

**Representations Received to Costcutters, 6 Dunyeats Road, Poole – New Licence Application**

**Representation No: 1**

**From:** Ann Girling < >

**Sent:** Wednesday, 9 December 2020, 12:29 am

**To:** Councillor Bobbie Dove; Councillor Bryan Dion; Councillor David Brown; Councillor David Flagg; Councillor David Kelsey; Councillor Duane Farr; Councillor Judes Butt; Councillor Judes Butt; Councillor Julie Bagwell; Councillor Lawrence Williams; Councillor Norman Decent; Councillor Richard Burton; Councillor Sarah Anderson; Councillor Andy Hadley; Councillor Toby Johnson

**Subject:** Proposed Late License for Costcutter, Broadstone

In response to the Licensing Act 2003 notice with regard to Kumarasamy Uthayatharan's application to the Licensing Authority of BCP Council (Poole) for a Premises Licence for the Costcutter, 6 Dunyeats Rd, Broadstone, Poole, BH18 8AG.

As the Application is for the sale of alcohol between 07.00 and 23.00 each day I wish to submit my personal objection to the late opening hours. This property is directly below my McCarthy & Stone property and I feel that the late opening has the potential to cause a nuisance to me during the evenings 7 days per week. As it happens I am already disturbed by customers of Costa which is also below me as the outdoor seating is constantly used by smokers with the awful odour permeating my apartment and dogs barking out of control therefore to have disturbance during the evening too would mean a potential 16hrs each day which I feel is unacceptable for a Senior Living Community in such close proximity.

I would be agreeable to compromise with a closing time of say 18.00 Mon-Sat & 16.00 Sun but no later.

I would be happy to lodge my complaint in person if the need arose.

With kind regards

Mrs Ann Girling

**Representation No: 2**

This representation was withdrawn prior to report publication and was therefore included in error (updated 19 January 2021).

**Representation No: 3**

**From:** Phil Winfield < >

**Sent:** 14 December 2020 20:34

**To:** Licensing Com <[licensing@bcpcouncil.gov.uk](mailto:licensing@bcpcouncil.gov.uk)>

**Subject:** 180545 Dunyeats Road

Is like to object to the Costcutter application. There are enough shops selling alcohol and this will encourage anti social behaviour in the area

Regards

Phil Winfield

## **Representation No: 4**

**From:** Chris Terndrup <>

**Sent:** 13 December 2020 15:39

**To:** Licensing Com <[licensing@bcpcouncil.gov.uk](mailto:licensing@bcpcouncil.gov.uk)>

**Subject:** Application for licence @ 6 Dunyeats Road (Costcutters) - Broadstone

**Importance:** High

To Whom it may concern

It is apparent that an additional premises is being planned for Broadstone @ 6 Dunyeats Road with a request to sale alcohol and other goods from 7.00am until 11.00pm in the evening pending.

I personally object to this in the strongest manner. My objection references the following areas;

### **1. The Prevention of Crime and Disorder**

- a. There are already regular issues with underage drinkers and revellers in the region of the underpass at the roundabout adjacent to this area
- b. In fact it was only on Friday 11 December that my wife and I could not use this underpass for fear of abuse having to take a different route. This cannot be right or accepted. I actually tried to call the police but received a response saying it would take more than 30 minutes to raise a case. Not what the residents of Broadstone need or expect – very poor indeed
- c. Parking – Cars already park on the roundabout for the post office and the odd Coffee at Costa, I think this will compound the issue further
- d. A restricted licence (ONLY) was granted to Café Gardenia on the basis of noise and nuisance to neighbourhood. I do not understand why this request would be any different. If this is granted then the licence to Café Gardinia should be extended also
- e. Disturbance to the neighbours of Waterman House – you have already added to their misery by granting a licence for Whittles adjacent to their property. I really feel for them and others in their situation
- f. There is little or no presence to enforce parking issues/laws in the toast rack and area by Mark Bennetts – this will be compounded further and is an accident waiting to happen

