

Irena Spence - Sew Knit Craft - 58 King Street, Cambridge, CB1 1LN

I wish to object to this application as there is already adequate off licence provision in King Street and any further provision is likely to lead to public nuisance. There is already a significant homelessness problem in the street which is attractive because of the significant provision of alcohol in the area. We have on occasion had customers who are frightened by the behaviour of some individuals and the further provision of alcohol is likely to increase this. The congregation of people wanting to purchase alcohol at this supermarket is likely to lead to a public nuisance

An objection is raised to the proposal for the sale of alcohol at the above premises for the following reasons: 1. The prevention of crime and disorder 2. Public safety 3. The prevention of public nuisance The licensee has requested to sell alcohol between 7am and midnight, every day of the week. Christ's Piece already suffers from alcohol related anti-social behaviour, and having an adjacent off licence open for such extended hours is likely to lead to an increase in public drinking. That in turn will lead to increased public disorder and increased fears over public safety. There are five pubs in King Street (soon to be joined by Cambridge Tap), and there is a risk that intoxicated customers will buy further alcohol from the off licence after 'closing time' so they can continue drinking. This will lead to increased public nuisance in terms of night time noise and litter. King Street is a heavily residential area, and balancing the needs of the street's proprietors and residents is a delicate one. This need for consideration is acknowledged, for example, in the hours during which Tesco Christ's Passage sells alcohol (only until 8pm). Tesco East Road also restricts its off licence hours to 8pm because of public nuisance concerns. There are already multiple outlets in the area for purchasing off licence alcohol, including King Street Post Office, King Street Wine Merchants, Tesco (Christ's Passage), Waitrose (Burleigh Street), Marks and Spencer (Sidney Street) and Sainsbury's (Sidney Street). Another venue, with even longer opening hours, increases the risk of crime and disorder, public nuisance and fears over public safety. These will not be mitigated by the 'conditions offered' by the licensee. Additionally, this application also runs counter to the City Council's: • general policy of restricting the number of outlets for the consumption of alcohol within the Council's area of control. • own Cumulative Impact Assessment within the City Centre, relating to outlets serving alcoholic beverages. • prevention of nuisance to the general public on the part of the City Council and the local amenity society in terms of direct noise disturbance to residents of the residential blocks around the application premises.

Joye Rosenstiel - 98 King Street, Cambridge CB1 1LN

To whom it may concern:

Application number 289116

Licensee: SS Foods Centre, 84, King Street, Cambridge CB1 1LN

I want to raise an objection to the proposal for the sale of alcohol from 7.00am - 11.00pm at the above premises for the reasons stated below.

King Street has a large number of residents particularly in Manor and Malcolm Place, the residents of which have suffered from noise and anti social behaviour over a number of years, The anti social behaviour includes the parking of cars on the pavement immediately outside the front of the properties in Manor Place. This includes taxis which drop off and collect customers from the

premises that are open late at night as well as users of the licensed premises and food outlets in the street.

It should be borne in mind that the properties on the ground floor of Manor Place face directly on to King Street and often include the bedroom of the residents who suffer greatly from the noise in the street.

King Street is very close to Christs Pieces which suffers from anti social behaviour particularly at night. Currently the outlets which sell alcohol near by are not permitted to do so after 8.00pm. An outlet which sells alcohol for fifteen hours a day will lead to an increase in anti social behaviour. The cumulative impact. King Street is already well served by a number of public houses and outlets for the sale of alcohol, both within the street and within 5-10 minutes walk. These outlets include the King Street Post Office, two branches of Tesco Express, J.Sainsbury and Waitrose. The proposal is likely to lead to an increase in anti social behaviour and disturbance.

The application also runs counter to a number of City Council policies:

- : general policy of restricting the number of outlets for the consumption of alcohol within the Council's area of control.

- : own Cumulative Impact Assessment within the City Centre, relating to outlets serving alcoholic beverages.

- : prevention of nuisance to the general public on the part of the City Council and the local amenity society in terms of direct noise disturbance to residential blocks around the application premises.

