

• required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Other telephone number

Include country code.

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

Is the applicant's business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

VAT number

Legal status

If the applicant's business is registered, use its registered name.

Put "none" if the applicant is not registered for VAT.

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

An agent that is a business or organisation, including a sole trader

A sole trader is a business owned by one person without any special legal structure.

A private individual acting as an agent

Your Address

Address official correspondence should be sent to.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

Continued from previous page...

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

**Section 3 of 21**

**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

**Confirm The Following**

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

**Section 4 of 21**

**NON INDIVIDUAL APPLICANTS**

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

\* Date of birth  /  /

\* Nationality  [Documents that demonstrate entitlement to work in the UK](#)

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start?  /  /

dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /

dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

The premises trade as a coffee shop/ deli/ restaurant currently and are seeking to add the sale of alcohol for consumption on the premises and for off sales.  
The on sale of alcohol is to take place with the sale of food, with alcohol to be sold for consumption off the premises from the shop shelves.

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

**Section 6 of 21**

**PROVISION OF PLAYS**

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

**Section 7 of 21**

**PROVISION OF FILMS**

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

**Section 8 of 21**

**PROVISION OF INDOOR SPORTING EVENTS**

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

**Section 9 of 21**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

**Section 10 of 21**

**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

**Section 12 of 21**

**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?



Continued from previous page...

**Section 13 of 21****PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

 Yes  No**Section 14 of 21****LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

 Yes  No**Section 15 of 21****SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

 Yes  No**Standard Days And Timings**

## MONDAY

Start End Start End Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

## TUESDAY

Start End Start End 

## WEDNESDAY

Start End Start End 

## THURSDAY

Start End Start End 

## FRIDAY

Start End Start End 

## SATURDAY

Start End Start End

Continued from previous page...

SUNDAY

Start 08:30

End 22:00

Start

End

Will the sale of alcohol be for consumption:

- On the premises
- Off the premises
- Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

N/A

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

N/A

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

**Name**

First name Laura

Family name Goward

Date of birth dd / mm / yyyy



Continued from previous page...

**Enter the contact's address**

Building number or name	<input type="text" value="REDACTED"/>
Street	<input type="text" value="REDACTED"/>
District	<input type="text"/>
City or town	<input type="text" value="Purley"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="REDACTED"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text" value="Not yet known"/>
Issuing licensing authority (if known)	<input type="text"/>

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21****ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

n/a

**Section 17 of 21****HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings**

MONDAY

Start End Start End 

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:30"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

n/a

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

**Continued from previous page...**

List here steps you will take to promote all four licensing objectives together.

The premises currently operates to a high standard, and will continue to do so should this licence be granted in terms of the sale of alcohol. All staff will be fully trained in their responsibilities with regard to the sale of alcohol, and will be retrained every six months, with recorded training records kept for inspection.

**b) The prevention of crime and disorder**

A CCTV system is in operation within the premises and will be recording during all trading hours and for two hours after the premises is closed. All images are stored for a period of 31 days after which they can be erased or saved at the request of the police. All current security measures will remain in operation. All staff will be fully trained in the operation of the CCTV to ensure it is operational all the hours of trade. Images will be made available to the police or authorised licensing officer from the council on request.

All on sale of alcohol will only be available to purchase whilst seated at the tables provided, to those customers waiting for a table.

The DPS will keep an up to date DPS Authorisation sheet which will show the list of staff members who have been given the authority to sell alcohol on the premises.

An incident register will be operational on the premises. It is the responsibility of the DPS to ensure that any incident is added to the register within 24 hours of the incident taking place.

Date, time, location, persons concerned will be recorded with a summary of the incident recorded. Details of any intervention by the emergency services will also be recorded.

**c) Public safety**

Staff will be trained to be alert to any potential danger to customers and react accordingly. If they are unable to quickly defuse the situation without risk to customer or staff, then they are instructed to call the police. All relevant fire procedures are in place for a premises of this size.

An instore accident book will be in operation to record any accident/ injury incurred on the premises. This document will be retained for inspection by the store for a period of three years

**d) The prevention of public nuisance**

Customers will be reminded by way of a notice at the entrance/ exit door to please leave the premises quietly and have consideration for the neighbouring properties.

