



East Cambridgeshire District Council

Minutes of a Meeting of the Licensing (Statutory) Sub Committee

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 10:00am
on Monday 19 May 2025

Present

Councillor Lavinia Edwards
Councillor Martin Goodearl (Chair)
Councillor Gareth Wilson

Officers

Patrick Adams – Senior Democratic Services Officer
Lin Bagwell – Licensing Officer (enforcement)
Stewart Broome – Licensing Manager
Maggie Camp – Director Legal & Monitoring Officer

Others present

Councillor Alan Sharp
Residents of Bottisham:

Sam Chambers-Turner
Margret Coles
Nadene Cundell
Jim Hill
Emma Jerman
Nick Jerman
Sarah Maxwell
Jeevan Sunner

5. Election of Chair

Members of the Sub Committee were invited to nominate a chair for this meeting. Councillor Lavinia Edwards nominated and Councillor Gareth Wilson seconded Councillor Martin Goodearl for the position of Chair. With no other nominations, Councillor Goodearl was elected as chair.

6. Apologies for Absence

Apologies were received from Councillor Charlotte Cane and Councillor Keith Horgan. Councillor Gareth Wilson substituted for Councillor Cane and Councillor Martin Goodearl substituted for Councillor Horgan.

7. Declarations of Interest

No declarations of interests were made.

8. Determination of an Application for a New Premises Licence at Units 2-6, The Old Garage, 56 High Street, Bottisham

The Chair explained the procedure to be followed at the meeting and introduced the officers and members present.

The Licensing Manager presented the report, Z177, previously circulated, which invited the Sub-Committee to determine the application for a new premises licence in respect of Bottisham Budgens, Units 2-6, The Old Grange, 56 High Street, Bottisham, Cambridge. He reported that no representations from the responsible authorities had been received, whilst objections had been submitted from nine local residents, Bottisham Parish Council and a petition signed by 117 local people.

The Licensing Manager explained that it was likely that planning permission would be required to build a shop on the site. However, he stated that it was important to understand that planning matters had no bearing on the deliberations of the Sub Committee, which could only determine the application on licensing issues.

The Licensing Manager explained that the application had to be determined according to the following four licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

It was noted that the application was for the selling of alcohol and the Sub Committee could determine the application in accordance with the options contained in paragraph 4.4 of the report. Members must provide reasons for their decisions and consider their responsibilities under the Human Rights Act 1998. The Council had five working days to publish the decision and anyone aggrieved by the decision had 21 days to appeal.

In response to a question from Councillor Martin Goodearl, the Licensing Manager explained that whilst some parts of the country had cumulative impact areas for alcohol licences, which made it more difficult for applicants to gain permission, no such areas existed in the district.

The Chair explained that as the applicant was not present the Sub Committee would now hear from any objectors.

Parish Councillor Nadene Cundell, Vice Chair of Bottisham Parish Council, made the following points:

- The Parish Council voted on 7 April to object to the application.
- Bottisham was a rural village, which already had three businesses that sold alcohol, The Bell Inn, Bottisham Village Store and the Classic Spice Restaurant.

- The community were working hard to tackle anti-social behaviour and having another business selling alcohol would exacerbate the problem.
- Traffic in the high street was already congested, especially at peak times.
- Customers to the proposed business would inevitably park on High Street, as the car park would be less convenient.
- Waste and delivery vehicles would need access to the site, adding to the traffic.
- The store would be in walking distance of two schools, increasing the risk of underage drinking.
- The public notice for this licensing application was displayed in an obscured area and was seen purely by chance.
- In conclusion, the application contravened all four of the licensing objectives.

In response to questioning, Parish Councillor Nadene Cundell stated that the current Co-op store sold alcohol and had put in measures to attempt to prevent its theft by children. The store was currently losing £600 to £1,000 a week from theft. The owners of the store had been in the village for many years and had developed a close working relationship with the village college and the primary school. This had resulted in school children in the store being chaperoned by teachers and bags not being taken into the store. It was unclear if the Budgens store would operate in the same way.

Councillor Gareth Wilson asked Parish Councillor Nadene Cundell if she would oppose the opening of the proposed store if it did not sell alcohol. She replied that Bottisham Parish Council had not discussed that matter, however, the developer had assured the community that small businesses would occupy the site, but the proposed shop would take up the space of five units.

Councillor Lavinia Edwards asked whether cars were likely to park at the front of the store. Nadene Cundell replied that whilst there was parking at the back of the store, this was some distance from the entrance, and it was inevitable that customers would park on the High Street and across residents' driveways.

It was noted that the petition had been signed by meeting people face-to-face within the village.

Mr Nick Jerman, resident of Bottisham, made the following points:

- Alcohol increased crime and disorder and harmed children.
- Alcohol from the proposed store would result in an increase in litter in the nearby conservation area.
- It was unclear whether the village college would be able to put staff in the proposed store, as well as at the existing Co-op, in order to deter children from shoplifting.
- The refusal of a licence to serve alcohol at the proposed store would address these concerns.

Javeen Sunner, from the Co-op store at Bottisham, explained that her store had put in a number of measures to keep children from harm, including having

teachers present to monitor the children from their school, liaising with parents, employing additional staff at lunchtime and closing the post office at peak times to prevent theft. Her concern was that a new store would not put similar measures in place and children would be put at risk. Employing an extra teacher to chaperone school children at an additional store would put more pressure on the school system. The applicant was not from the area and was unlikely to have experience of the challenges facing a rural village like Bottisham. It was likely that graffiti, loitering, truancy and anti-social behaviour would all increase.

Jim Hill, local resident, expressed concern regarding the location of the proposed store, which was secluded and would be difficult to police, resulting in an increase in anti-social behaviour, alcohol and drug abuse.

The Licensing Manager explained that the Sub Committee could attach conditions to the licence. The Licensing Officer (enforcement) reported that the applicant was an experienced businessman with 19 other Budgens stores.

The Chair explained that the Sub Committee would go into private session with the legal officer to discuss the application and come to its decision. All parties would be notified of the decision in 5 working days.

The Committee **agreed** to:

Grant the application for a new Premises Licence to Mr Tarunbir Singh in accordance with para 4.4(a) of the Officer Report subject to:

- (i) the conditions contained in the operating schedule accompanying the application, with the following additional conditions:
 - Staff training provided on induction, refreshed annually, recorded and records available for inspection by the licensing authority.
 - Sufficient external lighting and CCTV to cover the external and immediate area, including the car park, to prevent proxy selling to minors – for public safety and prevention of crime and disorder.
 - Litter bins to be provided on site – to prevent public nuisance.
 - To maintain a register of customers refused the sale of alcohol, to include the reason for the refusal – to protect children from harm.
 - All alcohol to be displayed in the back quarter in the store (as defined in the plan contained in Appendix 4 of the Premises Licence), and high alcohol by volume (ABV) (high alcohol defined as being above 20% ABV) alcoholic items to be kept behind the counter, as set out in the premises plan (Appendix 4).
 - Entry to and exit from the licensed premises shall be restricted to entry point marked A on the premises plan, and entry point B marked on the premises plan to be used for emergency access and egress only.

- (ii) any mandatory conditions that must be included in the licence.

The meeting concluded at 12:38 pm.

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