

Sarah Mardon

From: Nick Semper <nick@thelicensingguys.com>
Sent: 17 October 2024 13:16
To: Licensing (HDC)
Cc: seelan@misp-noble.co.uk
Subject: RE: Application for the grant of a Premises Licence - 96 Cambridge Street St Neots
Attachments: We sent you safe versions of your files; 205-24 96 Cambridge Street, St NEOTS - Crime & ASB Data Charts.pdf

Categories: SARAH

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi Sarah,

I was looking forward to a reply regarding confirmation of the previous operating hours of the Bull's Head.

In the meantime, please find attached a digest of Crime & ASB stats for the vicinity of 96 Cambridge Street, and an overview of Crime Stats for the area in comparison with other comparator Basic Command Units across the UK and Cambridgeshire as a whole.

If and when this matter goes to Hearing, I would be relying on this empirical data and therefore ask that it be shared with the objectors and added to the Hearing Bundle for the information of the Licensing Sub Committee.

In the meantime, regarding Planning – that application is in the hands of a Planning Consultant and will be submitted shortly.

Looking forward to hearing from you soon.

Kind Regards

Nick SEMPER

Director

TL Guys Ltd

t/a The Licensing Guys

W: 01432 700024

M: 07890 105387

nick@thelicensingguys.com

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From: The Licensing Guys [Licensing]

Sent: Monday, October 14, 2024 12:52 PM

To: Licensing (HDC) <Licensing@huntingdonshire.gov.uk>

Cc: seelan@msp-noble.co.uk

Subject: RE: Application for the grant of a Premises Licence - 96 Cambridge Street St Neots

Hi Sarah,

Further to my last, the AI application on my computer says that:

The Bulls Head Public House in St Neots had the following opening hours before it closed:

Monday to Thursday: 11:00 AM to Midnight

Friday and Saturday: 11:00 AM to 1:00 AM

Sunday: Closed.

Bearing in mind these premises in a previous incarnation existed with the sole purpose of retailing alcohol to the public during the above hours, what Seelan and his company are offering is a Convenience Store selling a multitude of products where alcohol is but one line for lesser hours than the last Premises Licence...

Can you confirm the hours please?

Kind Regards

Nick SEMPER

Director

TL Guys Ltd

t/a The Licensing Guys

W: 01432 700024

M: 07890 105387

nick@thelicensingguys.com



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From: Licensing (HDC) <Licensing@huntingdonshire.gov.uk>

Sent: Monday, October 14, 2024 12:20 PM

To: The Licensing Guys [Licensing] <licensing@thelicensingguys.com>

Cc: seelan@msp-noble.co.uk

Subject: Application for the grant of a Premises Licence - 96 Cambridge Street St Neots

Importance: High

Good Morning Nick

As you will be aware the last day for the consultation period for the above application is today.

However, I wanted to make you aware I have received 4 representations over the weekend. And one more this morning. Therefore, I have begun the process of arranging a hearing.

Given there is now a limited period to attempt to mediate I have added the 5 comments below, and at this stage have anonymised them, you will of course receive the full versions should a hearing be needed. Whilst I appreciate not all comments made are relevant to the licensing objectives, the theme of the comments are consistent.

Would you discuss these with your client and consider any possible changes that could be made to the application, such a reduction in the operating hours, that may alleviate some of these concerns.

Given the now limited time available in which to mediate and hold a hearing I would be very grateful if you could priorities this discussion and update me on the outcome as soon as possible that I can communicate this to the residents, in good time.

1. Although having no issue with the convenience shop opened in the town, I do have concerns regarding the business hours. Considering opening hours as 6am as something that can be reasonable, I believe that end of the business at 12am will lead to the increased antisocial behaviour in the area as a result of selling alcohol that late. That will negatively affect the area, disturb the residents and make it less attractive for the new-comers. Also, there is a Shell garage across the road, so in case of urgently needed groceries they could be bought there at any time. I believe that opening hours 8am-8pm are more suitable for the area unless the applicant has an intention not to provide convenient service for the all groups of residents but make the most of the profits from alcohol sales.

