives" which are; the prevention of crime and disorder; the prevention of public nuisance; the protection of children from harm; and public safety.

Dear Sir /madam,

Thank you for your email and getting back to us so swiftly. Following your suggestion, we have now had a chance to study the qualifying criteria for valid licensing objections. As such, please see more in depth reasons why we have grave concerns over the potential granting of a licence to 51 Lesbourne Road.

The Protection of Children From Harm

- 51 Lesbourne sits in a crossroads, surrounded by many local schools. Within a short walking distance there are five major schools, Reigate School, Reigate Grammar, Reigate St Mary's, Reigate Parish Church School and Reigate Priory. There is also Busy Bees nursery on Lesbourne Road. There are therefore a great number of children walking through this area before and after school times. Many parents have multiple drop offs and the local primary schools encourage children to walk independently from Year 5/6 upwards. Another business that attracts through traffic will only increase the number of vehicles crowding into an already packed and densely inhabited area. This will inevitably increase the danger of a child being knocked over by a car – we already see regular near misses and have examples of cars, vans and delivery lorries speeding down Lesbourne Road at great speed to avoid getting 'stuck' at one end. There is absolutely NO parking around this premises. There is already a Baker and a Busy Bees cleaning company located across the road, and each of these business has multiple vehicles, all of which block places on the 'Lesbourne triangle'. Any through traffic will therefore have no place to park, will block sight of the road to adults but more importantly young children and cause unnecessary stress and inconvenience to local residents, many of which have young families.
- We must also consider the potential threat associated with attracting more 'outsiders' to an area which is so densely packed with young children walking independently. It would be all too easy for an unspeakable opportunist crime to take place – a dash and grab of a young child. Locals are already extremely well served by the three local businesses already selling alcohol within yards of this property. The manager of the Vine King lives on Lesbourne Road and knows the local people and children and therefore the majority of their custom is local. Similarly in our shop, my husband and I are both resident above the shop and man the shop ourselves during opening hours. This is a family business to reflect the demographic of the area. Attracting lots of outsiders to the area, travelling in vehicles with the lure of a licensed premises with long opening hours would add risk.
- Normalisation of drinking and the attraction of under age drinkers even if trying unsuccessfully to buy alcohol will have an influence on local children.

The Prevention of Crime and Disorder

- There is an increased risk of opportunist crime and burglary due large amounts of cash, alcohol and cigarettes being stored in old and hard to secure premises.

- Late license premises may attract people selling drugs and other illegal substances.
- The installation of CCTV cameras may invade the privacy of surrounding homes since the facility is surrounded by residential housing and it will be very difficult to record images without capturing the movements of local families on their private properties.
- With such long opening times, it will not be possible for the shop to be manned by the owners at all times leaving the establishment more vulnerable to crimes such as the selling of alcohol to minors.
- A lack of adequate parking near the facility may cause patrons to trespass on local property (dropped curbs etc) in order to park.
- There may be an increase in low level and persistent anti social behaviour in the vicinity i.e. littering, swearing, smoking in front of minors.
- There may be an increase in noise disturbances caused by unruly behaviour, noisy car doors, music and loud voices near to where local children sleep.

Public Safety

- A high volume of cars in a densely populated area increase the risks to adults and children day and night.
- Attracting more 'outsiders' to the area will increase 'stranger danger'.
- There may be an increased risk of people hanging around outside, intimidating local people and crowding pavements.
- It is highly likely that people who leave either the local pub or working man's club on Chartfield Road intoxicated could try this facility to buy more alcohol.
- Increased the risk of broken glass.
- People smoking in small area could increase fire risk.
- A local has informed us that the property has asbestos in one of the cellar areas. While this report is unverified, if true it is a risk to the health of people working and patronising the shop and must be taken seriously.
- There is a lack of public bins and bin storage for the shop that would generate a considerable amount unpleasant waste.

The Prevention of Public Nuisance

- The possibility of more lights or illuminated signs could cause street pollution and a nuisance for local residents living nearby.
- The local working man's club regularly hold functions that 'attract outsiders' which regularly result in altercations and visits from the police and we have had assaults, residents threatened, noise, littering and soiling on the street. Adding another off license with late hours to this small area will only increase

the public nuisance threat and may draw patrons from the club up the street to 51 Lesbourne Road.

- There are already three other businesses who sell alcohol within yards of 51 Lesbourne Road. These are established, family businesses like my own so local people who wish to buy alcohol are already well served. An additional premises with long opening hours will mainly be targeting 'outsiders' and all the noise, traffic, litter, cars and disturbance this brings into the heart of a closely knit area with mainly families.
- Myself and my husband, not only do we run the business we also support the community by delivering papers and support those who are housebound, so that they can live independently. This establishment will force us out of business and the community will lose a family-run enterprise that puts customers and community before profit. We are therefore in a better position to prevent the selling of alcohol from escalating into a public nuisance.
- Delivery vans will not be able to access the premises due to the position. They will therefore have to park illegally or cause an obstruction in the road.

Katherine Cole

From: Erica Reeves [REDACTED]
Sent: 09 January 2017 16:01
To: Licensing
Cc: Chris Deavin work
Subject: Objection re: licensing application at 51 Lesbourne Road
Attachments: Licensing objection 51 Lesbourne Rd.doc

Dear Sirs,

Please find attached a representation in respect of the application for a Premises License at 51 Lesbourne Road, Reigate.

I would be grateful if you would kindly acknowledge receipt of this objection by return email. I shall also put a hard copy in the post to you with our signatures on.

