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30.03.2021



Representation against The Village Tap and Bottle bar 192 Cambridge road Churchtown.

Dear Sirs,

Regarding the proposed opening and licensing hours for the above new business in Churchtown, I have several points I would like to be considered by the committee.

We live ██████████ the proposed site and feel that the position is totally inappropriate for the style of business being proposed, this is a small part of Churchtown that is not a commercial area but a totally residential.

The site used to be a coffee shop and before that a garden centre style shop that had normal opening and closing times and did not impact on the residents lives too much, however, a drinking establishment with the proposed licensing hours will be a very different story with much disturbance expected everyday and night. And given the proposed licensing hours it seems inevitable that there will be issues between residents and the owners of the bar, that will inevitably put further strain on local policing services, as well as the strain on the local resident's mental well-being.

The late-night dispersal within such a residential area will lead to a regular problem which again could involve the local police services.

In terms of the local area we have already 7 local establishments for drinking and eating within approx a ½ mile area – in fact 1 of the bars – Peaky Blinders - is approx less than 100 yards from our front door and in such a small area it seems there is no need to add any further similar businesses, we already have dispersal throughout every evening that causes noise and disturbance and the new proposed bar would add to this.

See enclosed map showing existing drinking establishments and restaurants (circled) and also showing residential property (marked with red lines) in and around the new site (marked with an X)

As you can see the proposed new bar is actually next door to some residential homes and across the road from many more on several fronts.

It does also follow that because this is a bar with a large outdoor area it will be noisy without doubt and this will be a disturbance for the local residents in their gardens etc throughout the day as well as the evening until closing time and dispersal.

There must be a question of how the extra late night activity in such a residential area will be controlled and policed with fairness to the local residents and how this might affect their quality of life.

It is clear that if the proposed license was granted all the late night drinkers would spill from other bars and restaurants to this site causing heavy footfall late at night again affecting the local residents peace of mind.

Within the village we have already had several different occasions where the late license has been brought into question, including Botanic bar and eatery and The Grapevine due to noise disturbance.

I am sure you are aware that Churchtown is a reasonably quiet village area with many children of all ages living and going to school in the surrounding area to the new bar - in fact the bar is on the route for the local primary school – I do not think parents will be wanting to walk past a noisy, drinking establishment each afternoon with their young children, especially if the bar patrons are sat outside the premises.

As the proposed site does sit on the route to the local primary school and as we have already many vehicles all trying to pass through the roundabout area of Cambridge, Manor and Denmark roads directly outside of the proposed bar site– then add the extra traffic and parked cars from the bar customers that will add further chaos to the already over busy roundabout area when the school day finishes.

At least 2 of the local neighbours that are living opposite to the proposed site work for the NHS and can work shift patterns that means they will be coming and going at unusual hours which could put them in a bad public safety position if they have to cross paths with the drinkers leaving late at night and then also causing them disturbance when they need to rest at unusual hours during the day.

Further concerns that are not made clear on the notice in regard to;

Live music – clearly an issue if there was any within such a tight residential area

Outside drinking after a certain time – clearly an issue within such a tight residential area

In summary given the 4 licensing objectives as below there are key issues with each objective as listed.

- The prevention of crime and disorder; - more bars equals more drinkers which undoubtedly leads to more disorder
- Public safety; - there is an inevitability that late night drinkers will cause damage to private properties as they leave the site, we already experience glass and litter from then customers of other drinking establishments mentioned.

- The prevention of public nuisance; - Late night bars are renowned for causing a nuisance to local areas with noise, litter, and unwanted behaviour among the chief concerns
- The protection of children from harm; – as above for the local school route and also children playing in gardens that are local to the bar will subject to bad language and possibly poor behaviour

It is without doubt that the opening of this site as a bar, and as possibly a late-night venue, will affect the local resident's quality of life and have a lasting effect on the area that will diminish the good feel, values and reputation of this small part of Churchtown village.

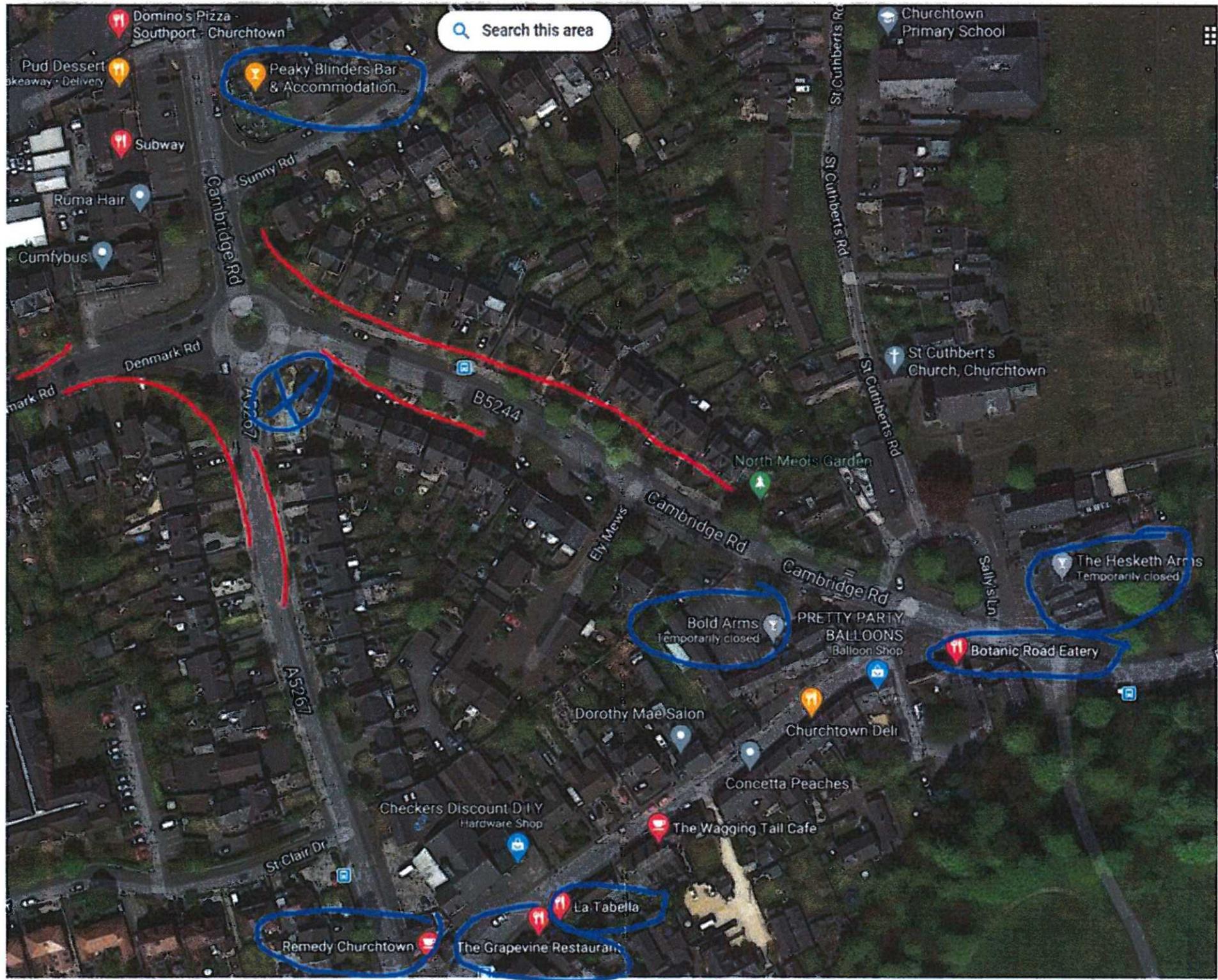
Is it not valid that we have to consider the mental well being of our neighbours at all times and a venue such as this could cause terrible mental stress to local residents?