2. Following my emails to both licencing and planning departments regarding this application, please find my representation and reasons for objection below. I am the owner of [detail remove] property to the Bulls Head, [Detail removed] Whilst I do not object to the Bulls Head becoming a shop, I strongly object to the licence applied, for the following reasons:
Right of enjoyment of our property and our neighbours: The trading hours of 6am – 12pm 7days a week would severely affect the right of enjoyment of my property. These hours are simply too long taking into consideration staff opening and closing up could be in addition to these hours. Similar shops located in residential areas such as OneStop in Eynesbury, Nisa on Longsands Parade and Morrisons on Bishops road have hours such as 7am – 10pm or 6am – 10pm. Additionally, the current premises on Leys Road has hours of 6.30am – 8pm Monday – Saturday and 8am – 1pm Sunday which is similarly surrounded by residential properties. Hours similar to the current Leys Road shop would be far more suitable in a residential area.
Antisocial behaviour: We have suffered with anti-social behaviour including crime and disorder often fuelled by alcohol both from the Bulls Head and from the other late-night shops such as the Shell petrol station. Glass bottles have regularly been smashed outside [detail removed] as well as alcohol cans littered, vapes and cigarette packets. We have had cans and sandwiches thrown at our house and been threatened and had to call the police when I confronted man urinating in my front garden who was drinking alcohol from the other shops at around 11.00pm. Opening a shop until 12am 7days a week selling alcohol is only going to worsen this unacceptable and intolerable behaviour as well as cause disturbance to our lives including sleep, and further littering up and down [detail removed]. Whilst reduced hours won't completely resolve this and we would expect the licensee and council to consider other provisions too such as additional waste bins perhaps at the other end of [details removed], by reducing the hours alcohol can be sold, fewer people under the influence of alcohol are likely to visit what is essentially a late night off-licence and hopefully this antisocial behaviour will be reduced.
Noise and Nuisance: As the licence application requires a change of use which has not been applied for, it is hard to consider all aspects of the implications this licence granted could have. A concern we have for the long hours applied for is visitors coming and going by car and the parking issues as well as noise / disturbance issues this could cause at antisocial hours. Deliveries to a shop can be very noisy and the side access to the Bulls Head is [details removed] up the gravel private access. It is critical that deliveries are made in sociable hours and ideally not via this side access as it blocks access for 4 properties. Furthermore, refrigeration equipment operates 24/7 365 would cause significant disturbance, particularly in summer months and would need to be sited well away from our property to avoid this. Once again, I am not against a shop next to the property we own having a licence but the hours of the current applied for licence are what is objected to.

3. We, the above named, would like the following points to be taken into consideration regarding the Noble Trading application. As local residents we feel that the licence to sell alcohol from 6am until 12am is totally unreasonable. We already experience anti-social behaviour from alcohol being purchased from the Shell garage opposite, with rowdy youths and others drinking on the streets nearby and discarding glass, cans and vapes etc., Another licenced premises would only exacerbate an already intolerable situation. St.

Neots is being promoted by the council as a pleasant and civilised place to live, so granting excessively long opening hours does not support the ethos of the town. Other convenience shops in St. Neots do not have such long hours so granting this applicant's licensed hours would set a precedent for others and would not improve St Neots as a place for all to live in harmony.

4. As a resident of St Neots with a young family we have concerns over the number of late-night venues selling alcohol and the anti-social behaviour they bring. I feel that the hours of this new proposed shop are too late at night and will only contribute to this further.

5. I would like to raise some concerns I have regarding the applied for licence. Until recently I lived at [detail removed] which is directly next to the former Bulls Head pub. Whilst a shop is generally preferable to another pub the hours of the license applied for concern me. As it is these hours of operating far exceed the previous operating hours of the pub making it one of the latest opening off licences in a residential area in St Neots. Whilst living there we had multiple issues of antisocial behaviour involving alcohol, from littering, glass bottles smashed on the drive, noise, and also aggression/threats and violence. Granting this licence as proposed will only exacerbate issues like this as it will attract clients already under the influence of alcohol. We also had issues regarding the noise of refrigeration units which greatly impacted both our sleep and general enjoyment of our house and garden. This was logged with Greene King, however shortly after the pub closed. I would be concerned that the number of units required for an off licence of this size would generate even more noise. I am in support of a shop however object to the requested hours and suggest more reasonable hours of 7-10pm which would be in keeping with other shops in similar residential areas such as One Stop in Eynesbury. It is also worth noting that the current operating hours of the shop in Leys rd are listed as 6.30-8.00. This premises is also surrounded by residential buildings and so I cannot see why the hours in this application would be considered reasonable.