### **2. The Prevention of Public Nuisance**

- a. (1 a above)
- b. (1 b above)
- c. (1 c above)

### **3. Public Safety and the Protection of Children from Harm**

- a. (1 a above)
- b. (1 b above)
- c. New Cycle tracks, walking and congestion at the bottom of Dunyeats Road – already a dangerous area will be compounded further. Again I am not sure who is responsible for risk but I would be very concerned about this indeed

**Community spirit** – Finally, there have been a number of local businesses that have gone out of their way in 2020 during COVID to support their community. They have gone way above and beyond in supporting the needs of the local community – what a knock out blow this would be to them. Please consider the impact on them in your decision making.

Thanks for your consideration.

## Representation No: 5

For the Attention of the Licensing Committee. B.C.P.

My name is Mrs. Joyce Jones and I live at the address shown at the head of this letter. Waterman House is a development of retirement apartments for the over 60s. On behalf of the Waterman House Forum Group I wish to make Representations regarding the application for a licence to sell alcohol in the name of Kumarasamy Uthayatharan, for the Costcutter Store at 6, Dunyeats Road, Broadstone, Poole, Dorset. BH18 8AG between the hours of 07.00 to 23.00. The Forum Group has been formed to put forward the wishes and concerns of the residents of Waterman House on matters which could affect their lives.

We object to the sale of alcohol at the proposed Costcutter store.

In the vicinity of Waterman House and the proposed Costcutter store there several businesses which sell alcohol. We therefore believe that adequate opportunities already exist in the area for the sale of alcohol. To add to that supply would do little to add to the quality of life of the Broadstone community. Indeed it could have the opposite effect.

We also object most strongly to the proposed hours of trading, namely 07.00-23.00 hours. These long opening hours would adversely affect the quality of life for the residents of Waterman House.

Members may be aware that Waterman House and the Post Office are not separate buildings. They are part of the same development, with the Post Office being an integral part of the same building, joined to Waterman House at ground level, with apartments above.

Any light from or activity in and around the store at such late hours would have an adverse effect on the lives of those residents of Waterman House who live directly above the proposed store.

Waterman House opened two and a half years ago and has co-existed amicably with the adjoining Post Office all that time. The opening hours are –

Monday----Friday 9a.m.----4a.m.

Saturday—9a.m.----1p.m.

These hours of trading are perfectly acceptable. There have been no problems with light, noise or disturbance.

Of course, we are not suggesting that Costcutter should keep those hours, but we would ask the Licensing Committee to set opening hours that would be more considerate to those who live in such close proximity to the store

Our final objection concerns the servicing of the shop. Vehicles delivering goods to the shop would have to use the shared car park at the rear of Waterman House. If deliveries were made at unsocial hours this would cause disturbance to the residents of Waterman House whose apartments overlook the car park. We bring this issue to members' attention as at the moment there seems to be no such problem as there is little or no activity in the evening.

We are pleased to learn that there will still be a Post Office counter within the new shop, so at least we will not have lost that much valued amenity.

In principle we have no objection to Costcutters as long as it is well run in a considerate manner and in keeping with the ambience of the residential area in which it sits.

However we do object most strongly to the proposed opening hours for the new shop as it forms an integral part of a residential development.

Another matter that we would like to bring to the Committee's attention is that we had very short notice of the application, which gave us little time in which to formulate our responses to this issue.

The Waterman House Forum Group look forward with interest and anticipation to receiving your decision on this licensing application.

Yours Sincerely,

Mrs. Joyce Jones.

p.p. Waterman House Forum Group.

## **Representation No: 6**

It has come to my attention that the Broadstone Post Office is to be converted to a Costcutter Supermarket. I am enclosing a summary of the objections to the sale of alcohol at this store.

I retired to the Broadstone area more than twenty years ago and have seen the antisocial behaviour increase to an unacceptable level. I completely agree with the enclosed summary of points to consider. Therefore I must object to an application for the sale of alcohol at the Supermarket.