I would like to ask the committee members if they think they would like this proposal of a bar to be within the area of where they reside and how would it make them feel?

Yours Faithfully,

████████████████████

(CC to Damien Moore)



Search this area

Peaky Blinders Bar & Accommodation

X

Bold Arms Temporarily closed

Botanic Road Eatery

The Hesketh Arms Temporarily closed

La Tabella

Remedy Churchtown

The Grapevine Restaurant

Domino's Pizza - Southport - Churchtown

Subway

Ruma Hair

Cumfybus

Denmark Rd

Cambridge Rd

Sunny Rd

B5244

Elm Mews

Cambridge Rd

Cambridge Rd

St Cuthberts Rd

St Cuthberts Rd

St Cuthberts Rd

Sally's Ln

St Cuthbert's Church, Churchtown

Churchtown Primary School

North Meots Garden

PRETTY PARTY BALLOONS Balloon Shop

Bold Arms Temporarily closed

Dorothy Mae Salon

Churchtown Deli

Concetta Peaches

The Wagging Tail Cafe

Checkers Discount DIY Hardware Shop

St Clair Dr

Remedy Churchtown

The Grapevine Restaurant

La Tabella

Botanic Road Eatery

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██████████
6th April 2021

Licensing Authority

Sefton MBC

Magdalen House

30 Trinity Road

Bootle L20 3NJ

Dear Sir/Madam

The Village Tap & Bottle Ltd, 192 Cambridge Road, Southport PR9 7LS

We are writing to make strong representations against the application for a licence to be granted at the above premises .

We understand that the above Company has applied for a licence to permit the sale of alcohol between the hours of 8 am – 23.00 Sunday to Thursday, and 8am – 00.00 Friday and Saturday plus 30 minutes dispersal time on each of these days.

We understand that our representations need to be relevant to one or more of the four Licensing Objections and my representations are relevant to:

1. Prevention of Crime & Disorder – We believe that granting a licence to permit the sale of alcohol during these hours of operation requested will most definitely lead to an increase in noise emanating from the premises, increased lighting and litter. In accordance with S17 of The Crime and Disorder Act 1998 the Licensing Authority must have due regard to the likely effect of the exercise of its functions on Crime and Disorder and to the need to do all that it reasonably can to prevent crime and disorder.
2. Prevention of Public Nuisance – The granting of this licence will inevitably have an impact and create a noise nuisance, light pollution and increased amounts of litter.

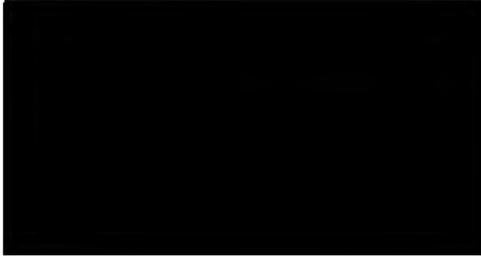
The premises are situated in a wholly residential, conservation area, with a mixture of young families and elderly residents, there is a very large school close to these premises, which 868 children attend every day, a large amount of these children walk or cycle to school and the junction these premises are situated at, is extremely busy with cars and lorries at all times of the day but especially during the school run.

These premises have no off street parking, so permitting this licence will inevitably result in a very large increase in cars being parked on the roads surrounding these premises, which will create a loss of clear vision for children and families trying to cross the roads resulting in an increased risk of accidents and injury.

We believe that the granting of this licence, to permit the sale of alcohol during the hours applied for, will have serious detrimental effects on the conservation area of Churchtown and the residents who live in and around these premises.

We look forward to hearing from you with your comments in early course.

Kind regards,



From: [REDACTED]
To: [Licensing](#)
Subject: 192 Cambridge road ,Churchtown - Tap and Bottle License Application
Date: 12 April 2021 11:57:15

Dear Mr Jennings,

I write to object in the strongest terms to the application to sell alcohol at this premises for the following reasons :-

- residential adjacencies render this an unsuitable location for a bar . This is a family housing area.
- This is not a "commercial" location but a residential one. this is neither the village heart , or the Cambridge Road/Preston New Road commercial area .
- a bar here will extend the drinking circuit, impacting directly on residential amenity.
- Residential amenity,meaning the right to sleep and relax will be lost as revellers drink in the external garden at the roads edge .
- It is overlooked by /is adjacent to numerous back gardens where children will have to listen to alcohol induced language and unsuitable banter .
- revellers will depart in the early hours , taxi's will loiter , beep horns, engines running, pollute , make noise and with associated unpleasant drunken behaviour which is not appropriate in a residential setting.
- noise from disposal of bottles throughout the evening in commercial bins will disturb residents.
- the previous Cafe use closed at 4pm and respected its neighbours , this is the opposite extreme and will only attract drinkers.
- The local area is already served by sufficient drinking venues , so there is not a need for this outlet.
- it will encourage car parking in a residential area and on a bus route where there is regular congestion .
- parked cars on Manor Road are already creating pinch points and jams,particulary when buses /lorries travel through .
- the location is totally unsuitable for Dray deliveries of beers and wines and should be refused on highway safety grounds alone.

I own a house [REDACTED] from the premises , where 3 young children reside and this application will change the nature of the residential area , and granting this application will destroy the amenity of local residents.

Operation as a cafe or restaurant would be the first step in establishing the applicants suitability to run a venue in such a sensitive location .

By applying for a drinking licence until the early hours they show no respect for the neighbourhood and it is clear that they will operate in an inconsiderate way , which is why I urge you to please recommend refusal .

Thank you for considering my objection.

kind regards
[REDACTED]

The Licensing Authority Licensing Unit
Sefton MBC
Magdalen House
30 Trinity Road
L20 3NJ

12 April 2021

Objections to proposed licensed activities at 192 Cambridge Road, Southport ('Village Tap and Bottle')

We object to the application due to the following reasons:

1. Unsuitable location in a residential area
2. Significant increase in noise for neighbours
3. Safety concerns, including anti-social behaviour
4. Decrease in property value
5. Increase in pollution
6. Significant harm to living conditions