In addition, I would like to query if an application to change the use of the building has been submitted to our planning team, I have not been able to find such an application to date. Whilst this does not impact the Licence application, I would remind you that any operating times permitted by the licence application once determined, could be inconsistent with those permitted by a planning determination.

I look forward to hearing from you in the next few days.

Kind regards

Sarah



Sarah Mardon
Licensing Officer

Licensing Team
Huntingdonshire District Council | Pathfinder House | St
Mary's Street | Huntingdon | PE29 3TN
www.huntingdonshire.gov.uk

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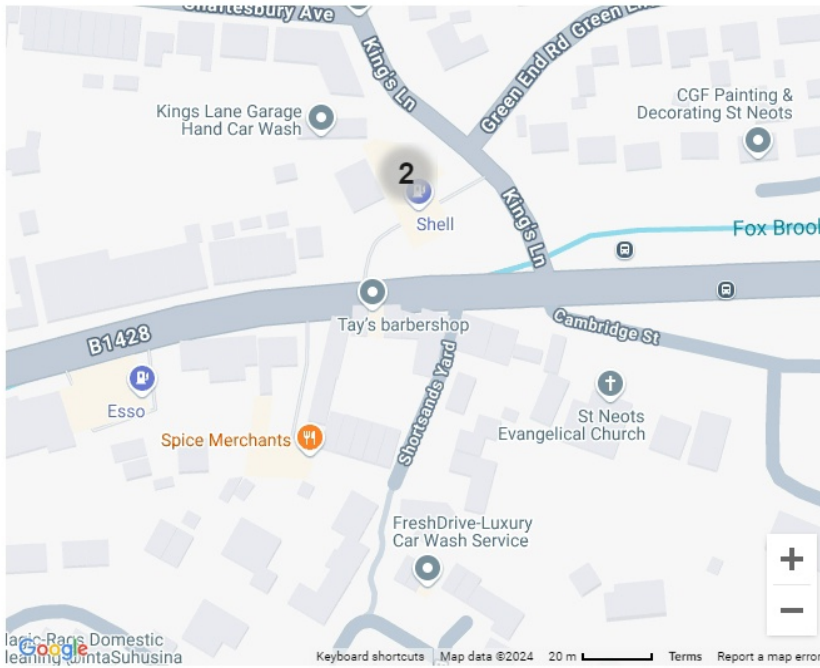
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Crime & ASB Data
in the vicinity of
96 Cambridge St,
St NEOTS
PE19 1PJ

Source: Police.UK Crime Mapper

Mar 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (230)

March 2024

2 crimes were reported here in March 2024

Other theft 1

Shoplifting 1

[View crime definitions](#)

[Download area crime data](#)

Apr 2004

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (227)