**Representation No: 7**

Dear Sir/Madam,

Please refer to premises licence application for the **Costcutter, 6 Dunyeats Road, Broadstone, Poole, BH18 8AG (Applicant name: Kumarasamy Uthayatharan)**

I wish to register my objections to the above referenced licence application.

These objections are as follows:

I am concerned about the above application as if premises licence was to be granted, it will expose other residents of Broadstone and myself to noise very late into the evening. This area consists prominently of the elderly and children. As a neighbourhood, we would like to keep the town a tranquil place to maintain our peaceful lives. However, by introducing more off licence shops than necessary, it will increase the crime rate, anti-social behaviour (like littering) and nuisance within the area.

The premise was mainly for post office use only. This licensing application suggests use of the premises for the sale of alcohol which will generate additional noise and crowd outside and inside. Also, the crowd created by the sale of alcohol will disturb the customers like me and especially the elderly coming in to use the post office.

In the best interest of the people within the neighbourhood, please avoid granting premises licence in order to keep our area peaceful and secure.

Applicant is attempting to get the premises licence 7:00am- 11:00pm.

Should you mind granting a licensing application, please limit the approval to the same or less hours of operation as those approved for the other stores.

In this regard, please note that the premises licence permission that was granted for other same type of premises placed a tighter restriction on times of operation.

Please ensure that any licence granted restricts the sale of alcohol in post office.

I would be grateful if you would include the above restrictions if you should grant a licence.

Thank You

Yours faithfully

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(K.Kandasamy)

## **Representation No: 8**

21<sup>st</sup> December 2020

Dear Sirs

Licencing Application – 180545 – 6 Dunyeats Road, Broadstone

I am writing to make a formal objection to the application for an alcohol licence at 6 Dunyeats Road, Broadstone under the name of Costcutter on behalf of a number of residents and to make a request to speak at the hearing.

I recognise that the issues around transfer to a convenience store are not a matter for the public but the addition of an alcohol licence with a request to trade until 11pm puts it into the public domain.

This area is particularly sensitive as Dunyeats Road is a secondary trading area in Broadstone which is usually quiet after 5pm. The introduction of a restaurant/bar on the opposition corner during 2020 caused great concern, especially to residents in the sheltered flats opposite and this addition will cause them further harm in terms of noise, anti-social behaviour and disturbance.

Under the four licencing objectives I have concerns around

- 1) Protection of harm for children – this is within 100m of a primary school and on route to all the schools in Broadstone with a large frontage which will encourage young people to dwell. I have concerns in terms of their ability to access alcohol.
- 2) Public Safety – my prime concerns relate to road safety because this site has no parking and we already see drivers illegally pull onto the wide pavement to visit the coffee shop next door. This is a busy roundabout and the risk of drivers performing such manoeuvres to purchase alcohol will not only cause issues from road safety but also noise and fumes for residents living above
- 3) Public Nuisance and Disturbance – the change from mainly post office to retail and off sales of alcohol will lead to considerable increases in commercial deliveries which will restrict access for parking at the rear of the building. The potential for people purchasing alcohol to drink outside, causing noise, disturbance, smoking and acting in a drunk or disorderly manner outside the property will cause disturbance and distress for the residents above.

I hope you will consider these things when making your decision and if you are minded to grant the licence would ask that this is time limited to 8pm in line with the opening hours of Marks and Spencer's at the other end of Broadstone.

Yours faithfully

Cllr Vikki Slade



## **Representation No: 9**

19<sup>th</sup> December 2020

Dear Sirs

Licencing Application – 180545 – 6 Dunyeats Road, Broadstone

I am writing to make a formal objection to the application for an alcohol licence at 6 Dunyeats Road, Broadstone under the name of Costcutter.

The site is currently a post office which has some retail sales and the transfer of this site to become a full convenience store with an associated post office presents a number of risks.

