

## **Representations - C/24/00142/PRMA - Waterloo Convenience Store**

### **Cirencester Town Council**

No objection to New Premises Licence in principle, providing the four licensing objectives can be sufficiently met and that the overall process of promoting and adhering to those, is approved of by the Gloucestershire Constabulary, however, CTC would like to limit evening licencing times to 10pm - this is considered more reasonable given this is a residential area and in line with other convenience stores with licencing arrangements locally.

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### **G Ventham**

I refer to Dr Schollum's letter to you dated 7 February 2024 in regard to the above application and wish to add my name to all the objections raised therein. Under the heading Prevention of public nuisance I wish to add:- a convenience shop would require regular deliveries of goods, that is delivery Lorries arriving at all hours creating a commotion.

Between the shop and the road are large trees in a bed of earth. These would have to be circumnavigated by deliverers using trolleys or similar vehicles across a paved area creating quite a din. The paved area is owned by the Residents who allow pedestrian access, it is not a public right of way. There is no space for a lorry or van to access at the rear of the shop since it would block the residents parking area which is already very tight.

There is also no guarantee a lorry will find space to park as disabled shoppers regularly park along the road. Parked Lorries will also make it more difficult for residents to drive safely into the road from behind the building and for pedestrians including children crossing the road to reach the Car Park and vice versa.

When residents first moved into Woolrich House, the Noise abatement Office spent several weeks measuring the noise created by Lorries delivering to Argos and neighbours behind the building . Noise was shown to be excessive and Lorries were prevented from delivering at night!

I hope you will take these points into consideration in respect of this application.

### **Second Email Received**

I wish to add my name to all the objections raised by Dr James Andrew and Mr Colin Young.

I would add that it took the residents six years to get the Council to reduce the noise of Lorries in the Argos Car Park behind our building and cars driven by youngsters at night who were using it as a space to drink and take drugs. The area in front of the shops is private land ( our front gardens) and we do not want people gathering there anymore than you would in your front garden making lots of noise.

When the Hop Kettle opened in the Woolmarket, drivers thought they could use our parking spaces, and they fill the Waterloo with their parked cars especially evenings and weekends. Please think carefully before agreeing to a shop selling alcohol below a residential block.

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**Dr M Schollum & Mr R Castle**

We are the owner-occupiers of the flat immediately above Unit 3, and are writing to raise our objections to the application for a premises licence by **SSAJ Ltd** to run a retail convenience business under the brand name **Waterloo Convenience Store**. If the application is approved, the licence will allow the sale of alcohol from 6am to 11pm. In accordance with the public notice, we confine ourselves to objections on licensing grounds, with no reference to planning conditions – even though we believe that planning-related grounds might exist.

**Prevention of crime and disorder**

We do not say that the sale of cheap alcohol at night will always lead to crime and disorder, but experience suggests that it can and often does. Unit 3 is off the central Dyer Street area, a round-the-back location close to several car parking areas. These would be ideal places for the purchase and consumption of substances, perhaps not confined to alcohol. We believe that both the police and the District Council collect data relating to crime and anti-social behaviour involving the public consumption of alcohol. We urge the licensing authority to take into consideration any such data involving off-licence premises nearby, including Morrisons in Dyer Street.

The availability of alcohol in a relatively sheltered shop away from the more lit-up main street, may also encourage shoplifting – which from numerous media reports has increased markedly in recent years. Anyone stealing from the proposed store would be able to disappear quickly in all directions off The Waterloo. The aftermath of any such offences is likely to cause general disruption, particularly if the police attend (as in cases where weapons are involved).

**Prevention of public nuisance**

There are several potential sources of public nuisance. As mentioned, the back-street position of Unit 3 is likely to encourage illicit gatherings of buyers/consumers who can be intimidating whether at night or in the day.

We also feel the convenience/alcohol aspect of the proposed store will encourage those in vehicles to park on the yellow line in front of Woolrich House much more than at present – in fact the stopping and starting of vehicles, with accompanying opening and shutting of doors, is likely to be constant. Where the store is open before dawn or after dusk, there will be the extra artificial light emanating from it to endure as well.

Further nuisance will be caused if the proprietor of the proposed store puts in place some kind of bell to ring every time a customer enters or leaves the premises – a normal type of safety precaution for these types of shops. Apart from potentially being heard from 6am to 11pm, the noise from this is likely to be particularly noticeable during warmer weather when

we would normally want to open our large windows immediately above the shop to enjoy fresh air.

Another source of nuisance is likely to be rubbish. The proposed convenience store will generate a large amount of rubbish and possibly litter – some from customers discarding items as they leave the premises or congregate around the immediate area, and some from the proprietors themselves having to dispose of large amounts of packaging, not least from the alcohol they bring in to sell. The rubbish discarded by customers will destroy the look of the attractive, largely residential building, especially if there are insufficient bins or they are not emptied regularly. The proprietors' rubbish may well create an ongoing nuisance to the residents. Where will all that packaging go until ready to be taken away, and how frequently will it be disposed of? The car parking area is already limited, as is access to the back of the building. It should not be obstructed by rubbish waiting to be disposed of.

### **Public safety**

The Woolrich House car spaces are nearby, and residents and visitors could well feel threatened by purchasers hanging around in groups, impeding easy access. In addition, the proposed Waterloo Convenience Store is next to the main entrance to apartments 5-8 and we fear obstruction of safe and free access to our home. Moreover, Unit 3 is set back from Unit 2, creating a kind of half-hidden enclave.

Safety concerns also mean we are wary of the possible effects on our well-being if this licensing application is approved. We were delighted to buy a property in a central location that had all the benefits of being close to the facilities and services we might want or need, but was also safe and quiet. Our peace of mind is now at risk.