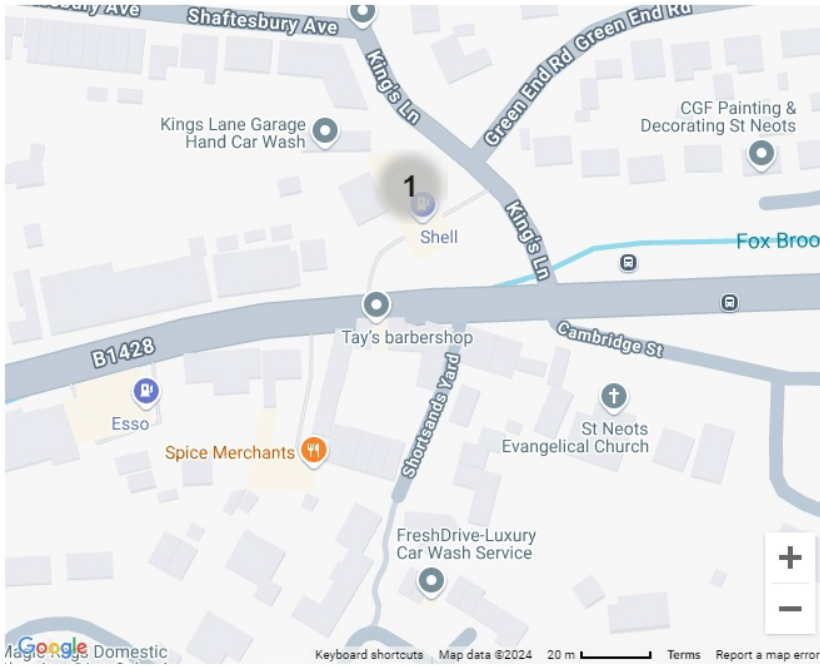
April 2024

[View crime definitions](#)

[Download area crime data](#)

May 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (279)

May 2024

1 crimes were reported here in May 2024

Other theft 1

[View crime definitions](#)

[Download area crime data](#)

Jun 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (270)

June 2024

3 crimes were reported here in June 2024

Anti-social behaviour 1

Vehicle crime 1

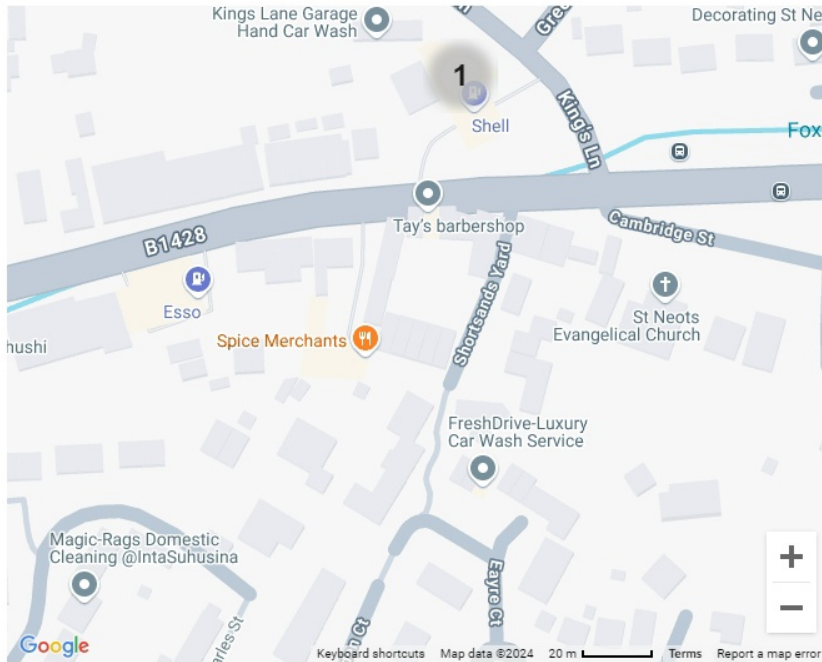
Other crime 1

[View crime definitions](#)

[Download area crime data](#)

July 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (238)