Kind regards,
Erica Reeves

57a Lesbourne Road
Reigate
Surrey
RH2 7JX

The Licensing Manager,
Community Safety & Environmental Health,
Town Hall,
Reigate,
Surrey,
RH2 0SH

09 January 2017

To Whom It May Concern,

Re: Application for a Premises Licence at 51 Lesbourne Road

We wish to register our strong objection to the application for the licensable activity, at the above mentioned property, of the sale by retail of alcohol for consumption off the premises on the following grounds:

This section of Lesbourne Road is predominantly a residential street with young working families. Some residents, ourselves included, work from home for all or part of the day. We also believe this will set a poor example for the numerous young children in the street. In addition to this, the proposed hours of the licence are at a time when many residents and their children are trying to sleep.

No other retail business in this area is open from 6am to 10pm daily.

This part of Lesbourne Road already suffers from a litter problem, there appears to be little or no litter collection service provided by the council in this area. The opening of an off-licence would likely add to this growing problem. Since much of this litter is literally on our doorstep, we are continually having to pick it up and dispose of it ourselves and do not wish to have to do this even more.

There was previously an off-licence at 53 Lesbourne Road, which closed approximately 10 years ago, and there were regularly empty beer cans and bottles on the street and in the entrance to our property and the hedges along the road. We also experienced a few occasions of anti-social behaviour when we caught people urinating in our side passageway. This ceased once the off-licence closed down, this leads us to believe that the presence of the off-licence business attracted people who behaved in this way. We believe that such a retail business would encourage more noise and anti-social behaviour in the street.

Parking is already an issue at this busy intersection with South Road, caused by non-residents parking illegally and inconsiderately while using the local shops. There seems to be insufficient checks made by parking wardens in this area and we believe the approval of this application would add further pressure to the problem.

In addition to the dangerous parking that already occurs daily, there would be reduced availability for residents parking which is continually being eroded by firstly the continuing approvals for houses on Lesbourne Road and South Road to drop the curbs in front of their property and secondly the local businesses who are allowed to park multiple vehicles on Lesbourne Road overnight every night (Busy Bees cleaning 2-3 cars), Oven Fresh Bakery (3-4 vans), The Little Shop (2 cars permanently parked outside their premises).

We do not believe that an off-licence is in keeping with the 'village' feel that exists on Lesbourne Road and differs in style to other local retail shops. We are concerned that the approval for another off-premise licence on this street would have a negative effect on the value of our property and neighbours we have spoken to have the same concern.

We believe that there is no need for an additional licensed retail outlet in this street as there are already 2 licensed premises within sight of 51 Lesbourne Road ('The Vineking' at 4 West Road almost opposite 51 Lesbourne Road, and the 'The Little Shop' newsagent at 99 Lesbourne Road) as well as a third, 'Srisai' at 1 Blackborough Road within a couple of minutes' walk.

Please therefore register our objection to this application and we hope that the council understands and can prioritise the needs of the residents of the street. Should you wish to contact us further to discuss any of the matters highlighted above, please contact us via any method.

Yours sincerely,

Christopher Deavin [REDACTED]

Erica Reeves [REDACTED]

Lisa Stevens

From: [REDACTED]
Sent: 12 January 2017 14:29
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Jackie Church

Address - 93 Lesbourne Road, Reigate, Surrey, Rh2 7JX

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I'm contacting you with regards to the Licence Application for an off licence at 51 Lesbourne Road, Reigate, RH2 7JX.

I'm a resident of Lesbourne Road and would like to register my objection to the licensing application.

My objection is based on a number of points, however, more broadly I feel that it will not meet or promote the licensing objectives that are considered when granting this type of licence specifically the prevention of crime, disorder and anti-social behaviour and keeping children from harm.

The site is located within the area known as 'Lesbourne Village'. Whilst this could be seen as an estate agents way of branding an area to encourage sales, as a resident I know from my own experience that there is a genuine basis for describing the area as a village. There are a number of local independent shops which serve the community. Many of the owners of those businesses indeed live in the area and in fact on Lesbourne Road. Whilst they care about their businesses they also care about the community who are their customers often going over and above what they need to do to help local residents out. This is one of the most important reasons as to why I want to continue to live in the area and do what I can to support those businesses with my custom.

Allowing a convenience store of any sort to open at number 51 would I feel be detrimental having an adverse effect on the area and its residents.

There are already four licensed premises in this small area so as local residents we are well served, therefore, we do not want or need another one especially as the four that already exist play their part in the community and between them offer everything we need. I doubt that a new store would do this but more importantly we don't need them to do this as the existing businesses already provide such a great service. They care.

We do not need somewhere that is open between 6am and 10pm seven days a week selling alcohol as the only people it would benefit are those that don't live in the area and it will encourage strangers to loiter late at night in an area populated by young families as well as elderly people.

Granting a licence would create further anti-social behaviour relating to alcohol which is on top of people coming back from Reigate town centre and especially coming from the Chartfield Road social club. I'm often disturbed by the noise and the level of rubbish from empty bottles and beer cans to cigarette packets seems to be growing. This is exacerbated by the fact that the Council don't sweep the road. I regularly find myself carrying out litter picking the length of the road.

The lack of parking is also a really issue. I often have to park several roads away and whilst I appreciate much of this is as a result of local residents having more than one car this would just make the matter worse. Not least in the area outside the premises in question it would encourage people or they would be forced to park illegally. This would cause further issues around safety especially for youngsters going and coming back from school.