1. UNSUITABLE LOCATION

Residential area

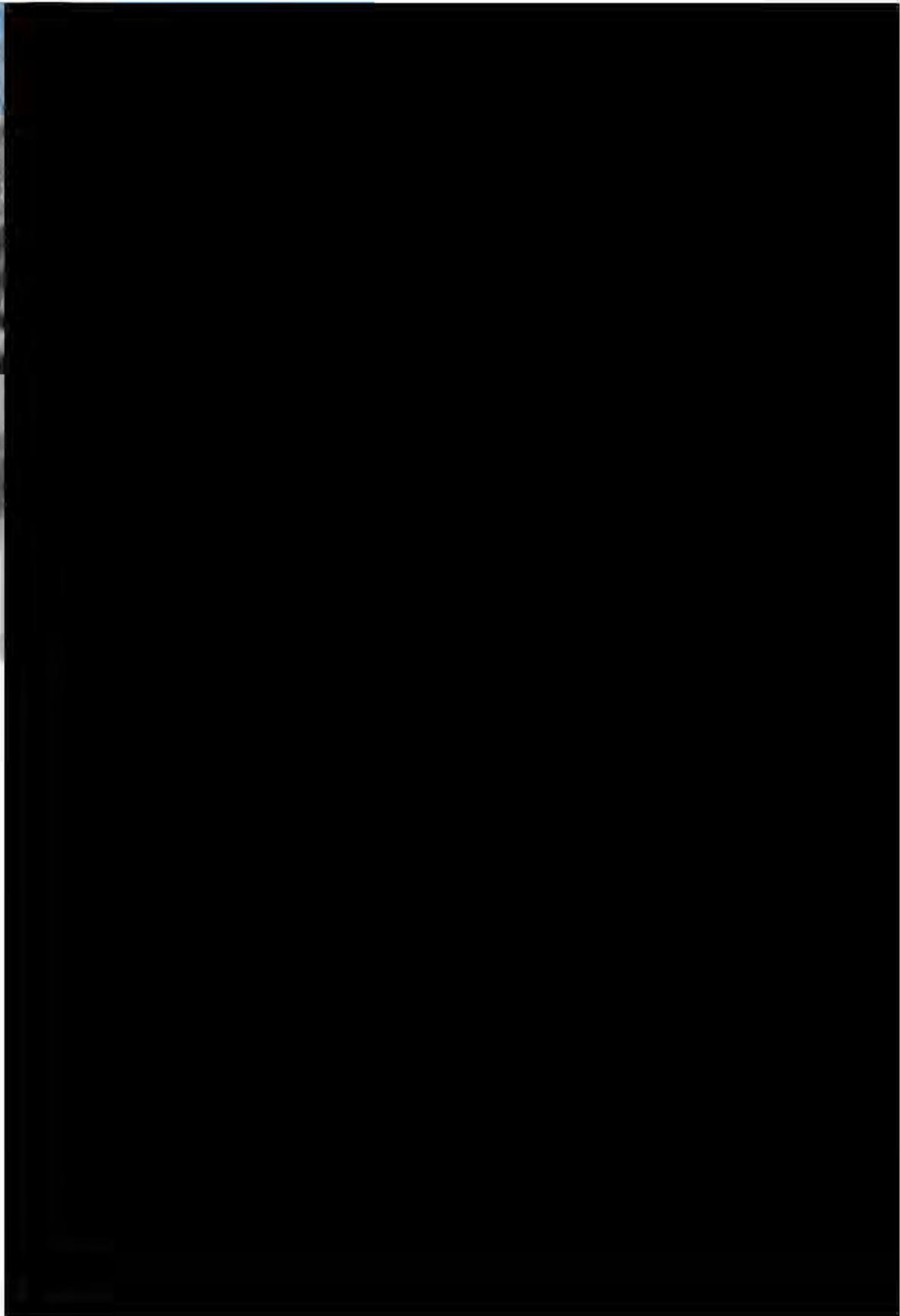
192 Cambridge Road is situated on a very busy roundabout joining four roads, three of which are already extremely busy and often have long spells of queues, causing traffic noise and pollution. At busy times, it also makes it difficult for pedestrians to cross the road safely and difficult for residents to come and go from their driveways.

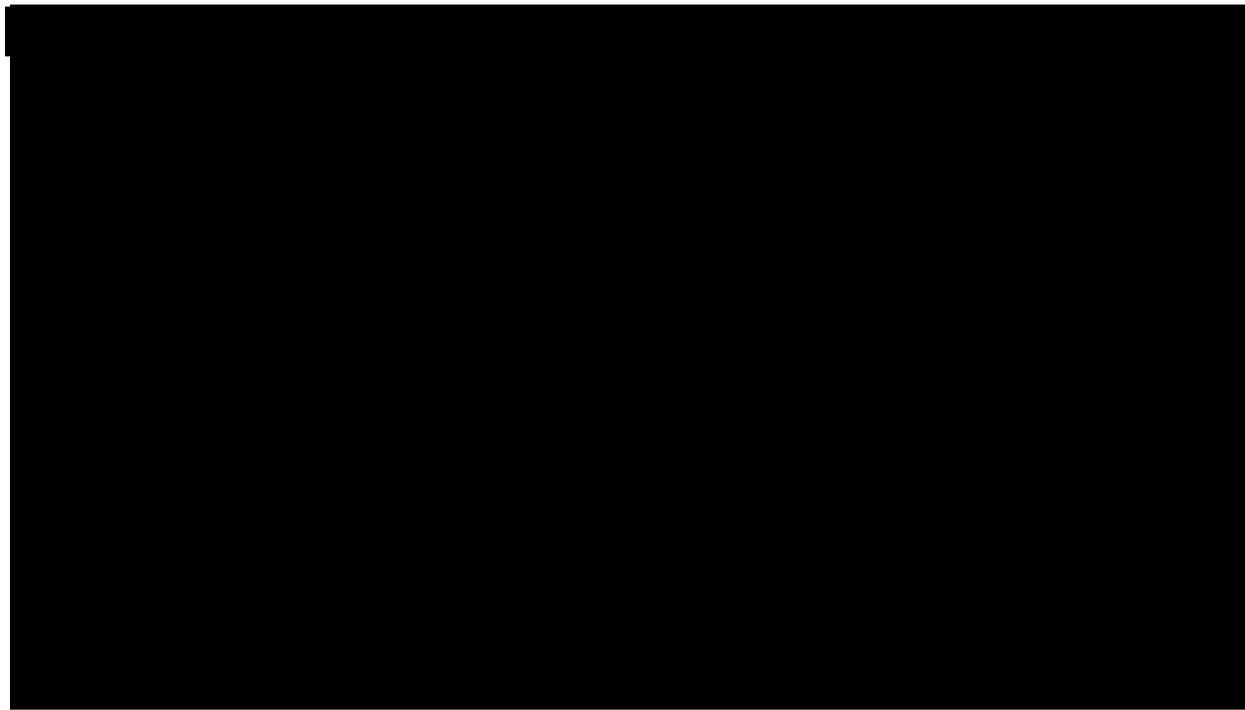
These four roads are residential and are not commercial.

192 Cambridge Road is in extreme close proximity to residential homes, in particular for a number of homes on Cambridge Road and Manor Road.

If the licence is approved, an outdoor seating area will no doubt attract large crowds, of which will have direct viewing into several homes, causing security and privacy concerns for those residents.

In relation to our home, [REDACTED]





concerns for sound, lack of privacy, safety, odours, pests, a detrimental impact on the ability to enjoy the surroundings of our home and more. All points will be discussed below.

Previous planning conditions

We would like to bring your attention to a previous planning application for the property.

DC/2015/00983 | Continuation of use as a cafe (Class A3 Use) | 192 Cambridge Rd
[Conditions](#)

- 1) The premises shall not be open for business outside the hours of 08.00 to 20.00 on Mondays to Saturdays and 10.00 to 18.00 on Sundays

Reason:- To ensure that nearby properties are not adversely affected by the development and to comply with Sefton UDP Policy H10
- 2) A scheme of noise control for any plant and equipment to be installed on site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved scheme shall be implemented before the plant and machinery is brought into operation and the approved noise protection measures shall thereafter be retained

Reason: To prevent the emission of noise above a level that would be detrimental to the aural amenity of the area and to comply with policy EP6 in the Sefton Unitary Development Plan.
- 3) A scheme of odour control for any proposed kitchen extraction equipment shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved odour control scheme shall be implemented on site prior to the proposed extraction system being brought into use and shall thereafter be retained

Reason: To prevent the emission of fumes that would be detrimental to the amenity of the area in accordance with Policy EP2 in the Sefton Unitary Development Plan.
- 4) The development hereby granted shall be carried out strictly in accordance with the details and plans hereby approved and shall not be varied other than by prior agreement in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

Sefton Council planning department previously agreed that the Box Tree café location was extremely close to homes and as such was only granted the opening

hours listed above (to 8pm Monday to Saturday, 6pm on Sunday) to comply with Sefton UPD Policy H10. This policy remains in place and, therefore, the proposed application should be rejected as the hours are in breach of the pre-determined opening hours of the premises.

We are not aware that a Change of Hours request has been submitted to the Council, calling into question how an alcohol license can be granted until 12:30am given the above conditions.

Furthermore, we would like to be informed of the action that has been taken to address the concern for odours from the kitchen.

Due to an absence in planning permission, residents are unable to make an informed decision when it comes to submitting objections or not. We believe that had planning permission been submitted (including opening hours, plans etc) more residents would object to this application.