Tim Bick

As ward councillor for the area, I would like to register an objection to the application for a premises licence for 84 King Street.

I can attest to the disquiet among surrounding residents about the prospect of an additional alcohol-licensed business opening on a street which already has 15 of them already inside the city centre cumulative impact area. Despite the concentration of licences along the street, it remains a residential area.

The address lies within the designated city centre cumulative impact area, putting the onus on the applicant to demonstrate the proposal will not aggravate existing impact of licensed premises. However the application looks like a generic application for a business located anywhere. There is no recognition of the features of alcohol sales which relate to locally manifested issues.

As a ward councillor I am conscious of the recurrent incidence of anti-social behaviour round the corner from the address on Christs Pieces. Quite frequent assemblies of drinkers occur within the Princess Diana rose garden and the council is currently struggling to address residents' concerns about day-long amplified music there which appears to be associated with drinking. In addition, the courtyard housing schemes of Malcolm Place and Manor Place are impacted by street intruders, including sleepers on staircases and are the home to a number of vulnerable and elderly tenants.

According to its own promotion, the new establishment seems to be primarily focused on sale of general uses alcohol, which constitutes a high proportion of its interior space. It is also seeking to sell alcohol over longer hours of the day and week than any other business in the city centre that I am aware of (7am-midnight, Mon-Sun). Even businesses selling over significantly fewer hours in the city centre have been obliged to employ a security guard in order to obtain a licence.

As constituted I do not think the application should be granted. If it were, the hours should preclude possible relationship to day-long consumption, by not commencing earlier than 11am.

And it should avoid any reinforcing relationship to surrounding pubs and evening disturbance to residents, by ceasing by 7pm. On-site security arrangements should be expected and sale of cheap volume alcohol should be prohibited.

Cllr Tim Bick
Market Ward

Charles Harpum, 105 King Street, Cambridge CB1 1LD

I live very close to the premises in question and opposite the entrance from Christ's Pieces into King Street via Pike's Walk. I am very concerned that these premises should be able to sell alcohol between 7 am and midnight. There is already an alcohol fuelled problem in both King Street and in Christ's Pieces. There is often loud rowdy behaviour from drunks, which is frankly intimidating. There are 5 pubs in King Street, and to allow sales of alcohol after the pubs close can only lead to more unpleasant behaviour. There is already one off-licence (the King Street Post Office) and that does not sell alcohol after the pubs close. It is not obvious to me that there needs to be a further off-licence in King Street. It is likely to lead to a public nuisance, quite possibly criminal conduct, and it will certainly create issues of public safety in a street that is heavily residential.

I am raising an objection to the proposal for the sale of alcohol at the above premises ((SS Foods Centre Ltd) for the following reasons:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

I understand that the licensee has requested to sell alcohol between **07.00 and 24.00h, EVERY DAY OF THE WEEK**. Christ's Piece already suffers from alcohol related anti-social behaviour, and having an adjacent off licence open for such extended hours is likely to lead to an increase in public drinking. That in turn will lead to increased public disorder and increased fears over public safety and malicious damage. Motor vehicles are parked in residential parking bays overnight. There is no CCTV coverage for the distal part of King Street (Wesleyan Church end).

There are five public houses in King Street (soon to be joined by the Cambridge Tap).. There is a significant likelihood that intoxicated customers would buy further alcohol from the off licence after 'closing time' so they can continue drinking. This will lead to increased public nuisance in terms of night-time noise and litter.

King Street is a heavily residential area, and balancing the needs of the street's shopkeepers and residents is a delicate one. This need for consideration is acknowledged, for example, in the hours during which Tesco Christ's Passage sells alcohol (only until 8pm). Tesco East Road also restricts its off-licence hours to 8pm because of public nuisance concerns.

There are already multiple outlets in the area for purchasing off licence alcohol, including King Street Post Office, King Street Wine Merchants, Tesco (Christ's Passage), Waitrose (Burleigh Street), Marks and Spencer (Sidney Street) and Sainsbury's (Sidney Street). Another venue, with much longer opening hours, increases the risk of crime and disorder, public nuisance and fears over public safety. These will not be mitigated by the 'conditions offered' by the licensee.