Additionally I was made aware that there is a Drugs and Alcohol rehabilitation centre in West Street almost opposite the premises. Granting a licence to sell alcohol would not be in the interests of trying to look after these vulnerable people. The whole point of rehabilitation is to help people to get their lives back on track and in many cases this

would mean stopping their anti-social behaviour and from committing crime. Surely that must be a good thing after all the local council has to spend limited resources and diminishing budgets tackling this type of behaviour.

Lisa Stevens

From: [REDACTED]
Sent: 15 January 2017 12:21
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Anne Jordan

Address - 7 South Road

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - No way this proposal is quite unnecessary unwanted and undesirable. Parking is bad enough in this area as it is and would cause safety issues from extra traffic and deliveries with a possible increase in the risk of litter, crime and unruly behaviour. NO WAY SHOULD THIS BE ALLOWED TO GO AHEAD

Lisa Stevens

From: [REDACTED]
Sent: 15 January 2017 15:13
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Ian. Rhoades

Address - 89 lesbourne road reigate Surrey

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - With in 100m we have we have two corner shops and two pubs and wine merchant and cafe all with licences plus we have a drug and alcohol nhs rehab unit . This additional licence is not required and could cause a public nuisance and crime and disorder . There is also limited car parking which could lead to cars being left at night in the road causing public safety concerns and potential for injury to children . I strongly object to this licence application !

Lisa Stevens

From: [REDACTED]
Sent: 15 January 2017 15:22
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Diana lewis

Address - 89 Lesbourne road, reigate, rh2 7jx

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - Within 100metres of the building there are 2 corner shops with a licence, a wine merchant, 2 pubs / members bar, and a cafe with a licence and a drug and alcohol rehabilitation centre.

I feel the opening of another licenced premesis would create an increased risk of crime, disorder and antisocial behaviour. The additional of further parked cars in the vicinity could also create a public nuisance.

For these reasons I object to the application

Lisa Stevens

From: [REDACTED]
Sent: 15 January 2017 19:20
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Amelia Jordan

Address - 7 South Road

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - The shop is unnecessary- we already have 2 shops of this nature within a three minute walk. the parking around this area is horrendous enough and this type of business will only implicate these issues. Furthermore, I dont want a shop like this on my road- it is selfish not to consider the residential issues this may produce in this area; such as crime, antisocial behaviour beyond sociable hours, and littering.

Lisa Stevens

From: [REDACTED]
Sent: 15 January 2017 22:23
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - stephen suggestt

Address - 62 lesbourne road

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - We already have more than adequate shop facilities, parking is absolutely terrible as it is. With additional passing trade it will create a huge burden on the road. It is late hours which will cause noise and unwelcomed activity right outside my house.

Lisa Stevens

From: [REDACTED]
Sent: 16 January 2017 11:04
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Mrs J Day

Address - 17 South Road, Reigate RH2 7LB

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I am objecting on the grounds of prevention of public nuisance as I am concerned that sale of alcohol between the hours of 6 am and 10 pm as stated in the application will lead to a significant increase in the noise level outside traditional shop hours in South Road which is predominantly a residential area.

MAUREEN LOVELL
WAVERLEY COTTAGE
1 GLOVERS ROAD
REIGATE
SURREY RH2 7LA

[REDACTED]
14th January 2017

Reigate & Banstead Borough Council
Town Hall
Reigate RH2 0SH

Re Application 16/01631 Licence to sell alcohol – 51 Lesbourne Road.

I wish to register my objection to the application for the alcohol licence for 51 Lesbourne Road in an area already well served.

Living in Glovers Road in a densely residential area and near the Chartfield Road Club one is only too aware of the distressing problems caused by unruly and noisy behaviour that seems remarkably difficult to control - along with the attendant parking difficulties – all of which could well effect the value of property.

To have a possible repeat of this misery can only be detrimental to the quality of life in the historic area of Glovers Fields.

[REDACTED]


Maureen Lovell
1, Glovers Road
Reigate
RH2 7LA

Reigate & Banstead Borough Council
Reigate Town Hall
Castlefield Road
Reigate.
RH2 7JX
17th January 2017

Re – 51 Lesbourne Road, Reigate, Surrey

Licence Application Reference 16/01631/LAPREM

Further to my already submitted protest of 14th January I would like to emphasis that in this densely residential area there is already a problem with noise that can go onto the early hours of the morning – bottles, cans and other detritus deposited in roads, paths, and property – damage to property and cars – and the already mentioned problems over parking.



Lisa Stevens

From: [REDACTED]
Sent: 17 January 2017 11:08
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Mr and Mrs David Skates

Address - 48 Lesbourne Road,
Reigate RH2 7LD

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - WE STRONGLY OBJECT TO THE APPLICATION FOR AN ALCOHOL LICENSE FOR THIS PROPOSED CONVENIENCE STORE. THE REASONS FOR OUR OBJECTION, FOLLOWING CRITERIA LISTED IN THE LICENSING ACT 2003, ARE AS FOLLOWS:

THE PREVENTION OF CRIME AND DISORDER

This is a residential area ? WE, THE RESIDENTS are concerned with the impact on the interests of our local community and the threat to the wider community safety from alcohol related disturbances, assault, burglary and other crimes linked to consumption of alcohol in public places, particularly late at night, bearing in mind that the proposed opening hours for this convenience store are from 6am to 10pm every day of every week.

THE PREVENTION OF PUBLIC NUISANCE

After each weekend there is evidence in and around Reigate High Street of too much consumption of alcohol - vomit and urine staining the pavement, bottles and cans strewn around, broken glass, flower planters ripped off railings, other property damage etc etc and if the perpetrators or potential perpetrators know they can buy even more alcohol in Lesbourne Road up to 10pm then it may just expand these problems and they will potentially congregate around and vandalise the Lesbourne village area which, until now, has largely avoided such antisocial incidents. This will place additional pressure on our already stretched police force.