Opening a restaurant is the most common way of gaining a premises license, however, we are extremely concerned with the probability of shifting the emphasis from food to alcohol. This is done by limiting the food offer to a "light bite" menu or only serving food during daytime hours. However, they remain open to the public for the whole of their published license hours.

From reviewing several objection letters online relating to the nearby Peaky Blinders establishment on Cambridge Road (Application DC/2017/00092 and DC/2018/01579), we are naturally concerned that, in the absence of planning applications and in fear of history repeating itself at 192 Cambridge Road. Those concerns were heightened by learning of the company name, 'Village Tap and Bottle' – this does not sound like a café/eatery/restaurant.

We would like to object to the application due to high likelihood that the plans for 192 Cambridge Road will shift to the sale of predominately alcohol rather than food, in the evenings and at the weekend in particular, which would contravene a number of Sefton Council policies.

Conservation Area

Cambridge Road is within the Churchtown Conservation Area, where it is important that special character is preserved or enhanced. Equally important are the features, including the layout of roads, paths, grouping of buildings, the materials used, landscape features and the quality of public and private spaces.

We believe that the status as a Conservation Area is under threat due to the ever-increasing amount of alcohol licenced premises within such a small area, many of which do not preserve or enhance the special character.

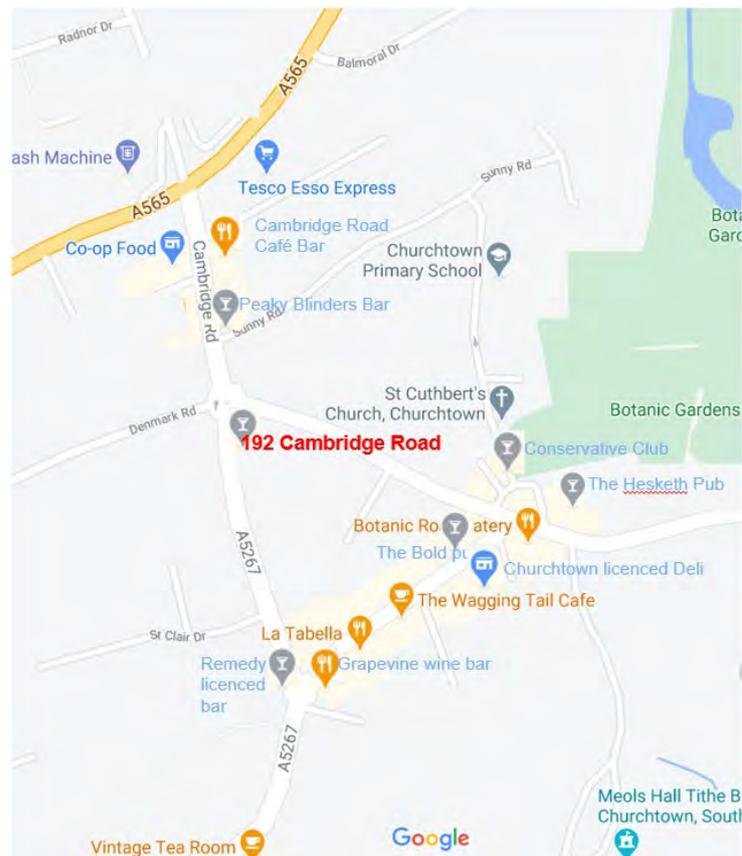
Furthermore, the appearance of the building may be required to change to comply with soundproofing and odour policies, which may change the appearance and character, and will need to be considered carefully.

Saturation within the village

Within Churchtown village, there are already 13 independent licensed premises and three supermarkets licensed to sell alcohol, and 12 of those have outside facilities. The map below highlights how the local residents have more than enough options to buy and drink alcohol and to increase this further would be harmful to the village.

Hesketh Arms
Bold Arms
Remedy
Peaky Blinders
Botanic Road Eatery
Grapevine
La Tabella
Conservative Club
Churchtown Deli
Cambridge Road Café Bar
Wagging Tail Café
Vintage Tea Room
The Settle Inn

Co-op
Tesco Express
Spar



Key: Blue and Orange = alcohol licensed premises

Red = Proposed Village Tap and Bottle

The high volume of alcohol licenced establishments within the village is resulting in it becoming a “bar crawl” location, which is not just for local residents, but for people to travel in for from away to visit. This naturally causes overcrowding and an increase in traffic and pollution.

It would appear in certain circumstances; residents have very little power to prevent the increase in the number of premises selling alcohol in the village. The main legislative control is that the local Authority can declare an area as ‘saturated’ and can refuse planning permission. We would like the Council to recognise that the village is in fact saturated and that no further businesses based on the sale of alcohol be granted a license.

We are aware that law does not allow us to make assumptions as to how a venue might impact the location prior to its opening. However, it is possible to accurately

review the impact of existing establishments within the area which allows you to make an informed decision (available within previous planning applications for Peaky Blinders, Grapevine, Remedy etc). As such, the application should be refused on the basis of its contravention of the Local Plan for Sefton Section EQ10 Food and Drink paragraph 1b, 1ci and 1cii.

Building Structure

The majority of the front of the building is an extension and largely glass with multiple windows. Both factors cause many concerns regarding the protection of sound (people and music), odours (from the kitchen) and the lack of control of customers opening windows during summer months.

The building material of the extension itself makes it hard to determine what sound barrier this will be, please refer to the photographs above.

Increase in traffic and parking issues

Whilst the increase in traffic and parking issues may not be considered as a direct link to the sale and consumption of alcohol, we believe that the increase in visitors, increase in parked cars and possible increase in anti-social behaviour, causing public safety concerns to all, including children, will be as a direct impact of granting the alcohol license.

192 Cambridge Road comes with no parking facilities, meaning this is an unsuitable location for many reasons. The issue with the location in relation to public safety will be discussed in-depth within the 'Safety' section.

We would like to object to the application due to the unsuitable location which would be a breach of:

- **Local Sefton policy HC3 Residential Development and Primarily Residential Areas:** The purpose of this policy is to ensure that development in PRAs protects the residential character and the living conditions of the residents in those areas – should an alcohol license be approved, it would result in an unacceptable residential environment and it would be inconsistent with other policies in the Plan, therefore, the licence should be refused.
- **Local Plan for Sefton Section EQ10 Food and Drink paragraph 1a, 1c, 1ci, 1cii**
- **Public safety (one of the four Licensing Register objections)**
- **Public nuisance (one of the four Licensing Register objections)**
- **Protecting children from harm (one of the four Licensing Register objections).**

Note; there are already numerous unused previously licensed premises available in commercial locations, including Southport town centre, which are far more suitable for such a venture without causing significant impact to others.

2. SIGNIFICANT INCREASE IN NOISE FOR NEIGHBOURS

The increase in volume of noise as a result of the approval of the alcohol license will be a breach of our welfare, health and our lawful right to peacefully enjoy our property (Human Rights Action – Protection of property).

A significant amount of sound will egress through the front door every time people enter or exit the premises, which will be heard by neighbours.

As mentioned earlier, the building appears to largely consist of an extension – making it hard to determine what sound barrier this will provide. The building itself has a large number of windows, of which will of course allow sound to transmit easily.

Smokers

Smokers will bring their drink outside into the street, as they do at every other venue, where they often stay outside until closing time and beyond, which of course is a concern. We are not aware of where a designated smoking area would be situated, however, looking at the space available, it is likely to be very close to either of the adjoining properties – causing both health issues and the generation of unpleasant odours for those living on either side of the premises, not to mention the sound of smokers, possibly intoxicated, talking in the designated area.

Taxi's/ Pick-ups

192 Cambridge Road is situated on a busy roundabout joining four main roads. As such, there is currently double yellow lines covering the entire building.

Where will taxis/pick-ups wait for the customers?

Where will customers wait for the taxi/pick-up to arrive?

There can only really be a few options, all of which are outside residential homes which will likely breach over the boundary of driveways for neighbours. All the while, customers from 192 Cambridge Road will be outside our homes causing noise.

