

065754

APPENDIX C



Brackenwood  
Orton Wistow  
Peterborough  
PE2 6YP

9<sup>th</sup> October 2012

Dear Sir/Madam

**Licence Application – Tesco Express, Napier Place, Orton Wistow**

As a close neighbour to the site in question, I am writing to you to express my concern over the application which has been lodged regarding the above.

Although I appreciate that the premises has been licensed to sell alcohol for consumption both on and off the premises for a number of years, that was in its role as a public house rather than a pure off-licence. My feeling is that a publican and his/her staff have greater control and concern over the sale of alcohol than a mixed retailer as their entire business depends on it. They have a greater interest in controlling the behaviour of their customers both inside and immediately outside the establishment which clearly impacts on those of us living in close proximity.

My principal concerns are as follows:

- There seems little need or justification for an off-licence at the proposed location as other such outlets exist in Napier Place, Matley, Ortongate and Church Drive (Orton Waterville) – all of which are only a short distance away.
- The hours requested (0600-2300 Monday-Sunday) seem hard to justify and are far in excess of those previously utilised by the pub.
- The location of the premises, with a sizeable open area in front, a car park in front of that and a secluded yard to the rear could well appear an attractive venue for youths (whether under-age or not) to indulge in irresponsible drinking with the consequent potential for antisocial behaviour or worse.

For the foregoing reasons I wish to make known my objection to the granting of the proposed licence. If the Licensing Board feels that a licence must be granted then I would strongly request that the hours be limited, ideally to 0900-1800 Monday-Saturday in order to minimise the risk of encouraging antisocial public drinking and behaviour.

Yours faithfully,

**Kenneth G Campbell**

**Dunleavy Karen**

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**From:** Dunleavy Karen  
**Sent:** 30 October 2012 14:21  
**To:** Dunleavy Karen  
**Subject:** FW: alcohol licence

**From:** JANET KIRK  
**Sent:** 04 October 2012 14:49  
**To:** Plng Control Enquiries  
**Subject:** alcohol licence

Dear Sirs, I am surprised and ouraged to see that Tesco have applied for a licence to sell alcohol at the premises they hope to take over at Orton Wistow,between the hours of 6am to 23.00 hours. This is a residential area and I cannot believe that anyone would want or indeed need to buy alcohol at 6am in the morning.This will bring youths and undesirables into this area to purchase cheap booze.There are two sheltered houses sites very near to this site and up to now we have avoided any problems with unruly behaviour.But if this does go ahead this will all change.I suppose it is a trivial matter in your eyes but please give this your utmost attention for the sake of the residents who love this area as it is.I appriciate alcohol will be sold but not at the rediculous times applied for.I hope you give this your full attention.      Hopefully Janet Kirk

### **Licensing Act 2003**

Objections against application number 065868 by Tesco Stores in respect of the proposed Tesco Express ant Napier Place, Orton Wistow, Peterborough PE2 6YB by Michael Keogh.

It is recognised that the proposed Tesco Express is on the site of what was, formerly, a public house (The Chequers), these objections relate to what is proposed to be a different type of alcohol retail unit.

#### **Prevention of crime and disorder**

Orton Wistow is a residential area and Napier Place was designed and built by Peterborough Development Corporation to provide a small shopping precinct and public house to service the community. This is, one would suggest, a landmark decision for the Licensing Authority as the application would completely change the originally intended use of the precinct. It is regrettable that the owners of The Chequers (Punch) allowed the pub to deteriorate over the past few years by failing to maintain the building, invest and employing a succession of poor managers which resulted in a decline in trade, a shabby building, which is now an eyesore, and the eventual closure of The Chequers. Punch has failed the local community. There has, this month, been a theft of lead from the rooves of The Chequers, retail units in the precinct and the Community Centre – it has been posited that the empty Chequers building probably sowed the seeds of opportunity in the minds of the thieves.