July 2024

1 crimes were reported here in July 2024

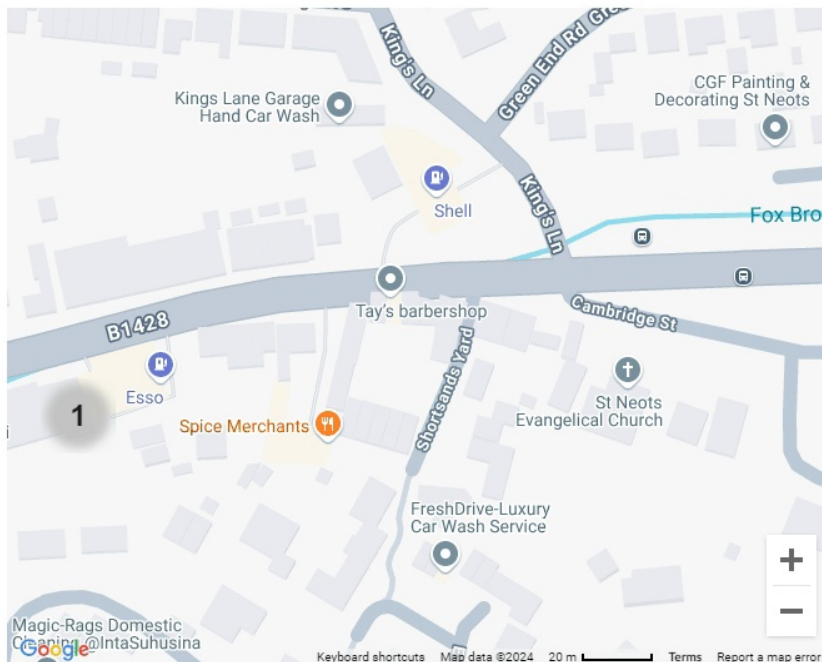
Vehicle crime 1

[View crime definitions](#)

[Download area crime data](#)

Aug 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (233)

August 2024

1 crimes were reported here in August 2024

Violence and sexual offences 1

[View crime definitions](#)

[Download area crime data](#)

S182 Guidance:

Para 2.27

“Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in ASB [etc] is accountable in their own right.”

Localised Stats to Bridge Street, HEREFORD:

Month	Shop-lifting	ASB	Other Theft	Vehicle	Violent/ Sexual	Total
Mar 24	1		1			2
Apr 24						0
May 24			1			1
Jun 24		1	1	1		3
Jul 24				1		1
Aug 24					1	1
Total	1	1	3	2	1	8
	8 incidents over 6 months = Average of 1.33 incidents pcm					
	That's 1 incident every 23 days					

Crime by Comparator BCU across England & Wales

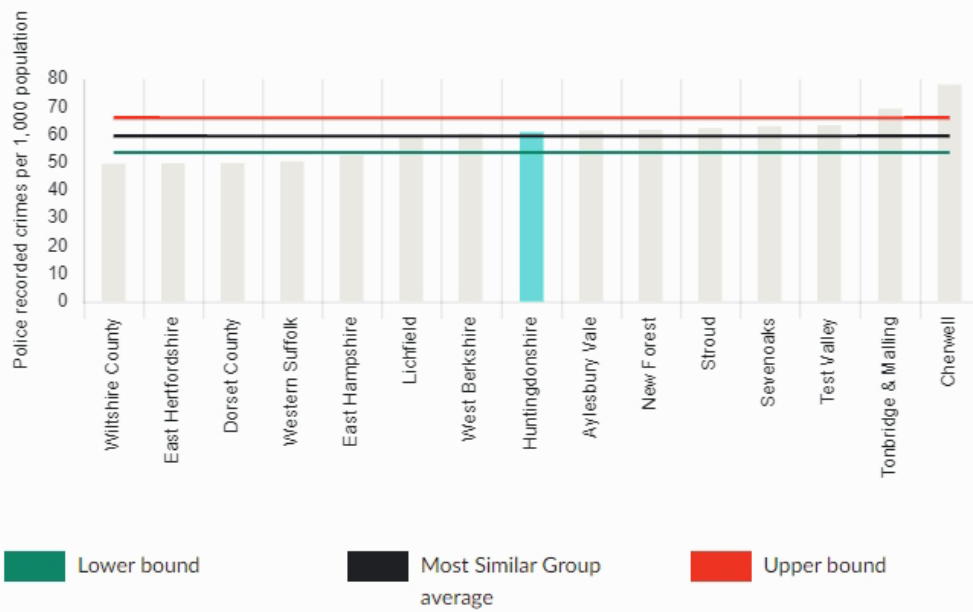
Crime in Huntingdonshire compared with crime in similar areas

In the year ending December 2023, the crime rate in Huntingdonshire was about the same as the average crime rate across similar areas.