This is a residential area ? it is quiet in the evening BUT who will police where customers are going to drink cans/bottles of alcohol at 10pm? Who will pay for the additional litter collection, cleaning, repair of possible damage to public utilities, etc.?

This is a residential area. The location of this shop suggests a requirement for a much increased level of large advertising signage, including bright lighting, flashing neon signs, pictures of alcohol products, etc, to capture passing trade from the main road, perhaps similar to or surpassing those displayed outside one of the other two convenience stores which is located on the main road, at the corner of Blackborough Road and Chart Lane. This would be continuously visible to a range of residents immediately located around the premises and would disturb their ease and enjoyment of their homes and the area in general.

This is a residential area ? delivery vans may deliver to this premises outside opening hours i.e. before 6am or after 10pm. This will create noise and disturbance when residents are asleep. Deliveries during the day will clog up an

already crowded Lesbourne Road and surrounding roads with its severe parking problems, buses, other delivery lorries and limited turning areas. Either way, there will be increased air, light and noise pollution.

This is a residential area ? consideration should be given to the impact of our above concerns associated with these long opening hours on the elderly (there are a significant number of immediately local residents over 60), the sick and parents of young children?

Have the Council considered an alcohol control zone for the central Reigate area to eliminate antisocial behaviour (as used by Medway council in Rochester and Chatham)? We also assume the council has a 24-hour live callout facility to address residents? future concerns?

THE PROTECTION OF CHILDREN FROM HARM

Who will ensure that alcohol from this outlet will not pass second hand from young adults to minors, thus placing them at risk both to themselves and others? Who will ensure that the many children of residents and those other children using Lesbourne Road and West Street on their way to school will not be open to harm from alcohol-induced strong language/verbal abuse/violence and/or broken glass, litter, vandalised utilities, etc. on a daily basis.

OTHER CRITERIA:

COMPARISONS WITH OTHER EXISTING LOCAL BUSINESSES

This is a residential area - the other shops and businesses around this premises are low key, no bright lights and minimal external advertising and most do not open earlier than 8am and close no later than 8pm (many at 6pm). All (with the exception of the 2 other convenience stores) are closed on Sunday.

This is a residential area. Residents do not want or need any more premises selling alcohol - there are 2 convenience stores selling alcohol and a wine shop in the same close vicinity. Moreover, Majestic is nearby, together with Morrisons, Marks & Spencer, the Coop and numerous other convenience stores all selling alcohol, not to mention the pubs and clubs in the area. We are also concerned that emphasis might be placed on the sale of cheap alcohol which is totally out of character with other shops in the area.

COUNCIL RESPONSIBILITIES TO ITS RESIDENTS

WE ANTICIPATE THAT THE COUNCIL WILL CONTINUE TO ACT RESPONSIBLY TO PRESERVE A LEVEL OF INTEGRITY, TRADITION AND RESPECT FOR OTHER PEOPLES' QUALITY OF LIFE WITHIN REIGATE AND NOT TURN THIS LITTLE ENCLAVE INTO ANOTHER FACELESS URBAN HIGH STREET. HAVING A PREMISES SELLING ALCOHOL FOR 16 HOURS A DAY, EVERY DAY, WOULD NEGATIVELY IMPACT THE LIVES OF ALL RESIDENTS.

IF PEOPLE WANT TO BUY ALCOHOL THERE ARE ALREADY A RANGE OF OUTLETS NEARBY TO DO THIS THROUGHOUT EACH DAY. ALSO RESIDENTS DO NOT NEED ANOTHER CONVENIENCE STORE IN CLOSE PROXIMITY TO 2 OTHERS ALREADY SELLING GROCERIES AND A RANGE OF ALCOHOL PRODUCTS. THERE ARE MANY OTHER RETAIL CHOICES MORE APPROPRIATE FOR THIS SITE.

Lisa Stevens

From: [REDACTED]
Sent: 16 January 2017 18:42
To: Licensing
Subject: Off Licence Application Lesbourne Rd

Dear Sirs

I am writing to confirm my opposable to this application .

I feel this will increase traffic and noise for long hours in this quiet residential area.

Regards

Nick Lavelle
64 st Mary's rd
Reigate Rh27jq

Sent from my iPhone

Lisa Stevens

From: [REDACTED]
Sent: 17 January 2017 14:08
To: Licensing
Subject: Licensing Objection - 16/01631/LAPREM
Attachments: Lesbourne Road Objection.pdf

Hello

attached a letter objection to the off-licence proposal. Be grateful if you could confirm receipt as well.

Thanks

George Hilditch

Tuesday, 17 January 2017

58 Lesbourne Road
Reigate
Surrey
RH2 7JX

Licensing
Reigate and Banstead
Town Hall
Castlefield Road
Reigate
RH2 0SH

Dear Sir / Madam

Reference 16/01631

I have outlined my objections to the granting of a Premises Licence for 51 Lesbourne Road, Reigate (16/01631), using the four principles of the Licensing Act (2003). As well as this, I would also like to draw your attention to the fact that there are no other businesses here open such long hours (16 hours a day, seven days a week), which will have a huge, negative impact on this primarily residential area. I would also like to question the necessity of having another off licence in this area, when there are three other licensed premises within a three minute walk of the proposed shop. We moved into this area, knowing there were local businesses here – what we did not expect, was to be living opposite a large off-licence, open longer than any other shop in the area. No area needs this many off-licences, we have already reached saturation point, and it seems this proposed shop will be able to compete by being open longer than any other, to the detriment of all locally, and going against the four principles of the Act, as outlined below.