I attend Neighbourhood committee meetings (as Chairman of Orton Wistow Community Association) and it is clear that Orton Wistow is, relatively, free of serious crime but it is evident that this is not the case with some of the other Orton small townships where crime is rife – there is a concern that a Tesco Express would attract undesirable elements particularly during unsociable hours when alcohol may not be available elsewhere. I understand that Tesco has applied for a licence from 6.00 am until 11.00 pm for 7 days a week and feel that this will, inevitably, attract unsavoury members of society.

#### **Public safety**

The ready availability of alcohol has caused many of the drink related problems which have beset our society and are taxing other areas of Peterborough.

The 2 main issues regarding this application are:

1. The Community Centre (located in the Napier Place precinct) is extensively used by groups ranging from pre-school to octogenarians and weekday evening users leave the Centre between 10.00 and 11.00 pm – if there are inebriated individuals attracted by the late hours sale of alcohol this could make people departing the Community Centre feel intimidated and threatened and could endanger their personal safety.
2. Traffic – the road outside the proposed Tesco Express (Wistow Way) has double yellow line markings for over 400 metres and it is difficult to establish where customers would park their vehicles and traffic congestion/conflict is inevitable.

A copy of an e-mail sent to Tesco, which fully explains this serious issue, is attached.

At present many of the Community Centre users walk to their homes after leaving the Centre late at night – in safety and meeting few other people – it is feared that this may change if the sale of alcohol at the proposed Tesco Express attracts undesirable elements.

### **Prevention of Public nuisance**

There is an existing licence, held by the Newsagent in Napier Place, but there are few community concerns about public nuisance arising from alcohol sales from the Newsagent as the opening hours are shorter (closes at 6 pm weekdays) and, having been there for over 20 years, the community has come to rely upon an element of policing by the owner – who manages a zero tolerance policy on the sale of alcohol and tobacco. The alcohol does not seem to have a high visibility within the shop and the owner states that most of his spirit sales are based upon regular orders – particularly from some residents in the sheltered accommodation opposite. As there is an established multi store complex at nearby Ortongate (with an Asda store soon to be added it is understood) one would ask the common sense question – why increase the number of alcohol selling outlets and thereby increase the potential for alcohol related problems in our residential area?

Tesco has applied for a licence from 06.00 until 23.00 for 7 days a week – these hours of alcohol availability are extensive and, if one accepts the fact that the store will attract undesirable customers outwith of Orton Wistow, public nuisance will be an inevitable consequence. We know, from Napier Place car park usage, that customers of the Chequers were predominantly local customers who travelled by foot (except when live sports events were shown) which would correspond with the customer profile of other out of town pubs, given drink driving laws. It is feared that these extensive opening hours will exacerbate street drinking. Such problems arising would also eventually result in a need for a greater police presence in Orton Wistow which would be an increased demand on already stretched police resources. A further consequence of street drinking is increased litter and vandalism.

Whilst one Tesco Express cannot be the sole cause for all alcohol related problems cheap alcohol will become increasingly available to those who abuse it.

It has been quoted that 7/8% of the sales at a typical Tesco Express are alcohol (attributed to a solicitor putting a case for a Tesco licence). It is considered that alcohol sales will exacerbate alcohol related problems and bring them to the doorstep of Orton Wistow.

### **Protection of children from harm**

Orton Wistow Primary School is within 400 yards of Napier Place and many children use the shops in the precinct on a daily basis – indeed the Headteacher advises that he arranges visits to the shops in the precinct, within school time, as part of the curriculum. The current sale of alcohol at the Newsagent could be described as discrete but the model for Tesco Express means that alcohol would be clearly visible to the children and they would also run the risk of being exposed to the consequences of alcohol abuse by Tesco customers. I am of the opinion that there are negative moral and psychological issues which would impact upon the children – during daily visits before and after school, at the weekend and during school holidays.

One would not want pupils to encounter anti-social behaviour arising from street drinking.

These concerns/objections are considered to be very real – a brief research on the internet reveals that such problems arise from Tesco Express outlets and Tesco has had its' licence reviewed because of alcohol sales to under age customers.

Michael Keogh  
18<sup>th</sup> October, 2012

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