Outdoor Seating

192 Cambridge Road as a large outdoor space which will likely to become a seating area, a 'beer garden'. As you can see from the photograph above . It is unimaginable that this is acceptable to approve an alcohol license so close to residential homes.

What controls will be in place to prevent customers of 192 Cambridge Road sitting outside making a lot of noise?

Furthermore, when customers come and go from the premises?

Deliveries

Required deliveries of alcohol to this location will also cause many problems which will be discussed further during the 'Safety' section. However, we would like to raise our concerns relating to the noise of deliveries. As we know, alcohol deliveries are more than likely going to be via a large lorry. Barrels and glass bottles will be carried off this lorry into 192 Cambridge Road. Not only is there nowhere suitable for the lorry to park without parking over residents' driveways or causing a significant blind spots for pedestrians and drivers on the roundabout, it will also cause an increase in harm to the close neighbours due to the sound caused. Deliveries of heavy items such as crates and barrels over the pavement also has a potential health and safety issue for pedestrians (including children walking to and from school and joggers etc).

Where will delivery lorries park?

Glass and bottles

We have all heard the noise of bottles being collected via staff at restaurants/bars and placed in outside bins and recycling collections. The noise is very loud and the sound travels far. We can already hear the bottles from other establishments in the village from our home, albeit faintly, but that will change dramatically for us with the approval of an alcohol license. Please refer to the photographs within section 'Unsuitable Location'. You can see that the outside area where one can assume bottles will be kept (as there is no other hidden area) that this is unacceptably close



Music

We are concerned regarding music. Music will likely be played for the outside customers and most certainly inside.

What controls are in place to prevent this from causing significant harm to us?

Will sound-proofing be provided to residential homes?

Harm to children

There are a large number of families with young children in the close proximity to 192 Cambridge Road. The proposed alcohol license hours will cause significant harm to them, especially when attempting to sleep. Furthermore, residents work shifts and weekends, and having noise throughout the day and into the late evening will impact them greatly. The quality of life will significantly decrease once they are unable to sleep due to the noise caused by an alcohol license being granted within a stone throw away from their bedrooms.

General increase in noise

Due to the nature of alcohol intake, gatherings of people would give rise to noise-generating activities such as loud talking, raised voices and laughter, coupled with movement of chairs, glasses and crockery. Such noise levels are likely to be exacerbated by customer clusters being in high spirits which could lead to levels of conversation being increasingly audible through either a number of voices

being raised at any one time or louder individual voices – inside and outside of the property. Furthermore, there would also be noise and disturbance to neighbours through general coming and goings of customers, and the opening and closing of the front entrances, cars and taxis arriving to drop and collect. Unacceptable noise and disturbance to neighbours at any hour of the day causing disruption, but this is significant harmful during the evenings.

Whilst I understand that once customers leave the premises, the owners are not responsible for their behaviour, their actions may have a negative impact to our welfare and that should not be ignored when considering the application.

The village is already experiencing disturbance from drinkers, especially in the evening. From speaking with neighbours on Manor Road, Cambridge Road and Botanic Road, it would appear that the disturbance increases during summer months when the demand for outdoor seating increases. The majority of houses in the centre of the village were built prebuilding regulations and, due to their Listed Building status, are unable to install double-glazing and soundproofing. Residents want to see far more rigorous enforcements of conditions attached to licenses, especially those governing outdoor drinking.

What is being done about the existing concerns?

Surely there is a need to address these issues ahead of approving even more alcohol licences in the village. Please refer to “Safety - Anti-social behaviour’ for more details.

According to National Geographic, noise pollution can cause health problems for people as it can cause stress, high blood pressure, sleep disturbance and should be considered as an invisible danger. It can affect all age groups, especially children.

Residents have a legal right to be protected against statutory noise nuisance as defined by part three of the 1990 Environmental Protection Act. Please reject this application to lawfully protect the residents of these four adjoining roads.

We would like to object to the application due to the significant increase in noise which would be a breach of:

- **Local Sefton policy HC3 Residential Development and Primarily Residential Areas**
- **Public safety (one of the four Licensing Register objections)**
- **Public nuisance (one of the four Licensing Register objections)**
- **Protecting children from harm (one of the four Licensing Register objections)**
- **Environment Protection Act**
- **Human Rights Act 1998 – Protection of property**

3. SAFETY CONCERNS

Traffic

We have been informed that traffic concerns will not be considered by the licensing committee, however, we feel that the following is too important not to draw to your attention to. The Sefton Local Plan 10.13 states that “sites, streets and other places must be designed to ensure safe and easy movement into, through and out of them for all potential users, including those of limited mobility for pedestrians, cyclists, public transport users, car users and for servicing, deliveries and collection”. With an increase in visitors to 192 Cambridge Road, this will increase traffic (the roads are used as a throughway, increase in visitors in cars, increase in taxi’s attempting to pull up/drop off), parked cars, deliveries and people intoxicated by alcohol, making it even more difficult for pedestrians to cross roads and neighbours to simply move in and out of their driveways – resulting in a breach of the Sefton Local Plan 10.13.

Crossing Manor Road or Cambridge Road can be a difficult task during busy times. Drivers speed around the roundabout with barely any consideration to pedestrians or residents exiting their driveway, which is a concern when considering inviting more people to the location on foot or in a vehicle. This increases the risk of safety to all ages, including children, and a concern for customers of 192 Cambridge Road leaving the premises after consuming alcohol.

192 Cambridge Road is on a busy roundabout with double yellow lines. Either side of those lines there is space for one small vehicle to park before breaching into the boundary of resident’s driveways. The likelihood is that the car space will be taken from customers/staff meaning that the only space available will cause the lorries to block driveways.

What controls can be put in place to prevent this?

How will this be managed?

Wherever the delivery lorries find a space to park, it will cause a significant issue to traffic and neighbours attempting to come and go from their homes. This will cause disruption and safety concerns should this be during school/work rush hours or if an ambulance is trying to pass.

We already experience difficulty getting out of our driveway due to traffic jams and/or parked cars on the road which block our vision further. This can often be worrying when we can see children approaching the driveway and will increase the risk further by adding more pedestrians partaking on a village “bar crawl”.

All of this is also a concern for safety of pedestrians and other vehicles, which will be discussed further below.

Please note that Manor Road highway and public pathway is much narrower than Cambridge Road where the Peaky Blinders premises is, for example.

Bus Route

Manor Road and Cambridge Road are used as bus routes. An increase in parked cars and cars dropping off and picking up will likely cause impact to the buses fulfilling their duty.

Ambulance route

It is important to note that Manor Road is a very busy ambulance route. Traffic queues and parked vehicles will potentially cause a delay in ambulances, putting lives at risk.

Parking

192 Cambridge Road provides inadequate parking provision and causes loss of parking for visitors of residential homes and those visiting the village's existing amenities.

Access to drives

Several neighbours from Manor Road and Cambridge Road have experienced trouble in the past when 192 Cambridge Road was the Box Tree café. Staff and customers would park outside their homes, making it increasingly more difficult to drive in and out of their properties and personal deliveries were often unable to be completed due to a lack of parking space. Furthermore, we have spoken with neighbours who have had to enter the café to ask the owner of vehicles to move as they were actually blocking their driveways.

What will be done about this?

Smoking

As referred to previously, whether the premises becomes a bar or a restaurant, there will be a requirement for a designated smoking area.

Has consideration been given to the location of that?

Either side of the property will certainly cause smoke to blow into either adjoining property to 192 Cambridge Road. This is a serious breach of the Sefton Local Plan EQ4 Pollution and Hazards. This will mean that we are unable to open our windows to prevent the unpleasant odour from entering our homes. The smell will also come into our homes when we open and close our doors.

Many establishments allow customers to smoke anywhere within the beer garden.