The prevention of crime and disorder

Concerns I have for this are based on the experiences of having suffered before with an off licence on Lesbourne Road, which led to congregations of people and anti-social behaviour – as I recall, it was actually quite intimidating to have large groups hanging around drinking. The police were called on several occasions, and the police actually contacted everyone locally by letter, as youths had been racing scooters up and down Lesbourne Road. Using my previous experience as an example, it is therefore extremely worrying to consider another off-licence, almost twice the size and open very long hours, in the middle of a residential area.

I also have concerns that having a large premises open such long hours, increases the risk of burglary and opportunistic crime. As stated in the application, the business owner wishes to install CCTV, and as the shop is in a residential area, this will invade upon the privacy of myself and the others in this residential area.

The hours for this proposed off-licence are longer than Morrisons, the four Co-Ops and any other shop I can think of in Reigate, i.e. if you want the most available hours to buy alcohol, this proposed shop will be the place to head to. This will increase crime and disorder locally, making it intolerable for the local residents.

Public Safety

This area is very densely populated, with residents and business traffic during the day, and residents returning from work in the evening. To have a large shop open from 6am until 10pm, with no additional parking, will increase the risk of a traffic accident, particularly bearing in mind that this area is very popular with families, due to the locality of schools.

Again based upon the experiences of an off licence before on Lesbourne Road, there is a very high likelihood of groups gathering outside the premises, which at best will increase the perceived intimidation for local residents.

The Prevention of Public Nuisance

- Noise – there will be obviously be an increase in noise, from footfall, customers driving to the shop, and the inevitable beeping of horns as cars cannot park or have been blocked in, in this notoriously difficult area of Reigate to park.
- Traffic – vehicles will put extra stress on the residents, due to very limited parking, and delivery vehicles will have no choice other than to block the road, making it a danger to pedestrians as well as being a public nuisance.
- Litter – there is likely to be an increase in litter, at best a public nuisance, at worst a danger to residents with broken glass.
- Light Pollution – while there are several businesses in this area, none of them are open the hours suggested by the proposer – this will lead to light pollution from the shop being open, together with the advertising they will want to use, all of which will be detrimental in this predominantly residential neighbourhood. And personally, as I will be facing this proposed shop, having advertising lights blazing into my house and my children's bedrooms will be unacceptable.

The Protection of Children from Harm.

Again, basing it on previous experience of a local off-licence, there will be congregations of people, resulting in children being exposed to bad language, sexual expletives, exposure and normalisation of alcohol.

There is also likely to be attempts by underage drinkers to buy alcohol, which will have a negative influence on the local young children.

The shop is within the vicinity of several local schools, which attracts young families so there are a large number of children walking to and from school – there is no spare parking outside the proposed shop, which means vehicles will have to park illegally or block the road, increasing the risk of a traffic accident.

The owners of the off-licence on Lesbourne Road live above the shop and the manager of the wine merchant lives on Lesbourne Road – they are part of the local community and reflect that through their business practices – a very late off-licence is not reflective of the other local businesses, and seeks profit before community relations, and therefore we cannot expect the protection of children to be of primary concern.

I hope I have met the criteria for putting in a formal objection, but if it does need clarification, please let me know.

Regards

George Hilditch

(unsigned and sent via email)

Lisa Stevens

From: [REDACTED]
Sent: 16 January 2017 15:52
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Mark Mills

Address - 40 Effingham Road, Reigate. Surrey RH2 7AN

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I am opposed to the proposal on the grounds that accepting a application for an off-licence will not serve this local community in any way whatsoever. The community has acce to the sale of alcohol from two alternative local stores that are open to reasonable hours. Allowing this store to open, would harm the local community. It is my belief it would negatively impact through increased pressure on parking, making it more difficult for children making their way to and from school. It will present an harmful noise nuisance and has potential to attract ant-social behaviour that this community does not need. I would urge the licensing authority to reject the application.

Lisa Stevens

From: [REDACTED]
Sent: 17 January 2017 12:36
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - The Old Post Office Antiques

Address - 57 Lesbourne Road Reigate Surrey RH2 7JX

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - Another licensed venue is not needed. There are 2 corner shops, A wine Shop a cafe a club and a pub within a short walk. The parking in this area is horrific. The shops find deliveries almost impossible. The extra traffic will be detrimental to the area bringing extra dangers to young families to the area. Bringing extra dangers to young families and at night banging doors and revving engines. Your Children walk to the Priory School and the added traffic could be dangerous in the narrow roads. General noise with traffic and people particularly late at night. Vandalism cans are thrown around as it is and this will increase. So much rubbish is thrown in my porch.

Lisa Stevens

From: [REDACTED]
Sent: 18 January 2017 10:31
To: Licensing
Subject: Comment on Licence Application - 05/00579/LAPREM

Application Ref - 05/00579/LAPREM

Name - Mrs. S. Short

Address - 22 Chart Lane, RH2 7BP. Rear entrance on Lesbourne Road.

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I share the concerns of other local residents that a further outlet of alcohol in this area will detrimental to the convenience and comfort to people in the area, particularly for young people who from their young teens hang about in the neighbourhood and the availability of alcohol for such long hours as applied for will be too great a temptation to them.

Lisa Stevens

From: [REDACTED]
Sent: 17 January 2017 21:35
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Sally Cabburn

Address - 1a Lesbourne Road
Reigate
RH2 7JP

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I'm contacting you with regards to the Licence Application for an off licence at 51 Lesbourne Road, Reigate, RH2 7JX.

