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16 June 2015

The Licensing Team
St Edmundsbury Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Dear Sirs

RE: Licensing Act 2003 – To permit the sale of Alcohol - LPR Express, 99 Risbygate Street, Bury St Edmunds

I wish to express my concerns for permission being granted to the above premises for the sale of alcohol.

We are located to the rear of St Edmunds Tavern on Risbygate Street but are very aware of the large number of young adults from the college and bus station walking along Risbygate Street daily. A small number use our garden, without permission, for drinking. This is not only a public nuisance it leads to crime and disorder. We have reported several incidents of vandalism to the police. I feel that if alcohol was too readily available this problem would only get worse. I am also very concerned that the sale of alcohol 'til 11pm at night would only make matters a lot worse. I believe the increase in people potentially drinking on the street would be a public nuisance and lead to more vandalism.

The amount of empty cans which are littered about the street and our car park every day would only increase and as it is we pick up litter every morning. This would only get worse in my opinion. Please note that as a wine merchant we do not sell individual cans or bottles of alcohol so the 'said young adults' do not frequent our shop.

I look forward to hearing from you and trust you consider my concerns seriously.

Yours faithfully

Nicholas Corke
Managing Director

5 Rae's Yard
Bury St Edmunds
Suffolk
IP33 3EY

The Licencing Team
St Edmundsbury Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
JP33 3YU



21/06/2015

Dear Sirs

APPLICATION FOR A PREMISES LICENCE: 'LPR EXPRESS' - 99 RISBYGATE STREET, IP33 3AA

I live directly above 99 Risbygate Street and I am writing to express my reservations to the application for a premises licence in order to sell alcohol.

A summary of my reservations can be noted below:

~~PUBLIC NUISANCE~~ NUISANCE

- Late night – 11pm – customers leading to noise pollution and disturbances.
- Delivery early in the morning and late in the evening causing further disruption.

CRIME AND DISORDER

- Increased chance of alcohol being provided to already intoxicated individuals.
- Increased number of large groups in the nearby carpark and bus station.
- Increased littering in and around Tavern Lane and Risbygate Street.
- Increased potential crime rates due to type of goods available e.g. alcohol.

PUBLIC SAFETY

- Increased number of large groups in the nearby carpark and bus station.
- Unlikely to be security or CCTV cameras in operation, unlike at nearby clubs/Tesco.

CHILD SAFETY

- College and school children frequently walk through Risbygate Street on their way to/from school and college at Lunchtime and in the evenings/mornings.

- Increased risk of alcohol being sold to minors by untrained staff.

OTHERS

- One of Bid 4 Bury's main projects at present is to improve Risbygate Street and this doesn't appear to be in line with this.

Thank you for your time and I hope to have a reply from you shortly.

Yours faithfully

Antonia Corke

5 Rae's Yard
Bury St Edmunds
Suffolk
IP33 3EY

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21/06/2015



Dear Sirs

APPLICATION FOR A PREMISES LICENCE: 'LPR EXPRESS' - 99 RISBYGATE STREET, IP33 3AA

As a resident living directly above the proposed new shop on Risbygate Street, I am writing to express my concern, reservation and opposition to the application for a premises licence in order to sell alcohol, referred to in the window of the aforementioned shop.

I live in a property immediately above 99 Risbygate Street and so I am directly affected by anything that happens in the three shops below the Rae's Yard flats. Indeed, the three flats and the three shops are managed by the same property management company – Temples - and our management fees are directly correlated to each other, based on floor space.

As such, I feel in the best position to be able to accurately express my opinion on this matter and the direct impact it will have on all the Rae's Yard residents and the residents on Risbygate Street and Tavern Lane too.

Areas where I fully expect there to be increased issues as a result of the issuing of this premises licence, in order to sell alcohol, would be:

CRIME AND DISORDER

With pubs and clubs within walking distance of this new proposed shop there is increased likelihood of alcohol being provided to already intoxicated individuals without the correct supervision occurring. This is already a hot topic in the press and presents an on-going issue in society.

