

# APPENDIX C

## Stone, Derek

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**From:** Licensing Shared Email  
**Sent:** 04 June 2021 12:46  
**To:** Stone, Derek  
**Cc:** Robson, Debra  
**Subject:** FW: representation 21/01865/LAPREM

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**From:** Ben Di Marco [REDACTED]  
**Sent:** 04 June 2021 12:35  
**To:** Licensing Shared Email [REDACTED]  
**Subject:** representation 21/01865/LAPREM

The premises at 27 St George's Road known as Carl Christian Cakes was sold earlier this year after 15 + years as a supplier of cakes for formal events.

The new owners are converting the use of the premises to operate as a café and have applied for a licence to serve alcohol both inside and outside of the premises plus also to act as an off-licence.

This change of use from a shop to a cafe selling alcohol for consumption both on and off the premises will have a significant negative impact on the area as well as the well-being of the local residents for the following reasons,

1. **Public nuisance** – with the exception of this premises, St George's Road is densely packed residential area. The location of the premises is embedded within terraced housing either side which offers no separation between the properties. The premises also has residential dwellings to the front and rear. The noise emanating from the premises if granted a licence to serve alcohol will cause significant disruption to the local residents. Not only will there be loud noise generated by people drinking from within the premises, the application also describes using the outdoor spaces to the front and rear for consumption. Many local residences have bedrooms and other relaxation spaces within immediate vicinity of the premises and this will comprise the well-being of many. In addition there will be noise from the moving of tables, chairs, clearing of glasses/bottles, taxis etc at the end of each day which will cause further increased levels of disturbance to the local residents. It also needs to be considered the impact of customers of the premises smoking cigarettes outside of the property and the effects on the local residents health.

The application also requests authority to operate the premises as an off-licence. Not only will this add more disruption to the local residents with congregations of people from the beach area looking to purchase alcohol it will cause impact to the wider community through issues relating to public nuisance.

2. **Crime and disorder.** Premises which sell alcohol increase the likelihood of issues relating to crime and disorder to the area they are located within. Anti-social behaviour is often seen and experienced in other areas where these type of premises are located. It is not uncommon to see damage to local property and vehicles in the immediate area caused directly by persons who have been using the premises. This is also includes urination and breakage of glassware in the local area.

Our local area is also subjected to number of issues with groups drinking alcohol which cause anti-social behaviour or crime in the local area and with the premises operating as an off-licence this will contribute to anti-social issues in the area.

3. **Protection of children from harm.** Many of the local residents have children whom live within the immediate vicinity of the premises – some with bedrooms only metres away from outdoor areas the premises wishes to serve alcohol in. The disturbances caused approving this application to sell alcohol will affect a child’s common right to feels safe and be able to live in an environment which they have the ability concentrate on school work and sleep in a quiet area.

It must also be considered whether venues which promote a drinking culture in highly dense residential areas where children live is ethically the right thing to do for a community.

4. **Public Safety.** The consumption of alcohol will increase the likelihood of alcohol related accidents occurring and the severity of their outcome. Alcohol lowers peoples inhibitions and innocent passers-by will be potentially be affected through verbal and physical abuse.

In summary despite its proximity to the sea, for most of the day and particularly in the evening, St George’s Road is peaceful and quiet. When many of the local residents moved here we understood and accepted the operation of a shop which sold cakes. The conversion to a café is a change however the impact of allowing alcohol to be sold at the premises will significantly affect the local residents existing quality of life. St George’s Road is fully residential and is not like Highland Road, Winter Road, Castle Street etc where there are existing similar type commercial properties and the granting of a licence has a marginal impact to residents. The selling of alcohol between the hours of 10am until 11pm is wholly unacceptable and the response of local residents demonstrates the strong objection to this application.

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