I'm a resident of Lesbourne Road and would like to register my objection to the licensing application.

My objection is based on a number of points, however, more broadly I feel that it will not meet or promote the licensing objectives that are considered when granting this type of licence specifically the prevention of crime, disorder and anti-social behaviour and keeping children from harm.

The site is located within the area known as 'Lesbourne Village'. Whilst this could be seen as an estate agents way of branding an area to encourage sales, as a resident I know from my own experience that there is a genuine basis for describing the area as a village. There are a number of local independent shops which serve the community. Many of the owners of those businesses indeed live in the area and in fact on Lesbourne Road. Whilst they care about their businesses they also care about the community who are their customers often going over and above what they need to do to help local residents out. This is one of the most important reasons as to why I want to continue to live in the area and do what I can to support those businesses with my custom.

Allowing a convenience store of any sort to open at number 51 would I feel be detrimental having an adverse effect on the area and its residents.

There are already four licensed premises in this small area so as local residents we are well served, therefore, we do not want or need another one especially as the four that already exist play their part in the community and between them offer everything we need. I doubt that a new store would do this but more importantly we don't need them to do this as the existing businesses already provide such a great service. They care.

We do not need somewhere that is open between 6am and 10pm seven days a week selling alcohol as the only people it would benefit are those that don't live in the area and it will encourage strangers to loiter late at night in an area populated by young families as well as elderly people.

Granting a licence would create further anti-social behaviour relating to alcohol which is on top of people coming back from Reigate town centre and especially coming from the Chartfield Road social club. I'm often disturbed by the noise and the level of rubbish from empty bottles and beer cans to cigarette packets seems to be growing. This is exacerbated by the fact that the Council don't sweep the road. I regularly find myself carrying out litter picking the length of the road.

The lack of parking is also a really issue. I often have to park several roads away and whilst I appreciate much of this is as a result of local residents having more than one car this would just make the matter worse. Not least in the area outside the premises in question it would encourage people or they would be forced to park illegally. This would cause further issues around safety especially for youngsters going and coming back from school.

Additionally I was made aware that there is a Drugs and Alcohol rehabilitation centre in West Street almost opposite the premises. Granting a licence to sell alcohol would not be in the interests of trying to look after these vulnerable

people. The whole point of rehabilitation is to help people to get their lives back on track and in many cases this would mean stopping their anti-social behaviour and from committing crime. Surely that must be a good thing after all the local council has to spend limited resources and diminishing budgets tackling this type of behaviour.

Lisa Stevens

From: [REDACTED]
Sent: 17 January 2017 23:54
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Claire Shackleton

Address - 58 Lesbourne Road
Reigate

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I live at 58 Lesbourne Road and I am strongly opposed to the licencing proposal for the premises of 51 Lesbourne Road. I have listed below my opposition to licencing and have detailed the four categories you require below. I truly believe that we have no need for an off licence in this location, and having spoken to my neighbours am sure that it is certainly not wanted. I believe it would be a constant disturbance, bringing in passing trade along with its numerous disadvantages, but with nothing to gain. The proposal should be seen as a development which could forever change the characterful, vibrant, village-like feel of this family area into a soul-less through-road driven only by the private profit of a single business. I urge the Council to exercise its rights in denying this proposal and to look for an alternative business for this location which will better fit and enhance the area, prioritising the needs of the local community over commercialisation.

My objections are as follows:

Prevention of crime and disorder

Having an off licence in this area could transform it from being a safe area to a risky area overnight.

We suffered unruly behaviour, disruption and noise when we had an off licence previously in this section of Lesbourne Road. a few years ago and that was half the size of the proposed shop and was open less hours. I'm sure you're able to obtain police reports, they were called out many times when that off licence was open a few years ago. I fear now for the safety of my children if we have to go through that again.

As soon as it is known that this shop is open longer than any other it will be a magnet for anyone requiring booze between 6am and 10pm seven days a week.

Most of the shops locally serve local traffic, I question whether this will be the case for this one when there are already 3 shops within a short walk.

Public safety

Traffic danger:

I believe it is a public safety issue that this shop is located on an already dangerous intersection of four narrow residential roads which, even before it begins trading, are heavily congested with traffic and blocked with illegal parking. The introduction of a licenced premises will challenge this area which is already beyond full capacity even further, meaning that not only will the junction be dangerously obstructed by traffic during daytime business hours, as it currently is, but also into the late evening and early morning seven days a week. To have this congestion 16 hours a day 7 days a week will make this situation intolerable. It will only be a matter of time until there is a serious road accident right outside our house.

I believe we should be proactive in keeping through-traffic firmly on the main Blackborough Road. There is no gain from diverting it into the proposed area.

Prevention of public nuisance

As residents, we moved into this area open to the fact that there were shops here, indeed they were one of the many attractions but we did not expect it to turn into a saturated seven day week commercial area, and neither

should it be. There is no requirement in this area for alcohol to be made available from 6am to 10pm seven days a week. Having such hours will attract people from outside the area bringing with them all the public nuisances and possible crime and unruly behaviour.

Parking:

We already battle daily with parking issues. Parking is so limited outside our house (opposite the proposed off-licence) that we routinely park 300 yards away on Chartfield Road. In the past it has been a traffic warden's paradise. As I am writing this, at 7.15pm on an average Tuesday evening, the roads on the junction outside our house are jammed with parked cars. Every available space is taken, including every inch of yellow line: there are cars parked over the corners of the streets, in the disabled parking space (taken by a non-disabled car); on both sides of the yellow-lined road between the Dress Agency and our house; even on/diagonally across the pavement area immediately in front of the door of the proposed off-licence. This is one of our 'quiet' times - how could the area support the additional influx of passing traffic which would inevitably accompany an off-licence?