With a public right of way right next to the shop and an open bus station and car park within 30 seconds of walking, there is already the issue of large groups of intoxicated and noisy individuals on Friday and Saturday evenings (and sometimes during the day too) and this is only going to further exacerbate this existing problem.

Furthermore, there is already a significant littering issue on Tavern Lane, Risbygate Street and Rae's Yard, with a lot of waste generated and thrown as people walk to and from the town centre on a daily basis. Offering people additional products to readily consume and then dispose of, will only increase the amount of litter which the residents of Rae's Yard and Tavern Lane will have to encounter. Evidence can be seen with a simple stroll down Tavern Lane.

With no obvious bins available, aside from those which belong to the residents, this problem cannot be easily resolved.

Finally, a business such as this, with items of stock which are inherently vulnerable to misappropriation – such as alcohol, chocolate bars, crisps, cigarettes etc. – is immediately likely to increase the risk of rising crime rate in the area.

PUBLIC SAFETY

As noted above, there are already issues relating to large groups of individuals found in both the open bus station and car park around this area and the extra availability of alcohol will only fuel this and make matters worse.

It is also noted that while there are similar products available at Tesco - just around the corner - at Tesco there is a security guard in place at all times on site, which acts as a safeguard to prevent alcohol being sold to large groups and already intoxicated individuals and large groups loitering outside the premises. It is unlikely this will be in place at the new shop on Risbygate Street.

In addition, there will be numerous CCTV cameras in operation at Tesco or the Co-Op which also act as a deterrent.

Furthermore, with bouncers in place at all of the nearby clubs, those who have been removed from these venues will look to shops like this for further sources of food and drink, where there is no such security in place. Meaning increased security issues for those in close proximity, i.e. the residents.

PUBLIC NUISANCE

It is noted within my leasehold agreement with Bury Town Trust, for a flat above the premises, that there is a clause relating to noise levels after 9pm. It clearly states that we are in breach of our lease if the noise levels are audible at street level after this time.

Given all the properties will be on leasehold agreements with Bury Town Trust and all will have been drawn up at a similar time with similar solicitors, one imagines there are similar clauses within them.

While on the licencing application it refers to the ability to sell alcohol to a time up to 11pm on 7 days of the week, which, to the best of my knowledge, would presumably lead to a direct contravention of the lease agreement given the likely noise levels of customers/staff at that time in the evening.

The noise levels alone would cause significant disruption to all residents on Risbygate Street and in particular those within close proximity on Rae's Yard and Tavern Lane. In particular at a time of the evening which is unsociable and not in-keeping with previous tenants in the shops in recent years.

In a business requiring regular stock replenishment, Risbygate Street does not lend itself to having regular deliveries. Parking is already a key issue and this is likely to cause further problems, or lead to deliveries at anti-social hours.

CHILD SAFETY

The public right of way on Tavern Lane is attached to the bus station, where everyday a significant number of children will walk by on their way to and from school. Given all of the issues noted above, having further bottles (broken or unbroken), cans (emptied or not) and other items which will have been discarded after purchase from this shop presents a real threat to these children on their way to or from school.

Furthermore, with the college only five-ten minutes away and on the walk from the college to the town centre this will only present an additional opportunity and temptation for them to attempt to buy alcohol at Lunch time or in the evenings.

In other stores located nearby, such as Tesco and Co-Op, there will be well trained and experienced staff who will have been appropriately trained to recognise and deal with underage customers. It is unlikely such extensive training will be available at a smaller, independent outfit, where there may be a significant shortfall in knowledge and experience if management are not operating the tills.

AESTHETIC APPEAL OF RISBYGATE STREET

Given the listed building status of these properties, including my own, the introduction of a shop of this nature is unlikely to do anything to improve the aesthetic appeal of these shops or the flats above them.

I would fully expect the value of the attached flats to diminish as a result of this application being accepted.

Thank you for the time taken to read my letter and I await your response. I should be grateful if you could please provide updates of the application process in due course, including results of the decision.

Kind regards

Yours faithfully

Thomas Coleman