Additionally, I understand that this application also runs counter to the City Council's:

- general policy of restricting the number of outlets for the consumption of alcohol within the Council's area of control.
- own Cumulative Impact Assessment within the City Centre, relating to outlets serving alcoholic beverages.
- prevention of nuisance to the general public on the part of the City Council and the local amenity society in terms of direct noise disturbance to residents of the residential blocks around the application premises.

I hope you will consider these objections seriously. I look forward to common-sense prevailing and the wellbeing of the King Street community preserved. With many thanks for your considerations.

Yours sincerely

Jessica Bewick - [REDACTED]

To Whom it May Concern,

I wish to object to an application by SS Food Centre Limited for a licence under the Licensing Act 2003 in respect of 84 King Street, Cambridge, CB1 1LN ("the Property"). Under the terms of the application, the applicant proposes to use the shop for off sales of alcohol between the hours of 07:00 and 00:00, Monday to Sunday i.e. 17 hours a day, 7 days a week.

In making this objection, I have had regard to the Revised Guidance issued under s182 of the Licensing Act 2003, dated February 2025 ("the Guidance"). I make this application as a local resident. I live a few doors away from the Property.

In determining the application, the licensing authority is required to have regard to the four Licensing Objectives, which are set out in Part 2 of the Guidance. My objection is primarily made under the third of the Objectives, "Public Nuisance". Section 2.2 of the Guidance includes the following:

2.21 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.22 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

King Street is not a high street but a residential street with commercial premises along it. It is almost entirely residential at our end of the street (i.e. where the Property is located) and there are very few commercial premises beyond the Property. As city centre residents, we do experience anti-social behaviour and excess noise from time to time. But – other than Friday and Saturday nights – this end of the street is often reasonably quiet late in the evening with the only

footfall being those coming to and from the pub, local residents and, during term time, students coming to and from the halls opposite.

The Property, operating as a proposed, will inevitably impact the living and working amenity of local residents and create public nuisance. There will be very little or no demand from those living locally for alcohol supply at such extreme hours and, as far as I am aware, there are no other off licenses operating to such hours in the city centre. The Property will therefore become a honey pot for those seeking alcohol early in the morning or late at night, and bring with it noise and disruption from cars, people arriving drunk following an evening in the pub etc. We also have existing problems in the area associated with excess public alcohol consumption on Christ's Pieces, which brings with it anti-social behaviour. Having a general off license operating such hours at such close proximity to Christ's Pieces (when we already have a Tesco at the other side, which at least operates within more responsible hours for alcohol sales) will inevitably increase this problem. The application also pays little regard to the general comings and goings associated with a business of this sort and therefore makes no mention – beyond a generic statement about putting up a sign asking customers to be quiet when leaving the shop - of any efforts that might be made to reduce the impact on local residents, which will inevitably include deliveries, staff coming and going etc and could potentially happen very late in the evening.

I note the Property also sits in one of the areas subject to the authority's March 2024 Cumulative Impact Assessment; and the authority is therefore required to have regard to this. I understand there means there is a rebuttable presumption that businesses would exacerbate the cumulative impact by selling alcohol unless they could prove otherwise, and no effort to prove otherwise has been made by the applicant. The application is a standard form "copy and paste" effort, which pays no regard whatsoever to the area in which the business intends to operate. I think this is a key point, and I would expect the authority to carefully consider the cumulative impact of granting this license (when there are already at least 15 licensed premises along this residential street).

Granting this license would, in my view – and that of other local residents – be wholly inconsistent with the licensing objectives, and detrimental to an important part of the city centre for locals.

I trust very careful consideration will be given to the application; particularly the impact it will have on local residents.

To be clear, I have no objection the business per se, and wish it well; but I do not think the off sales of alcohol, particularly at such extreme hours, should be licensed.

Yours Faithfully,

Ms Jessica Bewick