**e) The protection of children from harm**

Only photographic ID is accepted (passport, driving licence, proof of age card with PASS hologram, or Military ID). Anyone who appears to be under the age of 25 is challenged to provide ID. If the customer is unable to provide identification then no sale is made. No ID no sale. Challenge 25 POS will be on display in the store. Any staff member who may be under the age of 18 must call a senior staff member to take over the sale and complete the transaction. If it is known that a customer intends to purchase alcohol to provide to minors then that sale will be refused. All refused sales will be recorded in a refusals book, which will be made available for inspection by Police or Licensing Officers of the council on request.

**Section 19 of 21****NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

**Continued from previous page...**

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

**Section 21 of 21****PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Fees are calculated on the valuation of the premises. The value can be found on [voa.gov.uk](http://voa.gov.uk) Fees range from £100 - £315 please phone Licensing team to confirm 020 87605466 Rateable Value (commercial) £0 - £4,300= £100 £4,301 - £33,000= £190 £33,001 - £87,000=£315 £87,001 - £125,000=£450 £125,000 and over=£635

Please note there is a surcharge of 1.65% if you pay by credit card. There is no surcharge for debit card▲

\* Fee amount (£)

**ATTACHMENTS****AUTHORITY POSTAL ADDRESS****Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**DECLARATION**

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my

\* licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration



**Lord Roberts, 19 Upper Woodcote Village, Purley, CR8 3HF.**

**Conditions consistent with the Operating Schedule**

1. Staff shall be given training by the DPS in relation to Licensing Act 2003, conflict management and the protection of children from harm. Refresher training shall be given every 6 months and records shall be kept at the premises and made available for inspection by the police or authorised official from the local authority
2. A CCTV system shall be installed at the premises covering the entrance, the external area and all internal areas. A head and shoulders image to identification standard shall be captured of every person entering the premises. Images shall be kept for 31 days and supplied to the police or local authority on request.
3. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public.
4. Ensure that a comprehensive incident register is maintained, at the premises. The DPS shall ensure that details of incidents shall be added to the register within 24hrs of any incident. CCTV images of any incident will be recorded and kept at the premises along with a copy of the incident report and written reports from all members of staff involved

The following details shall be recorded: -

Date

Time

Location

Persons concerned

Summary of incident

Identification of any Emergency Services Personnel who attended

5. A challenge 25 policy shall be in operation at the premises with operate signage on display throughout the premises.
6. Ensure a refusals register is maintained at the premises to record when sales of alcohol are refused details should include, date and time, reason for refusal, description of person.
7. Signage shall be displayed at the entrance/exits points asking that patrons leave the premises quietly.



A3

Upper Woodcote Village  
Purley  
Surrey

1 May 2019

Dear Sirs

Lord Roberts. 19 Upper Woodcote Village, Purley, CR8 3HF

I was concerned to learn that the owner of the Lord Roberts has applied for a licence to sell alcohol from 8.30 to 22.00 seven days a week. It is strange that the owner has not brought this to the attention of the Upper Woodcote Village Residents Association or Webb Estate Ltd previously.

This type of public house is totally out of keeping with this residential area and contrary to the principles of William Webb who was a life-long tee-totaller.

We already have traffic and parking issues around the green owing to the change of use of the Lord Roberts and this becomes a hazard for pedestrians, runners and children who play there. We do not need further opening hours and the consumption of alcohol to add to the problem.

Customers of the Lord Roberts should be able to park on land belonging to the Lord Roberts.

For these reasons I am totally against the granting of this licence.

Yours faithfully

A3

Upper Woodcote Village  
Purley  
Surrey

RECEIVED 28 MAY 2019

21 May 2019

London Borough of Croydon  
Place Department, Licensing Team  
6th Floor, Zone A  
Bernard Weatherill House  
8 Mint Walk  
Croydon, CRO 1EA

Dear Licensing Team

Lord Roberts, 18 Upper Woodcote Village

Thank you for your recent telephone call. I have now received a copy of the four points you mention and wish to add the following -

#### Prevention of Crime & Disorder

There has already been a marked increase in the number of visitors and parking around the Lord Roberts and with the availability of alcohol this is likely to increase still further. The Applicant is attempting to extend opening hours from 08.30 to 22.30 and also provide off-sales of alcohol. Drinkers will be able to wander at will onto the green and surrounding area. This is already a high crime area and the Applicant cannot guarantee the safety of householders.