We respectfully ask the licensing authority to take our objections into account.

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### **C & C Young**

Myself and my wife live in apartment 2 of Woolrich House and wish to object strenuously to the application by SSAJ Ltd for a licence to sell alcohol at Unit 3 of Woolrich House, The Waterloo, Cirencester, GL7 2GA We understand that there are limited grounds for objecting to the application, so we will limit this letter to the main headings.

- Prevention of crime and disorder.

Woolrich House is situated in a quiet backwater behind Dyer Street and in the evening/night the area is largely devoid of pedestrians and traffic. Experience tells us that the sale and consumption of alcohol (in this case until 11.00pm) can, and often does, lead to crime and disorder. The residents of this area are largely elderly and, in some cases, vulnerable and we would urge the committee to take this into account when considering this application.

- Public nuisance.

Since the premises will be open until late at night, seven days a week, we are fearful that there will be a significant increase in footfall and traffic around our residence which will result in excessive noise and bad behaviour. This inevitably will have a serious impact on our lives.

- Public safety.

We are hugely concerned about the probability of groups of being encouraged to hang around the area if alcohol is available for sale. As mentioned above, many residents are very elderly (one lady is 96) and we fear that groups will hang around the entrance to the apartments and the potential for intimidation is very real.

We respectfully ask the licensing authority to take our concerns into account when deliberating this application.

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## **K Mills**

I am the owner of the second-floor apartment directly above Unit 3, writing to express my objections to SSAJ Ltd's application for a premises license to operate a retail convenience business under the One Stop brand. If approved, this license would permit the sale of alcohol from 6 am to 11 pm.

### Prevention of crime and disorder

While I do not assert that the nighttime sale of inexpensive alcohol will invariably lead to crime and disorder, past experiences suggest a potential association. Unit 3 is situated off the central Dyer Street area, a secluded location near a primary car park and several private parking areas, including Woolrich House's parking facility. These areas could serve as ideal spots for illicit purchases and consumption, extending beyond alcohol. We recommend that both the police and the District Council examine data related to crime and antisocial behavior linked to public alcohol consumption, specifically concerning existing off-license premises near Woolrich House, such as Morrison's in Dyer Street.

### Public nuisance

Similar concerns are relevant in this context. Unit 3's backstreet location may attract unauthorized gatherings that could be intimidating, both during the day and at night. Furthermore, we anticipate that the convenience/alcohol aspect of the proposed store may lead to increased instances of vehicles parking on the yellow lines in front of Woolrich House. The continuous stopping and starting of vehicles are likely outcomes.

### Public safety

The Woolrich House car spaces are in close proximity, and residents and visitors might feel uneasy due to groups of buyers impeding easy access. Additionally, the proposed One Stop is situated next to the main entrance to apartments 5-8, raising concerns about potential

obstruction to our current level of safe and unrestricted access to our home. Moreover, the set-back position of Unit 3 from Unit 2 creates a somewhat concealed enclave.

Safety concerns extend to potential effects on our mental and physical well-being if this licensing application is approved. We initially chose a property in a central location that offered the benefits of proximity to desired facilities and services while maintaining a quiet and safe environment. Our peace of mind is now jeopardized.

We respectfully ask the licensing authority to take my objections and those of others into account.

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### **S Mace (Submitted by J Dipper)**

I am writing on behalf of my mother in law, Mrs Sheila Mace of Apartment 3, Woolrich House, who at the age of 96, does not have access to the internet.

She has asked me to notify you of her objection to the application (C/24/00142/PRMA) by the proposed convenience store at Unit 3 for an alcohol licence, on the grounds of more noise from delivery lorries, more litter and possible rowdy behaviour going on late into the evenings.

The current tranquility of the area is very much appreciated by the residents of Woolrich House and they do not wish for this be placed at risk.

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### **Dr J Andrew**

I am writing to express my strong objection to the alcohol licence application submitted for the convenience store located in the Waterloo Convenience Store, Unit 3, Woolrich House, The Waterloo, Cirencester. As a concerned resident of 8, Woolrich House and someone deeply invested in the well-being of our community, I believe that granting this licence would have detrimental effects on the safety and tranquility of our neighborhood.

Firstly, I would like to highlight the existing issues with alcohol consumption in our area, particularly in the vicinity of Morrisons on Dyer Street and Tescos on Cricklade Street. Both of these establishments have encountered problems with individuals congregating outside, consuming alcohol, and causing disturbances. The police crime statistics demonstrate Dyer Street and Cricklade Street are hot spots for antisocial behaviour. These incidents not only disrupt the peaceful environment of our neighborhood but also pose a significant risk to the safety of residents, especially considering that many nearby residents living in Woolrich House and Pallistra Lodge are elderly and vulnerable.

The proposed operating hours of the convenience store from 6 am until 11 pm raise further concerns. Extending the availability of alcohol during these hours could exacerbate the

existing problems and potentially attract more individuals to loiter outside the premises, leading to increased noise levels, littering, and antisocial behavior. Moreover, the extended hours of alcohol sales could contribute to alcohol-related issues in our community, including public intoxication and potential harm to individuals' health and well-being.

Given the already strained situation regarding alcohol consumption in our area and the vulnerability of nearby residents, I firmly believe that granting an alcohol licence to the convenience store would be inappropriate and detrimental to the best interests of our community. I urge the Cotswolds District Council to carefully consider the implications of this application and prioritize the safety and welfare of residents in their decision-making process.

Furthermore, I respectfully request that the council takes into account the objections raised by concerned residents like myself and thoroughly assesses the potential impact of this licence on our neighborhood before reaching a decision.

Thank you for considering my objection. I trust that the Cotswolds District Council will act in the best interests of the community and take appropriate measures to ensure the safety and well-being of all residents.

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END.