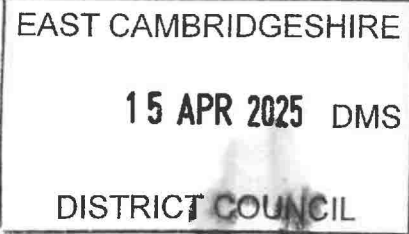


To: The Licensing Section,
East Cambridgeshire District Council,
The Grange,
Nutholt Lane,
Ely,
Cambridgeshire,
CB7 4EE



13th April 2025:

OBJECTION TO PROPOSAL:

Bottisham Budgens, Units 2-6, 56 High Street, Bottisham, Cambridge, Cambridgeshire, CB25 9DA: A convenience store also for the Supply of alcohol OFF the premises 06:00 - 22:00 Monday to Sunday

As the next-door neighbour, in a residential grade 2 listed house with a young family and as Bottisham residents, we wish to state our strong objection to the proposed licence for the above premises application based on the following concerns related to the four licensing objectives outlined in the Licensing Act 2003:

Licensing.

There are 4 points to be considered under licensing. We believe there are grounds to object on each one:

Background:

Bottisham already has a Co-Op yards away which sells convenience foods, goods and alcohol. There is also a public house, The Bell, and Classic Spice (Indian restaurant) again within yards of this proposal which serves alcohol. A public footpath, again yards away, cuts through to Downing close where the Bottisham Sports and Social club is located, again selling alcohol. In our view, this Budgens application does not fulfil a need that is not already very well served. This would be a fifth establishment serving alcohol within 0.01 square miles.

1. Prevention of Crime and Disorder

Extending alcohol availability in a residential area, on a site between 2 residential properties and opposite further residential properties, particularly from early morning until late in the evening 7 days a week, will lead to an increase in alcohol-related crime

and disorder, including street drinking and vandalism and extend this through the village and increase disturbances in nearby public areas, such as the church yard, the green near the village sign, the “dirt hills” adjacent to the primary school and outside the premises itself.

Bottisham already has a degree of crime. Downing close, where we have the sports and social club serving alcohol and Queens Court residential home, has had 12 recorded incidents of crime within the last 12 months. 6 have been for theft and 6 for anti-social or violent behaviour. Granting this licence could see these problems arise in this additional new location.

The Co-Op currently loses £600 - £1200 a week in theft (as quoted by the owner at Bottisham parish council meeting 07/04/2025). Alcohol is regularly stolen. These incidents are reported to the police, with little action being able to be taken unfortunately. Even where CCTV of car number plates of the perpetrators is provided, they turn out to be false plates showing a level of organised and even more serious crime. A further licence will bring more of this crime to this village.

Finally there have been recent incidents of drug and alcohol mis-use at the GP surgery in Bottisham to the extent that they have had to close off the car park outside of hours. This has been reported by the District and County council to the police for urgent action. Granting an additional alcohol licence to a property within walking distance to this location would increase the likelihood of further issues.

This new application will cause new problems for residents and change our neighbourhood for the worse. It would widen the shopping / entertainment / drinking zone in Bottisham all the way from the Triangle and the shops to The Old Garage 56 High Street and through to Downing close, where there is a residential home situated, and increase all associated problems of noise, litter, alcohol-related behaviour / crime and anti-social behaviour will spread for all the residents between those areas.

2. Public Safety

Selling alcohol from early morning and late into evenings and at weekends encourages street drinking, loitering, and intoxication, which could put local residents at risk.

Additionally, an increase in alcohol-related disturbances near the premises could create safety concerns, particularly for families and elderly residents in the neighbourhood. Queens court residential home is very close to this location and accessible through a cut through from the high street.

To have a Budgens with long opening hours, selling alcohol, in a mostly residential Conservation Area is a radical and unwelcome departure from what residents lived with successfully and peacefully when 56 High Street housed a motor mechanics workshop and a scientific instrument maker, open office hours and till midday on Saturdays.

Bottisham already suffers from parking problems, and anti-social behaviour around the Co-Op near the corner of Bell Road. However, the Co-Op store exists in a long-

established strip of shops in a defined shopping/entertainment/services area in the village.

Parking for these business units will be on the high street, as well as any off-street parking. As a neighbour this will create a dangerous situation when exiting our driveway for both us, pedestrians, cyclists and other road users with our visibility being significantly impacted.

This will in effect make the high street a single-track road at this section and increase the level of danger in the village. This is also the route of the only bus service for the village.

This safety concern will apply to the other residential properties surrounding this proposed location.

3. Prevention of Public Nuisance

This proposed convenience store is located in a predominantly residential area, and granting an alcohol licence with extended trading hours would lead to an increase in noise disturbances, early deliveries / waste collection, littering (e.g., discarded bottles and cans), and general disruption, particularly in the early mornings and late evenings.

Bottisham has a conservation area that starts within 30 metres of this property and alcohol waste will make its way into this conservation area.

Residents' sleep will be disturbed both in the morning and evening. There are many listed buildings which are prohibited from having double glazing in their street-facing bedrooms, so residents will have no way of blocking out the high levels of additional noise.

Traffic noise from shoppers from 6am till 10pm 7 days a week is excessive, with no respite any day of the week, for an area with an established, relatively peaceful residential character within metres of a conservation area.

Residents should not have to endure disturbances that may arise from people purchasing and consuming alcohol near their homes.

The high level of HGV and delivery truck traffic necessary to keep the proposed Budgens stocked will cause more public nuisance through damage to the pot-holed High Street and will increase the road noise for residents as well as create congestion.

4. Protection of Children from Harm

The proposed store with alcohol licence is in close proximity to Bottisham Village College and Bottisham Primary School and its playing fields making it highly inappropriate for alcohol sales.

Extending the availability of alcohol will encourage underage drinking, proxy purchases, and expose children to alcohol- related behaviours. The safeguarding of young people in the community should be a priority.

The Co-op already limits the number of children / students in store at one time due to historic anti-social behaviour, including theft of alcohol by underage children as confirmed by the owner of the Co-op. To curb this the Co-op owner has worked with Bottisham Village College to have a teacher from the college physically be in the shop during the mornings, lunch times and end of day to curb this anti-social behaviour and theft.

This problem would be widened from the triangle and move along the high street before, during and after school. The school cannot be expected to provide further staff (one for each shop) and therefore historic behaviour will return. Clearly theft by this age group will also involve alcohol which will be harmful to children.

The layout and location of these premises could allow for loitering and unsupervised gatherings with behaviour less visible to local enforcement or school staff.

The final point to make under protection of children from harm is that one of the other tenants on this site is running a coffee and cake shop alongside having children's parties at this venue. This would again put the sale of alcohol / consumption and anti-social behaviour next door to this other business unit and therefore would have a potentially harmful impact on children.

Also enclosed with this objection letter is a petition containing over 100 signatures of objection against the granting of an alcohol licence to Budgens. This also shows that there is no demonstrated community need for another alcohol selling outlet.

We consider this licence to be inappropriate and in the extremely disappointing event that this licence were to be granted, then imposing strict conditions, such as reduced hours for alcohol sales, enhanced security measures, and restrictions on single-can or high-strength alcohol sales should be implemented.

Given all of the above concerns and a petition with over 100 signatures in objection, I strongly urge the Licensing Authority to fully reject this alcohol licence application.

Yours sincerely



Nick and Emma Jerman