#### Public Safety

There are no pavements around the green. The road being circular makes an excellent track for joggers, cyclists (many small children learn to ride here), dog walkers, children on their way to and from schools in the area and elderly folk who just need some quiet exercise. The additional parking decreases the width of the road, particularly around the Lord Roberts corner, and make it a dangerous obstacle course.

#### Public Nuisance

The Applicant advertises parties and events for large numbers of visitors. These already cause disturbance for those living near, with alcohol served this is likely to increase. Residents around the green take pride in their attractive surroundings and make every effort to keep it looking so, clearing up litter from the green and grass verges, including drink cans, bottles and used tissues. More visitors unfortunately mean more litter.

I enclose a copy of Mrs Goward's interview with the Croydon Advertiser on December 9, 2016 which is a rosy coloured fiction. In fact: Mrs Goward was quick to develop the property by adding a semi-detached house and flat at the rear, close the grocery shop and the post office and ruin the garden.

PTD ....

A3

In her interview with Surrey Radio on 7th April Mrs Goward stated "I hate being told I can't do something it just makes me try harder".

I urge the Council to reject this alcohol application and any further extension of opening hours.

Yours sincerely

A3

**From:**  
**To:** LICENSING  
**Subject:** Premises Licence: Lord Roberts CR8 3HF  
**Date:** 03 May 2019 12:12:13

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Woodcote Lane,  
Purley  
(

May I object to the application of a Premises Licence for the Lord Roberts, Upper Woodcote Village, CR8 3HF. The application is for the sale of alcohol, on and off premises.

The grounds for my objection are:

1. The premises forms part of which was a larger building and was a "Temperance Inn" on a Village Green, the introduction of Alcohol into the area, I feel, may cause Crime and Disorder. Planning permission granted in 2017 was for an A1 shop and 2 residential units.

2. The applicant feels it necessary to state (at 18c on the application) that "All relevant Fire Procedures are in Place". But this may not relate to the building, as a recent conversation, Building Control approved the conversion plans, but a search of the Croydon gov. website does not show the works were ever inspected, or "signed off" as "completed". For Public Safety and the safety of other residents, it should be that all "Fire" and "Transmission of Sound" regulations have been complied with. At the moment I object on this ground as there is no evidence they have.

3. Some, as I do, may think a Public Nuisance to sell alcohol at a premises which form part of a War Memorial. The village green of which the premises forms part is Memorial to the people of Purley and Coulsdon who lost their lives during wars. I think to serve alcohol shows a sign of disrespect and a Public Nuisance. The original Lord Roberts was a Temperance Inn and served no alcohol, the applicant bought the property fully aware of this.

4. As well as a War Memorial, the Village Green is a play area for Children. For the protection of any children entering the shop to buy "ice cream, drinks" etc I do not feel there is room enough for a clear division between where people are consuming alcohol and children buying.

For the protection of children living in the newly converted residential parts (a 2 bedroom flat & 3 bedroom house) before any Licence is considered, would it not be correct for the committee to ensure all "Fire" regulations are in place as well as "Transmission of Sound" (children go to bed early) regulations have been completed and "signed off" by the Building Inspector.

Although it is not a matter for the licencing committee, as a planning matter, it seems the shop has A1 planning consent. The introduction of a meal where alcohol is consumed seems to bring it into A3. Could the advice of Planning be sought on this matter, so the applicant can be correctly informed of any further planning consents which may be required.

Would you please consider my objections

A3

**From:**  
**To:** LICENSING  
**Cc:**  
**Subject:** Alcohol License Application by Lord Roberts on the Green  
**Date:** 04 May 2019 11:49:03

---

Dear Ms Farquharson

As a resident of the Webb Estate I strongly object to the granting of alcohol license for the shop at the Upper Woodcote Village Green. The use of alcohol in or outside the premises with its associated noise and parking would be detrimental to this tranquil residential area. It is an unsuitable location for alcohol use.

