

RESIDENTS OF PEMBROKE ROAD SEVENOAKS

The Licensing Officer
Licensing Partnership
PO Box 182
Sevenoaks
Kent TN13 1GP

9TH July 2014

Dear Sirs

Application for On/Off Premises Licence

M&S superstore premises, 66 London Road, Sevenoaks, Kent ("the Superstore")

Ref: 14/01862/LAPRE

We write with reference to the proposed application by M&S plc to sell alcohol to the public both on and off premises for the times specified in the planning application referenced above and in particular the proposal to sell alcohol from 0600 hours to midnight to the public in Sevenoaks Town Centre.

As residents of Pembroke Road, Sevenoaks our properties (detailed on the signature page below) are located directly to the north of the Superstore. They enjoy the benefit of restrictive covenants which we understand prohibit the retailing of alcohol from the Superstore. It was never intended that the property on which the Superstore is based would be put to this use. We have put M&S plc and the developers of the Superstore on notice of this issue.

Turning to the licensing application itself we object on the following grounds :

1. Public safety and late night off licence

If M&S are permitted to retail cheaper supermarket alcohol and alcopop style drinks late at night when town centre bars are about to close, it will fuel increased alcohol consumption in the streets around the town centre and those leading to the railway station at Tubs Hill at anti-social hours. This will contribute to alcohol related public order and public safety issues which in turn will impact both on local public services (hospital and policing) and the safety and well-being of local residents and families.

2. Public nuisance

The availability of cheap off-premises alcohol late at night will facilitate binge drinking around the town centre resulting in nuisance to local residents through increased pedestrian and vehicular traffic, anti-social activity, littering, loitering, shouting and disturbance of peace after closing hours.

3. Children

Consideration of impact on the well-being of children arising out of a decision to retail alcohol in the manner proposed by this application does not just arise at the till-point as implied by the applicant's notification in this regard.

Most of the surrounding streets are occupied by families with school-going children and parents who are early risers. By granting a late night off-licence the well-being of these families and young will be disturbed by ongoing alcohol consumption in the immediate

vicinity of Sevenoaks Town Centre and the Railway Station area late at night during anti-social hours.

4. Crime and disorder

It is well documented that there is a correlation between increases in crime and disorder and availability of alcohol for consumption. By permitting a supermarket to retail cheaper alcohol late at night in the town centre the potential for an increase in crime and disorder is greatly increased with the resultant strain on public resources, local facilities and local residents. No other off-licence in the vicinity of the town centre has the right to sell alcohol to the public when pubs and bars are closing and it should not be permitted now.

We note that the applicant refers to the installation of **CCTV** as a method of preventing crime and disorder. The presence of CCTV does not prevent crime and disorder. It simply records the act taking place and can be used in evidence in respect of later prosecutions. In reality, in the case of excessive alcohol consumption, the presence or otherwise of a camera will fail to register in the consciousness of an offender.

Whilst we object to the grant of an alcohol licence in principle due to our property law rights, if (which we do not accept) a licence is granted, we believe it should be:

- a) limited to the sale of alcohol in the Superstore in conjunction with the consumption of food in a restaurant setting; and
- b) in respect of off-licence sales, it should be limited to business hours and more specifically, not later than 8.00pm to take into account the issues above .

Please would you acknowledge receipt of this letter by reference to each of the Pembroke Road residents whose address and details are set out below.

Yours faithfully

Property

█ Pembroke Road

Owner

Patricia Collins... █

█ Pembroke Road

Aaron A Milana.... █

Fionnuala Nolan..... █

█ Pembroke Road

Peter Stevens. █

Dawn Stevens. █

█ Pembroke Road

Jim Costley...

█ Pembroke Road

Mrs Greta
England....

█ Pembroke Rd

STUART PAVEY

█ Pembroke Road

Adam Sojka

█ PEMBROKE ROAD

RICHARD RHINO