What restrictions will be in place for smoking outside at 192 Cambridge Road?

Anti-social behaviour

According to Merseyside Police (<https://www.police.uk/your-area/merseyside-police/sefton-community-police-team---hub-two/?tab=Statistics>), anti-social behaviour accounts to 26% of crimes within the area. Within the last three years there were 6,000 cases reported, yet in the last 12 months there have been 2,500 cases – indicating there is an upward trend and the trajectory for the next thrice-yearly report is worrying.

Despite this, the village has comparatively low levels of policing in evenings which would give visitors the impression that they can get away with behaving anti-socially or illegally. Furthermore, the density of parked vehicles from early evening suggests that a number of people are visiting pubs and restaurants and many hours later, driving elsewhere. From a drink-driving and public safety perspective, this is alarming.

Should we be addressing the anti-social behaviour within the area, rather than approving more alcohol licenses, which will likely increase such behaviours further?

Especially considering the long hours alcohol will be available to customers should the application be approved.

We have reviewed many complaints and concerns received from neighbours relating to previous planning applications at establishments including Peaky Blinders, Grapevine, Remedy etc which is extremely alarming that similar incidents will likely happen to us should the application be approved.

Pedestrians

Whilst an increase in parked cars and cars dropping/picking up will be detrimental to neighbours travelling by car, this will also impact the safety and ability to cross over roads safely. Navigating across these busy roads with a decrease in visibility due to parked cars/deliveries/taxis is concerning. There are many children in the area and many visit the Botanic Gardens whom we need to consider during this application in order to comply with the Protection of Children from Harm License objection.

Furthermore, pedestrians will need to be protected from an increase in empty bottles and glasses on the footpath. We have already experienced many glass items left on the wall of 192 Cambridge Road and the on the public footpath outside of our driveway, which is very close to the path our vehicles take to exit and enter. More needs to be done to address this and hold the existing licensees accountable for the rubbish (harmful or not) left on our roads before adding more licenses to the area.

There is a concern for the safety of those customers of 192 Cambridge Road, whom are likely to have consumed alcohol and will exit on to four busy roads with a roundabout. We are concerned that after the air hits them, a few steps are taken and they could be in the line of oncoming traffic.

Pests

Alcohol bottles and commercial waste both bring pests with them. The only space for waste storage is at either border with residential homes. This will likely be in the 'backstage' area, which from photographs included earlier, indicates that this is extremely close to our property. This is highly likely to cause an increase in pests entering gardens and homes.

What will be done about this?

We would like to object to the application due to the increase in safety concerns which would be a breach of:

- **Local Sefton policy HC3 Residential Development and Primarily Residential Areas**
- **Public safety (one of the four Licensing Register objections)**
- **Public nuisance (one of the four Licensing Register objections)**
- **Protecting children from harm (one of the four Licensing Register objections)**
- **Crime and disorder**

4. PROPERTY VALUE

We purchased [REDACTED] and have invested in a large amount of costly home improvements within that time to enhance its style and property value. We now feel like the decision to sell our home could be pushed upon us as a result of this application.

As confirmed by a local estate agent, being within such close proximity to a restaurant/bar would come with a detrimental financial impact to us. The value of the property will be impacted, and we will likely have to reduce the asking price further, as such a location brings a reduced amount of interest in prospective buyers.

Furthermore, the risk associated with home and car insurance will highly likely to increase should the application be approved.

Why should we be negatively financially impacted by this decision?

How can a reduction in asking price for our property ever be compensated?

5. POLLUTION

Increase in traffic

With the village inadvertently becoming a destination to visit for food and nightlife, there is an increase in traffic. Adding another establishment to the village will likely hinder the achievement of Air Quality Management Area objectives. The traffic queues along Manor Road and Cambridge Road will no doubt be impacting the air quality and perhaps should be investigated in order to comply with Sefton Local Plan EQ4 Pollution and Hazards.

Other pollution

Another establishment within the small area of the village will have an impact to street cleansing and to residents' gardens and driveways as empty bottles and other rubbish could be left.

We would like to object to the application due to the increase in pollution which would be a breach of:

- **Local Sefton policy HC3 Residential Development and Primarily Residential Areas**
- **Public safety (one of the four Licensing Register objections)**
- **Public nuisance (one of the four Licensing Register objections)**
- **Protecting children from harm (one of the four Licensing Register objections).**

6. SIGNIFICANT HARM TO LIVING CONDITIONS

We believe that the approval of the alcohol license will cause undoubtable negative impact to our living conditions and cause significant loss of enjoyment to our home.

We would like to object to the application due to the negative impact to living conditions which would be a breach of:

- **Local Sefton policy HC3 Residential Development and Primarily Residential Area**
- **Public safety (one of the four Licensing Register objections)**
- **Public nuisance (one of the four Licensing Register objections)**
- **Protecting children from harm (one of the four Licensing Register objections).**

CONCLUSION

The existing licensed premises in Churchtown village clearly meet the needs of the food and alcohol market segment and by granting an additional license, with no known difference to the others, will create unnecessary competition at a time when pubs are already closing daily across the country.

We urge Sefton Council to use their powers to refuse the selling of alcohol in this location on the grounds that:

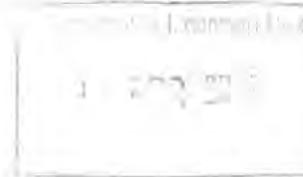
- It would contravene a number of key policies outlined in the Sefton Local Plan, including HC3 and EQ10
- The premises are in very close proximity to residential properties which will decrease property value and cause harm to living conditions
- Decreases safety of neighbours and visitors
- Weakens the village's retail prospectus by reducing the number of general-purpose retail outlets available and shifts emphasis to a night-time economy with a different clientele (also impacting key policies within Sefton Local Plan)
- Does not promote the four alcohol Licensing Register objectives.

Yours sincerely,

[Redacted signature block]

[REDACTED]

The Licensing Authority Licensing Unit
Sefton MBC
Magdalen House
30 Trinity Road
Bootle
L20 3NJ



9th April 2021

Ref: The Village Tap & Bottle, 192 Cambridge Road, Southport PR9 7LS

Dear Sir/Madam

We are writing to make a representation in respect to the premise licence application to the above property at 192 Cambridge Road in Southport. We have significant concerns in the change of function of this property from a small charity run café with no outdoor seating [REDACTED] to a late night bar with a clear focus on the supply of alcohol (as indicated by the name) in to the late hours of the night/early morning.

Our home is located [REDACTED] and we live with our two very young children (one who attends nursery and the other the local primary school). Within just 6 minutes walk we have 10 businesses that have premise licences with the majority staying open until 11:30pm during the week and even later at the weekend (see tables in addendum). With this number of premises there are already issues (when bars/pubs were open before the global pandemic) such as litter, noise and anti social behaviour (particularly since the opening of Peaky Blinders). Having yet another bar open within a very residential part of the village will only exacerbate the challenges.

We are disappointed that the door to door canvassing the new owner did after purchasing the property was focused on assuring us that the main purpose of the new property was primarily on a café environment with alcohol and was not going to be a new bar, when it is clear from the name (Tap and Bottles) and the opening hours and alcohol serving hours requested clearly identify the purpose as a bar first and foremost.

Our primary concerns are around noise pollution and anti-social behaviour particularly as an NHS worker with very young children. With the premise license application being one of the latest within the 6 mile walking distance it will also mean everyone will want to congregate at the bar for 'last drinks' further exacerbating the concerns around noise, anti-social behaviour and littering (we already have the odd beer bottle and empty pint glass deposited on our garden wall or occasionally in our garden/driveway from the existing licensed premises).

My secondary concern is around privacy with the potential for outdoor seating [REDACTED] our property with two bedrooms and our primary living room facing this area I am deeply concerned about lots of strangers, drinking alcohol, sitting [REDACTED] a [REDACTED] [REDACTED]

We bought our property in 2019 as it was in a lovely, quiet residential area in the historic village of Churchtown. This proposal to place an early morning to late night beer bar is not in keeping with the residential nature and we strongly oppose the license application.