It is difficult to justify the increased nuisance when we already have:

1. The Vine King, West Road, 50 metres away on main road. Licenced. Own parking.
2. Srisai News, Blackborough Road, 300 yards away. Licensed. Open extended hours including Sundays. Parking available on main road and Chart Lane.
3. Lesbourne Road shop, 200 yards away. Licenced. Extended hours. Parking difficulties. Serves foot traffic.

Litter:

Already, the bins outside Fish and Chip shop are bursting with litter. What provision would be made for additional footfall from the proposed off licence and the inevitable alcohol-fuelled anti-social gatherings in the street outside the off licence? I clear up litter from the garden on a daily basis, this would be exacerbated.

Noise pollution:

Disturbances from deliveries particularly at anti-social hours are a major concern.

My children's bedrooms are 6 metres from the shop and even low conversations on the street can be clearly discerned. Children could be exposed to inappropriate language including swearing, sexual banter and aggression. We already get this with people walking from the town centre on Friday and Saturday nights, to be exposed to this seven days a week would be unbearable.

We would be unable to have our windows open in the summer due to noise and the risk of opportunistic theft from extra footfall traffic.

Light pollution:

My front door is about 5m away from the shop, light will be spilling in at all hours.

Invasion of privacy:

The plan for installation of CCTV will be an invasion of my privacy.

Protection of children from harm

This is a heavily residential area, and is sought after particularly by families as a desirable place to live. Being close to the park and well served with good local schools it has a village feel and is known to some as the Lesbourne village. As such, it naturally has a large number of children, so is not a place where passing or through traffic should be encouraged. The increase in stranger danger, visibility to local children of people buying alcohol and inevitably cigarettes, danger from increased traffic, bad parking and all other points listed above are would be an impact.

Lisa Stevens

From: [REDACTED]
Sent: 18 January 2017 07:28
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - K Oake

Address - 9 south road rh27lb

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - There is Plenty of existing provision for alcohol within a very short WA. In addition I am concerned that the proposal could result in additional street drinking in a residential area, and encourage litter and anti social behaviour associated with drinking especially when accessible 6am - 10pm. We need to think about the balance of shops in the vicinity.

Mrs Juanita Collman
14 Glovers Road
Reigate
RH2 7LA

17-01-2017


Reigate & Banstead Borough Council
Reigate Town Hall
Castlefield Road
Reigate RH2 7JX

**Re – 51 Lesbourne Road, Reigate RH2 7JX.
LICENCE Application Reference 16/01631/LAPREM**

We don't need another licensed store here – from my front door I can walk 600 yards to two licensed premises – 300 yards to another, plus groceries – and across the road to the Chartfield Road Club – a nuisance in itself and which brings in a large clientele both in and outside the community - and then there is a ten minute walk to Morrisons who are open till 10 pm.

It is not fair for these existing businesses or healthy competition for them – with the further anxiety of selling cheap drinks such as alcopops to the young. Already with serious parking problems there is damage to cars and property that will increase the pressure on the many residents who live here.

I also wish to add that I feel strongly that rubbish may pose a problem too. I already clear up as a resident bottles from my road and Lesbourne Rd. To also add the additional noise and traffic to our surrounding roads.



Lisa Stevens

From: [REDACTED]
Sent: 18 January 2017 22:36
To: Licensing
Subject: Objection regarding 51 Lesbourne Road

Dear Sir,

I am writing to strongly object to the licensing proposed for 51 Lesbourne Road. As a local resident with small children I am extremely concerned about the influence this kind of establishment in the heart of a family-oriented residential area will have. Having read through the criteria under which objections are considered I have outlined some of my concerns below.

The Protection of Children From Harm

Within a short walking distance of 51 Lesbourne Road there are a number of schools, Reigate School, Reigate Grammar, Reigate St Mary's, Reigate Parish Church School and Reigate Priory. There is also Busy Bees nursery on Lesbourne Road.

My eldest daughter, like many in the area walk to and from school and pass by the shops on the Lesbourne triangle daily. It is of grave concern to me that such a premises will attract 'passers by' and people looking for alcohol outlets in the middle of the day. This could attract the wrong sort of people to hang around the area, with school children passing by.

I am also already very concerned about the traffic that passes through this densely populated area. There is extremely limited parking near the shops on Lesbourne Road, most of which is already heavily fought over by residents. More cars will mean more road blockages, more restricted viewing for children attempting to cross roads and more accidents. I fear this will increase the danger of a child being knocked over by a car.

Locals are already extremely well served by the three local businesses already selling alcohol nearby. The manager of the Vine King lives on Lesbourne Road and knows the local people and children and therefore the majority of their custom is local. Similarly the Little Shop already established on the road, sells alcohol as well as a range of useful stock and the owners there are very familiar with local families and children. Respectfully, they close the shop at around 7.30pm each evening to quieten the street down as children go to bed. This is a very tight knit community. Everyone knows everyone and rowdy, noisy establishments greatly upset that balance. We have had a lot of trouble from the working man's club on Chartfield Road and it is never from local families. I am sure the police will be able to give you a fuller understanding of the number of times they are required to visit that premises to break up fights and quieten disturbances. Alcohol mixed with warm evenings and people visiting who are not familiar with and don't care about the unique family nature of this area are a toxic mix. We already get large gangs noisily making their way up Lesbourne Road into town. Putting an establishment that sells alcohol to take away at a fraction of the price of the clubs in Reigate is only going to make that situation worse.