Edit crime type

All Crime ▼

Update



Crime by BCU across Cambridgeshire

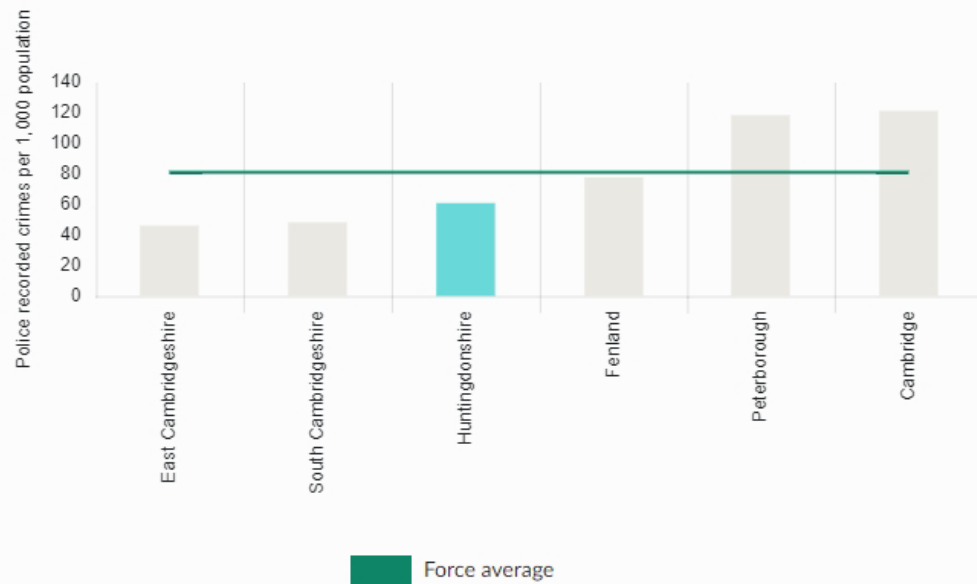
Crime in Huntingdonshire compared with crime in other areas in the Cambridgeshire force area

In the year ending December 2023, the crime rate in Huntingdonshire was lower than average for the Cambridgeshire force area.

Edit crime type

All Crime ▼

Update



Crime Rate of Huntingdonshire compared with Cambridgeshire and other Comparator BCUs across England and Wales.

Crime changes over time in Huntingdonshire and in the Cambridgeshire force area

In the quarter ending December 2023, crime rates were:

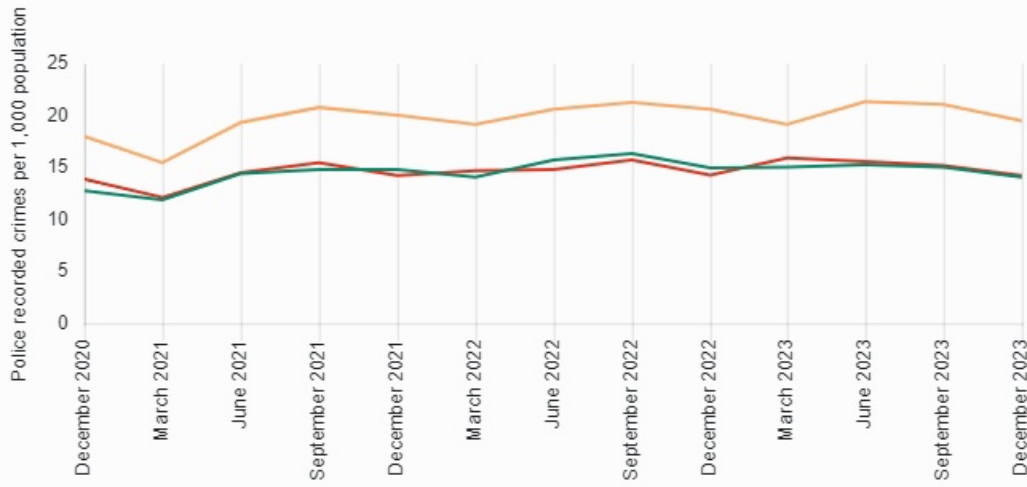
- down in Huntingdonshire
- down in the Cambridgeshire force area

compared with the corresponding quarter in 2022.

Edit crime type

All Crime ▼

Update



■ Huntingdonshire most similar group average

■ Cambridgeshire

■ Huntingdonshire