Yours faithfully,



CC: Damien Moore MP
Councillor John Dodd

The Licensing Authority Licensing Unit
Sefton MBC
Magdalen House
30 Trinity Road
Bootle
L20 3N

Dated: 13/04/2021

Subject:

Objections to proposed licensed activities at 192 Cambridge Road, Southport – “Village Tap and Bottle”

To whom it may concern,

We wish to formally lodge our objection to the granting of the proposed license for the above referenced venue, on several grounds as laid out in detail within this letter.

Our family (including two children aged 7 and 5) are the residents of number [REDACTED] [REDACTED] across the road from 192 Cambridge Road (Please see Appendix 1 for a map of the locations and photographs from our property), approximately [REDACTED] away. [REDACTED] by 192 Cambridge Road.

The grounds on which we object fall under the below categories.

1. The Prevention of Public Nuisance

There will be significant detrimental impact to the quality of our lives and enjoyment of our property, because of the granting of said license. Due to an increase in the noise, lighting and vibrations created by the venue, it's customers (both whilst on site and leaving) and the vehicles servicing the venue (including, but not exclusively, taxis, delivery lorries, refuse collection). Patrons of the venue, seating inside or outside, [REDACTED]

2. The Preventing of Crime and Disorder

We would submit that the granting of the licence would provide for an increase in the volume of public order offences, drunk and disorderly offences, criminal damage and alcohol related anti-social behaviours. Which are already a concern in the area resulting from the increase in existing licensed premises. The correlation between alcohol and crime is a well-researched and reported topic.

3. Public Safety

The venue is situated at an extremely busy junction, with the surrounding arterial A roads facilitating both Ambulance and Bus Routes. The increase traffic and the risk of intoxicated patrons exiting on to the busy roundabout would, in our submission, cause concern for public safety.

4. The Protection of Children from Harm

There are two local schools and a nursery in the surrounding area. The proposed opening hours and application to serve alcohol during the hours suggested, we submit would increase the risk of harm to the children (from intoxicated customers, increase of traffic whether that be commercial vehicles or customers) particularly at peak finishing times in an area where there are already a number of licensed premises.

It is also a serious concern regarding the detritus left by drinkers, that is happened upon by children on the walk to school/nursery, such as bottles and glasses. This already happens now and would be increased due to the addition of a new venue with likelihood of outside drinking.

In summary, we submit that there are significant concerns with the granting of this license across several areas. Whilst we support the growth in local businesses, it is our position that 192 Cambridge Road – Village Tap and Bottles, would be detrimental to the amenity of the local area and residences and cause disturbance and distress to those living in the area.

We appreciate your consideration of this letter and can be reached on the below for further clarity and discussion.

With Thanks

[Redacted signature block]

Public Nuisance

The main grounds for our objection fall under the above, in so far that:

Sefton's Unitary Development Plan Policy H10 states that 'non-residential developments will be permitted in primary residential areas provided that it can be demonstrated that the proposal will not have an unacceptable impact on residential amenity'.

Furthermore Sefton Local Plan EQ4 states that 'development proposals should demonstrate that environmental risks have been evaluated and appropriate measures have been taken to minimise risks on adverse impact on amenity', most significantly in our application, 'to noise vibrations, dust, odour and artificial light pollution'.

Finally, EQ4 also states that 'development will be permitted where the impact of noise/vibration and lighting will not be significant or can be reduced to an acceptable level'.

On the basis of the above we do not consider that the application for the license at the said venue is compatible with Sefton Local Authority key policies in relation to public nuisance for the following reasons:

1. In relation to the site the adjoining and surrounding premises are on the whole residential dwellings, making it more sensitive to changes in the noise environment than the wider area. We consider that the change in use from a café to a licensed premise would see a significant increase in the noise pollution emitting from this venue.
2. The previous usage was a café, the opening hours being from 9am until approximately 5pm and this venue was not opened 7 days a week. As an unlicensed premise the noise levels were manageable. In fact, in the previous planning application of the property DC/2015/00983 Sefton Council clearly stated that the premises could not be open for business outside the hours of 08:00 – 20:00 on Mondays to Saturday and 10:00 – 18:00 on Sundays. The reasons given for this decision was 'To ensure that near by properties are not adversely affected by the development and to comply with Sefton UDP Policy H10'. It is on that basis that we object to the granting of the license applied for by Churchtown Tap and Bottle. The inference from the reason given by Sefton Council clearly indicated that opening hours alone would have an adverse effect on the residential properties.
3. The further significant change, the application to serve alcohol throughout the day and into the night is such that gatherings of people would give rise to noise generating activities such as talking, raised voices and laughter; coupled with the movement of chairs, glasses and crockery. Such noise levels are likely to be exacerbated by some customers being intoxicated which leads to levels in conversation being increasingly audible through either several voices being raised at one time or louder individual voices.

4. There would be noise and disturbance to us and other residences through the general comings and goings of customers via the opening and closing of the two front entrance doors and the two gates. Noise will also be generated from cars/taxis to drop off and collect customers throughout the evening. As experienced from the existing establishments, those leaving on foot also create a significant volume of noise late at night when in high spirits. We consider this would generate an unacceptable level of noise and disturbance late into the evening when we would reasonably expect lower levels of noise.
5. In our views there would be further disturbance from the alcohol deliveries and the disposing for the bottles/waste during the day and at the end of the night. Similarly, the refuse collection of the same in the early hours of the morning. There are little measures that can be put in place to limit the sounds of glass bottles being disposed of.
6. It is our submission that the noise from both the venue and its patrons would continue to be generated after the licensed hours, as patrons finish their drinks and conversations. From experience with the other local venues, this can often continue with people lingering outside of the premises. This of particular concern at the weekends when there is a proposed finish time of 12:30am in an area where there are many families with young children.
7. The issues of the above noise pollution are compounded by the fact the venue is, in the main, glass fronted offering a reduced level of sound proofing. The largest section of the venue, where the majority of internal patrons would sit/stand, is an extension to the original building, and from inspection, appears to also have a glass/plastic roof structure (Visible on diagram 2, Appendix 1). Our submission is that this would help reverberate the noise generated within, rather than dampen it. The large outdoor space will inevitably be used as a beer garden, and will therefore generate noise with no barriers, controls, or measures to limit the noise generated or emitting from the area.
8. [REDACTED] the beer garden and a large section of the internal seating, [REDACTED] but more importantly in the summer months, when we would ordinarily have windows open the noise would have a significant impact on our ability to enjoy our property. Already during summer months, we are able to hear alcohol related noise from a licensed premise which is further away than the applicant.
9. We are concerned that we will be prohibited from having our children's window open in the summer months due to the noise disturbance after 7pm when our children would go to bed.
10. As would be expected, the venue will be lit both inside and outside, especially so at night. We submit that this would provide unwelcomed distraction to both residents in the surrounding properties [REDACTED] [REDACTED], but also to drivers on the roads, in contravention of EP7 1.(b) Sefton UDP.

11. Any music or audio from sport shown on TV's or similar, will be likely heard from our property, especially if played via speakers outside. There are no significant barriers in place to provide any mitigation of this. In fact as referenced above the very design and materials used for the property would suggest that any attempts of mitigation would be nominal or futile.
12. Given the high density of existing licensed premises in the immediate area, we raise concerns that an additional venue would change the character of the area, from being a quiet and village, to a destination drinking area, in contravention of MD6 1.(a)/(b) and 2.(a) and 4. (given the proposed late licensed hours) Sefton UDP.
13. Further, given beer garden element of the venue that would likely attract large numbers of patrons (as evidenced by the existing establishments), and the proximity of residences to the venue, we propose that it will have a detrimental impact to the visual and residential amenity of the area, in contravention of EQ10 1.(b) – Local Plan for Sefton 2017
14. At all times of use, cigarette smoke, smells and litter would be concern.