Purley is more than well catered with licensed premises, with three pubs, several restaurants and off-licensed shops/supermarkets.

The shop is in a Conservation Area, the Village Green is a War Memorial, the place is inappropriate for alcohol license, therefore the application should be refused.

Regards

Further comments added.

A-3

**From:** f  
**To:** LICENSING  
**Subject:** Re: Alcohol License Application by Lord Roberts on the Green  
**Date:** 30 May 2019 20:14:46

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Further to my objection dated the 4-th of May 2019 I wish to add the following;  
The use of alcohol at the premises -in a quiet residential area -can lead to crime and disorder  
Increased traffic and possible alcohol intoxication hinder public safety  
Noise from clients drinking at the premises will cause a public nuisance  
Children playing at the Village Green will be less safe

Regards

f

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A3

**From:**  
**To:** LICENSING  
**Subject:** Application for Alcohol License at 19 Upper Woodcote Village, The Lord Roberts on the Green  
**Date:** 05 May 2019 16:27:03

---

Dear Sir/Madam.

As a nearby resident on the Webb Estate, I am writing to formally lodge an objection to this application for an alcohol license at The Lord Roberts.

The Lord Roberts was originally a small village convenience store in the Upper Woodcote Village operating at limited hours during the week and weekends and therefore did not impact much on neighbours and residents in the area.

It was taken over by new owners who developed and expanded it with a negative disruption to the road and village. The premises currently operates as a convenience store and coffee shop and its operation has already had an impact on the local residential roads and area in terms of traffic, parking, noise and disruption. This has been tolerated out of the goodwill of the local community and neighbourhood.

This current proposal would not only add to these disruptions by extending opening hours seven days a week, but with prolonged alcohol sales would introduce the prospect of significant antisocial behaviour, noise and disruption to what is a totally residential and quiet area.

This proposal is undoubtedly motivated by profit and financial opportunism and should be rejected emphatically in order to respect the local residents and neighbourhood.

Yours sincerely,

,

Sent from my iPhone

A3

**From:**  
**To:** LICENSING  
**Subject:** Licence Objection 06  
**Date:** May 2019 11:57:36

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Dear Sir/Madam,

I would like to make an **objection** to the issuing of a New Premises Licence at; Lord Roberts, 19 Upper Woodcote Village, Purley, CR8 3HF.

I believe this application should go before the Conservation Area planning committee, as this premises is part of the conservation area known as Webb Estate, and William Webb originally built the Lord Roberts as a Temperance Inn that did not sell alcohol.

To allow this premises to sell alcohol, be open until late at night, seven days a week, will encourage public disorder and crime and be a nuisance to the home owners living very close by who have up until now enjoyed a quiet and safe environment.

The premises is on the Upper Woodcote Green where many children use the facilities of the open green space and the children's play area. Many children from the two schools in Woodcote Lane and the Woodcote Schools on Smitham Bottom Lane all use the roads and green around The Lord Roberts and I worry that the sale of alcohol will attract an undesirable element and children may no longer be as safe as they once were.

**I would like to object to this application in the strongest possible terms.**

Yours faithfully,

[Signature]

Purley

From I

Worthing  
West Sussex  
r*Dear Sirs*

I object to the application for an alcohol license by Laura Goward (the Applicant) for Lord Roberts on the Green, 19 Upper Woodcote Village Green, Purley, CR8 3HF.

The Applicant has set up a café known as Lord Roberts on the Green, in spite of considerable opposition from local residents. This provides simple food during the day, and closes early afternoon on Sundays and Bank Holidays. This Application now seeks permission for three things:

- To sell alcohol on premises with food, but also without food
  - To set up an off-license; and
  - A significant extension in opening hours from early until late, every day of the week.
- The Application gives erroneous information about current opening hours: the property is not open for these hours. This extension appears to be being requested by stealth.

This Application shows no regard for the nature of the conservation area within which the Lord Roberts sits, or the history of the Lord Roberts as a temperance pub. It disregards the disruption and risks to residents, and ignores their opinions and significant concerns about public nuisance, public safety, crime and disorder and the protection of children, both local residents and local schoolchildren, and the elderly. No attempt has been made to discuss this Application with the local community.

