

**Gowans, Sheila**

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**From:** Lara Kinnett <  
**Sent:** 15 August 2017 11:11  
**To:** licensing  
**Subject:** Licencing team - Black Bess - 7 Rous Rd, Newmarket - Representation

Hello

I am writing to represent myself, as the owner of the property neighbouring no.7. I own no. 5, 5a and 5b Rous Rd.

I am never against any small business wanting to improve our town but I have many concerns for this type of business next to my property and my own Business, Lara B. Lara B is a high end bridal boutique and has been in it's location for 12 years now. The type of business is a personal one, using calm relaxing music and it's location was chosen, as it is central but a quiet road. It is not a high footfall boutique and mainly by appointment only. I also have tenants in the property above and below. The tenants chose the location due it's it quiet surroundings too! I appreciate I can never be content with what is around me, but being a residential road and being surrounded by other higher end business, makes the location nice and quiet and more suitable. A pub style business is more suited when surrounded by other businesses, so it doesn't disrupt residents.

The concerns I have are not for the cafe application of Black Bess but the pub licence they are trying for. My business closes at 5pm most days, so my bridal business should not be affected much by the noise pollution this type of business will bring in an evening. However, I do have tenants as part of my business, who will be greatly affected. If I loose the tenants due to accelerated noise levels, then I also wont find new ones easily. Who wants to live next to a pub!

I have real concerns for crime too. I had a window smashed in June this year, due to a rowdy, drunken crowd, coming from the pubs off the high street. I had another a few years back too, so goodness knows how much of this I will get with a pub right next door. Even if the pub has a sophisticated clientele, it wont stop other's visiting , especially the hustle and bustle of Race nights and racing days. As the pub space isnt big inside they will drift onto the pavements and cause more noise and disruption locally. Alcohol causes disruption and I am very worried if this is an earlier disruption while my boutique is open. Their customers could start to linger outside and make noise and even lean on my railings, or sit on my steps of the shop. It has been seen before!

The nuisance of rowdy people and just crowds of people will cause the daily running of Lara B to loose it's high end experience to fail. The private nature of the running of the shop is perfect right now. I would have to some how change the format using maybe a 'shut door' policy and also make changes to the front large bay window to keep it more private. Race days will bring crowds of a certain clientele into the pub before it starts, in otherwise earlier in the day. This will disrupt my busiest day being Saturdays. The type of customer they are wanting to attract will need to spend more and so they will but they will also drink more as they will be able to afford it too! I am EXTREMELY concerned for the extra smoking too. The smoke will waft in, as it already does occasionally, due to the people standing outside while being at the pub. Then comes the butts left behind!

Public safety in a residential street with young families would mean the location of such a business completely unsuitable. I get young children/babies come to the shop too, so having crowds at times outside, will not be nice and could make people feel inferior and unsafe. I can't object on these terms really as it will not hopefully effect me badly but I make that case for the residents of the quiet street.

I wonder too how they will store their bins. Obviously bins with beer and food will smell! The passage running down the side of the property is already over run and crowded with bins by residents living above and around 7 Rous rd. There is only just enough room for residents to walk past the bins and larger bins will not fit? The back track down to 3-5 Rous rd is a 'Right of way' access to their parking and the corner parking at the back of 1-3 Rous rd, is private property, so there is no access at the back for bins and deliveries? With excessive parking issues along the street, I can't see how this type of business will be allowed. The local council, already have parking issues. Also where can the daily deliveries be made to such a business with no parking zones allocated to it? No clear drop off area's on a highly congested, narrow street??

I feel the pub part of this licence completely un-acceptable with my points above as reason. However, I have no objection for a cafe with closing hours being no later than 5.30pm of an afternoon.

I'd also like to highlight, that I have not been formally informed of this application. I actually found it by a Facebook link to the Cambridge news. Why has the local council not informed neighbours?

Please could you let me know you have received this representation.

Regards Lara Kinnett BA(Hons) Lara B Proprietor Rous Road, Newmarket, CB8 8DH