In conclusion and in relation to our opposition in the grounds of public nuisance we do not consider that the applicant has demonstrated in any capacity or any appropriate methods of reducing or addressing any of the risks or impacts that the application would have on the local amenities.

The communication that we have had in writing with the allege proprietor suggests that there is not definite plan for the intended use referring to it as a café/coffee/eatery/wine bar.

We consider that in line with Sefton Local Plan any attempts to demonstrate the alleviation of risk and impacts should have been done prior to the application. Without such information Sefton Council cannot make an informed decision and the application should fail.

Prevention of Crime and Disorder

Our objections to the granting of this licence under this category are as follows.

1. By his own admission when in discussion with us, the proprietor - Mr Chris Adams, confirmed he has no prior experience in running a licensed premise. This raises concern that he will be insufficiently equipped to deal with the demands of addressing the concerns detailed throughout this document.
2. We question the ability he may have to deal with the on-going challenges that come with running a bar, such as dealing with drunk customers, underage drinking, violence, and drug usage. Should this license be granted, we propose it will add to the area becoming a drinking destination and would give rise to an upsurge the incidents of the above in the area.
3. Further, there is no safe space outside of the venue for customers to be dropped off or collected, which will see those taxis/cars parking illegally on a busy and dangerous junction. The roads in the surrounding area are Double Yellow lines (as visible Appendix 1. Diagram 1). Should vehicles park on the Double Yellow lines, it will force other cars into the middle of the busy roads. Note Manor Road (A5267) and Denmark Road are particularly narrow for the volume of traffic the already handle.
4. It should be noted that there are already parking challenges on these roads, with staff from the local school and retailers parking in this area, alongside homeowners having multiple vehicles leading to congestion.
5. We hold concerns that the proximity of the venue and the outside drinking spaces to the roundabout could also provide a distraction for drivers navigating the roundabout. Those distractions could be in the form of the lights used within/outside the premise and patrons entering/leaving and drinking in the grounds.
6. With the proposed opening hours being later than that of the some of the established venues nearby, there will be a movement of drinkers from those premises to 192 Cambridge to continue their drinking. This will lead to increased numbers of people on the streets (in the late evening) which will increase noise and disturbance and may also lead to increased public order offences as groups merge following last orders at other venues.

Public Safety

1. The main entrance to the venue leads directly on the roundabout (as visible in Diagram 1. Appendix 1) There is no barrier to prevent a patron from walking/falling directly into the road and subsequently the path of traffic, a situation that can be envisaged where alcohol consumption is concerned.
2. Additionally, the secondary exit also has no protection for those leaving the venue from entering the road.
3. Should the venue need to be evacuated, there is no safe and secure area for people to wait, save for the pavement outside of people's residences. Similarly, should the venue be at capacity, patrons queuing to enter would need to do so on the public footpath.
4. Given the large volume of glass in the structure of the venue, particularly in the extension section of the property, any noise exposure controls will be of limited value, given the poor acoustic control properties.
5. Residents are already greeted by the detritus of drinkers from the existing establishments, including glasses, glass bottles, litter, cigarette stubs and food waste (such as pizza boxes) or worse (such as urine/vomit) which are all found on garden walls, within gardens and along the pavement. This is especially unpleasant for those walking their children to the local schools/nursery.

Appendix 1.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Appendix 2.

References

https://sefton.gov.uk/media/3626/epd_licensing_act_dcms_making_representations_march_2010.pdf

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

<https://www.sefton.gov.uk/media/2181/lo1-sefton-unitary-development-plan-smbc-june-2006.pdf>

<https://www.sefton.gov.uk/localplan>

<https://modgov.sefton.gov.uk/documents/s99459/Enc.%201%20for%20Planning%20Appeals%20Report.pdf>

<https://www.sefton.gov.uk/media/1133/a-local-plan-for-sefton-for-adoption-final.pdf>

To whom it may concern

Re: licensing proposition for The Village Tap and Bottle Limited, 192 Cambridge Road

I am objecting to the licensing being applied for at The Village Tap and Bottle Limited. I appreciate I t was a coffee shop/lunch venue however this will become an over intensive use of a site in a predominantly residential area. There will be significant negative impacts on existing amenities in terms of noise, smells, nighttime activity, cars, taxis et and long hours will attract customers all day and night. This will turn this particular park of Churchtown from a residential area to a more commercial area.

Please see further points below:

- This part of Churchtown is predominantly residential we are slightly away from the bars and have chosen to live away from this so do not choose to live so near a wine bar. This will make the area which is away from the other bars much noisier and I personally have a bedroom at the front.
- This will now create a triangle of bars in churchtown creating much more rowdy noise at night with more people walking past
- The license has been applied for from 8:00 in the morning until the late hours. There is a primary school nearby and I wonder if this may attract clientele that like to drink early. I am not sure this will be a good thing for the children walking home from school to witness people having had the opportunity to drink from early in the day. This would concern me for the safety of children if they having to walk past inebriated clientele in the day as many walk home on their own. Not only is this near a primary school but a lot of pupils from the secondary school walk past – this property has a large outside space so will be inevitable that the children will witness everything.
- Deliveries to the bar will be a challenge – I often have people parking across the drive of my house which is a few doors down and there are double yellow lines around the bar which is located on a busy roundabout. I presume these deliveries may often be in the morning adding to the congestion at a busy school time and also making the traffic more dangerous which may be a safety concern – how they going to cross when there is a lorry around?
- The likelihood of large bins and sugary alcohol bottles outside will mean the possibility of attracting rats etc – as you can see on the picture this will impact many gardens/houses in the area.
- A lot of this property that will be used as a bar is an extension – I am unsure how this has been sound proofed? Will it be warm so windows will be open? If this is the case this will dramatically increase the noise level.
- Due to the location of the bar on a consistently busy roundabout this will further add to congestion and will risk taxis turning round dangerously on the road. Mr Adams said that he would be asking if they could park over the road where there is space near the solicitors however I do believe this property belongs to the Village Tap and Bottle and there are several different taxi companies that can be called which I am sure will be unaware of this.
- Due to the property being on a corner this backs into many gardens – simply the noise/bottles clanging and barrels etc being changed will echo down the back of our properties.
- The applicant came to discuss his proposals but has misled neighbours as to the actual proposal and down played what he applied for simply stating it would be similar to its previous use but with possibly “some” license hours. I feel that many people have not

objected as the A4 sign outside the property is unnoticeable and I feel they may have taken him at his word. Please find the letter enclosed.

Yours sincerely

A large black rectangular redaction box covering the signature area.



Dear Neighbour

Thank you for taking the time to briefly speak to me, or my apologies if you were not in when I've attempted to hand deliver this letter.

To briefly explain once more.

My name is Christopher Adams, I've recently purchased the property, 192 Cambridge Road. Previously known as "The Box Tree Nursery".

My plan with the property is to further develop the café use on the premises, continuing to serve food in the establishment alongside the option of alcohol.

Over the course of the coming weeks, it is my wish to apply for a Licence whereby I can sell alcohol on the premises. With your support I would intend on opening a lovely wine bar, coffee shop, eatery business all in keeping with Churchtown Village, of which I would be the sole shareholder and director of.

Being a resident of Churchtown Village myself I felt it's important to come and introduce the idea to the immediate neighbours and welcome your thoughts, wishes and feedback to the project.

I will of course endeavour to keep you happy and try as best I can to meet your wishes and needs.

Please if you want, make your thoughts known to me in writing via the email address below or alternatively there is contact number to call, I will be more than happy to respond or accept your call.

Thank you for taking the time to speak to me and/or taken the time to read this letter.

Kindest regards,

Christopher Adams