I am aware that under the Licencing Act there is a responsibility to achieve four objectives

1) The Protection of Children from Harm

This site is within a couple of hundred metres from a primary school and is exactly where children wait and gather on route to a middle school and an upper school. Off Sales of alcohol being promoted at this location presents a risk of harm to children

2) The Prevention of Crime and Disorder

This site has a large open frontage which is empty at night. The risk of persons drinking outside the off licence and creating disorder should be considered. In addition there is a risk to traffic crime with vehicles pulling up on the roundabout in a dangerous way to purchase items late at night. There is no parking with this site and while this was not a major problem with a daytime post office and coffee shop this change does bring unacceptable risk of vehicle crime and disorder from excessive consumption of alcohol

3) The Prevention of Public Nuisance

This site is the ground floor of a sheltered housing development and the noise and disturbance from the purchase and local consumption of alcohol could be significant.

4) Public Safety

I refer to the issues around the lack of parking and use of the pavement for parking especially as this is on a busy roundabout.

This application could be mitigated by restricting the hours of licenced operation to daytime only (10am until 6pm) so that the impact from the above could be reduced. Clearly the location being so close to a school would not be altered but additional measures to prevent the advertising of alcohol sales on the windows of the premises would mitigate this.

There are already two supermarkets where alcohol can be purchased, both of which have suitable parking and more limited impact on neighbours as well as sitting within the established shopping area and well away from the schools.

I hope you will consider these things when making your decision.

Yours sincerely

Mr Kanjasamy Kangatheepan

## Representation No: 10

### OBJECTION TO THE PROPOSAL OF ALCOHOL LICENCE

In regards to the application for Broadstone Post Office to enable them to sell alcohol between the hours of 7.30 am and 11.30 pm I would like you to take in to account the following points:-

If one observes the amount of establishments selling alcohol in Broadstone It is extremely high considering the size of the Village.

One would imagine that the requirement of Broadstone Residents regarding the acquisition of alcohol is well catered for.

The comparative new development of Waterman House and its' occupation was an asset to Broadstone. However the Residents were unaware that the Post Office adjacent to the development would within a short time could possibly become an alcohol outlet.

When Whittles Restaurant applied for a licence to open late at night this was refused due to noise and other anticipated problems.

If as has happened in other areas of the conurbation anti social behaviour with easy access to alcohol certain groups of the public often cause dysfunctional behaviour and should be anticipated in these circumstances and avoided at all costs.

Broadstone Residents well know Police are conspicuous by their absence, so controlling anti social behaviour causes great concern.

Competition is good and diverse shops should be encouraged, saturation of similar establishments spell disaster.

There is only a finite of money that Customers have to spend, spread too thinly some Businesses will fail leaving more shops empty due to the lack of foresight when considering applications such as this.

Does Broadstone require a further alcohol outlet? The evidence leans strongly to NO and should be REJECTED.

B.C.P. COUNCIL  
NEW FIELDS

**Representation No: 11**

**RE: Change of use of Broadstone Post Office to a Costcutter Supermarket, selling alcohol between 7am & 11pm.**

We do not approve of the above application to sell alcohol.

Several other shops within the main shopping areas sell alcohol up to 10pm and have adjacent parking. There is no parking adjacent to the Costcutter site. It is situated on a busy roundabout with double yellow lines. Some shoppers could be tempted to park on the double yellow lines while they do a quick shop.

Alongside and above the site are expensive retirement homes. It is not appropriate for Costcutter to be selling alcohol up to 11pm when elderly people are trying to sleep.

It is most likely that customers at a late hour would be youths returning home after a night out. They are likely to be noisy and cause a disturbance. Much has been done by the Police and Councillors to curb antisocial behaviour. Granting this licence would not be appropriate.

Yours sincerely

As a resident of Broadstone for a number of years I find this proposal to convert the Broadstone Post Office into a mini supermarket totally unacceptable not only is there a lack of parking a problem which is ongoing motorists will park on double yellow lines also on the pavement outside the shop. You cannot control the traffic as it is motorists stopped in the yellow box grid causing tailbacks onto the roundabout causing gridlock which you and the police turn a blind eye too also motorists doing 'U' turns into the road. Well good luck to sorting out the problems. Yours,