The Prevention of Crime and Disorder

There is an increased risk of opportunist crime and burglary.

With such long opening times, it will not be possible for the shop to be manned by the owners, meaning the premises will not be ran with necessary authority and by someone with an investment in the area and a knowledge of the local people.

A lack of adequate parking near the facility may cause visitors to park irresponsibly and illegally.

There may be an increase in anti social behaviour in the vicinity i.e. littering, swearing, smoking, fighting, intimidation, bullying.

There may be an increase in noise disturbances caused by unruly behaviour, noisy car doors, music and loud voices.

Public Safety

A high volume of cars in a densely populated area increase the risks to adults and children day and night.

Attracting more 'outsiders' to the area will increase the risk of opportunistic crimes. I am greatly worried about the fact that there is a steady stream of children that pass by the Lesbourne Triangle, often alone and in the winter time, after dark.

There may be an increased risk of people hanging around outside, intimidating school children, dropping litter, smoking and generally being a nuisance.

We do not need any more cases of drunk men urinating, being sick and picking fights on Lesbourne Road. My husband has been threatened outside his home when he asked a group of rowdy lads to be quiet and another time when he tried to intervene when a man was being assaulted.

There is a lack of public bins and bin storage for the shop that would generate a considerable amount of waste and attract vermin.

The Prevention of Public Nuisance

The local working man's club regularly hold functions that 'attract outsiders' which regularly result in altercations. Adding another off license with late hours to this small area will only increase the public nuisance.

Delivery vans will not be able to access the premises due to the position. They will therefore have to park illegally or cause an obstruction in the road. There have been several cases of delivery vans knocking the cars of local residents as this is a very tight road to drive a lorry down. If cars meet lorries half way down the road, there is no choice but to reverse backwards. This can increase the risk of damage to parked cars and is extremely dangerous. Children do not look for cars that are moving backwards.

I hope I have outlined some points for consideration. We will be very pleased to see this premises filled, but not with a business that has such a potential to cause unfair danger and disruption to the lives of the families who live here.

Many thanks,

Charlotte Bradshaw
98 Lesbourne Road

Lisa Stevens

From: [REDACTED]
Sent: 18 January 2017 21:58
To: Licensing
Subject: 51 Lesbourne Road
Attachments: 51 Lesbourne Road.docx

Dear Sirs,

Please see attached a letter of objection I wish you to consider in regard to the licensing of 51 Lesbourne Road. I note that letters need to be received by 18 January.

Kind regards,
John Bosley

98 Lesbourne Road

Reigate

RH2 7JX

Dear Sirs,

RE: 51 Lesbourne Road Reigate Surrey RH2 7JX

Licence Application Reference: 16/01631/LAPREM

As an interested party through residing in the vicinity of the proposed premises, I am writing to register my objection to the application for a premises licence for 51 Lesbourne Road Reigate Surrey RH2 7JX. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder, antisocial behaviour and children from harm.

The proposed site was once a local Pharmacy serving the needs of local people and supporting local independence and lies within the Lesbourne Road Village area. Enabling the premises to sell alcohol would be totally detrimental to the local character and amenities enjoyed by residents. Please also consider that there are already four licensed premises in this small village area. The application proposes that alcohol will be sold for consumption off the premises between 6:00am and 22:00pm, seven days a week. Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance which have remained relatively low will become a concern for the local residents and police.

Residents in this area already suffer noise nuisance and antisocial behaviour related to alcohol by people coming back from town or through users of the licenced site on Chartfield Road. They have endured this inconvenience and it is totally unacceptable to expect them to be potentially exposed to further issues by increasing the number of opportunities for people to purchase alcohol in this area.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully,

John Bosley

Lisa Stevens

From: [REDACTED]
Sent: 18 January 2017 16:23
To: [REDACTED] Licensing
Cc: Carole Costin
Subject: Off Licence Application for 51 Lesbourne Road - Ref16/01631
Importance: High

Good Afternoon,

I am strongly opposed to this application.

I have lived at 100 Lesbourne Road as a home owner for 30 years

In this time the two local shops have both gained alcohol selling licences, and extended their opening hours.

There have been numerous alcohol related incidents with activities at the Servicemen's Club, some requiring Police involvement.

We now also have the Vine King selling alcohol.

This is all within a radius of a few hundred metres from my houseAs would be the new application

Why would another one be needed?

This is essentially a family residential area, and although there are many benefits in the shops, the area is saturated with places to buy alcohol already.

There are many more worthy needs for the area in terms of retail.

We endure enough disturbances due to alcohol related activities, people returning from Town pubs, damage to cars, unsocial behaviour etc.

Another tangible reason to oppose this application is the noise of refrigeration units required to keep some alcohol chilled.

These run 24/7 and the noise levels have noticeably increased since the Little Shop started selling alcohol.

The previous shop, the Chemist made a positive contribution to the local area, with minimal impact.

If 51 is to remain a retail premises it should be for a purpose that would be an asset/benefit to the area, and not with extended hours.

Regards
Mick.

Mick Costin
Engineering Operations Manager
Direct [REDACTED]
Mobile [REDACTED]

Lisa Stevens

From: [REDACTED]
Sent: 08 January 2017 13:08
To: Licensing
Subject: Comment on Licence Application - 16/01631/LAPREM

Application Ref - 16/01631/LAPREM

Name - Chris & Penny Binns

Address - 28 Glovers Road, Reigate

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Support the Proposal

Comments - It will be good to see this premises back in use, and having an off license with opening hours as listed in the application will be useful.