**Existing public nuisance will increase with the availability of alcohol**

There are already issues with noise and vehicular pollution which are impacting on the neighbouring residential and care home properties, and local schoolchildren, due to the increase in visitors to The Lord Roberts.

This is already particularly acute when the garden is used. Council Officers should note that the Applicant fails to admit the effect of seasonality in her application.

This growth in traffic has been further exacerbated by the use of the so-called storage shed - promoted as the 'Enchanted Cabin' - as a "pop-up" shop and for workshops and events where greater numbers of people congregate.

Public nuisance will be significantly exacerbated with the proposed significant extension of opening hours. The Application misleads Council Officers on current opening hours.

The availability of alcohol, as drinkers lose their inhibitions, is bound to increase noise levels from customers. The Lord Roberts' website actively promotes events and parties, including hen parties. The Applicant intends simply putting up a notice reminding customers to be quiet and respectful when leaving. This will not make it so, and will do nothing to reduce noise on the premises, particularly in the outside areas.

**Risk to public safety will increase with the availability of alcohol**

The use of the Lord Roberts as a café has already caused significant growth in traffic and parking in a residential area frequented by school children and residents in the care homes opposite. The Lord Roberts is on a corner site where three roads intersect. Visitors' parking is already causing dangerous

blind spots, and several accidents – between cars and to pedestrians, including children and the elderly – have been narrowly avoided.

Granting an alcohol licence will proactively create an environment that makes drink-driving more likely and intensify the risk to public safety.

The Application takes no account of these issues.

**Risk of crime and disorder will increase with the availability of alcohol**

The property fronts onto the road with no demised frontage. Customers already spill out on the road. The garden is not well screened from the road, and provides little security in terms of fencing: there are multiple entrances/exits to the property. Drinkers cannot naturally be contained within the premises and its environs. The Applicant cannot guarantee that there will not be disorderly behaviour, and there is therefore the potential for harm to cars and local properties, and to pedestrians, including children and the elderly. This risk will increase with additional events and parties, including hen parties.

The Application notes its policy re CCTV. However, the presence of alcohol stocks on the premises may prove attractive to criminals, and CCTV is not scheduled to be turned on between the hours of midnight and 0830hrs. This is hardly a deterrent. Attracting criminals to the area exacerbates the risk to local residents. There have been a number of aggressive burglaries locally since Lord Roberts on the Green opened.

Keeping an incident book, while no doubt worthy, will not prevent crime or disorder. The Application appears naïve about the dangers inherent in running a licenced establishment.

**Increased risk of failure to protect children**

The village green is well used by children of local residents and local schoolchildren. The village green is a locally listed park: it is used by locals and the general public, including children playing on the seesaw. The old Lord Roberts shop and Post office (which the Applicant closed in spite of assurances to local residents) was regularly frequented by schoolchildren for sweets and ice-creams. The Applicant still actively promotes the facilities to children.

The property is very close - a few minutes and less than 1/3 mile - to several schools, including Cumnor House School Primary School for Girls, Cumnor House Nursery, Woodcote Primary School, Woodcote High School and Brightsparks Day Nursery, with several other schools nearby. Permitting on-sales, and off-sales, must surely be inappropriate so close to educational establishments.

Customers of the café, especially those in the garden and on the street, are visible to residents and passers-by. Inappropriate behaviours, including alcohol abuse, by drinkers will be visible and audible and may cause distress to children, as well as to others.

There has been no discussion of the Application by the Applicant with local schools, let alone local residents. There has been no discussion of a Public Space Protection Order to protect the village green and its environs.

While the Application asserts that staff will be trained, I am concerned that the Applicant and her staff have no experience in running licensed premises. The Applicant appears to have no experience

From I

Worthing  
West Sussex

of running licensed premises: Ms Goward styles herself as a property developer and media presenter. As far as I am aware, none of the staff have any experience of running licensed premises. Many of the staff, particularly at weekends, are young people themselves. There is no detail in the Application of who is intended to be the Designated Premise Supervisor (DPS) to take responsibility to protect young staff and customers.

**Application inaccuracies**

The Application erroneously states that The Lord Roberts is open from 0830-2200hrs every day, and requests an alcohol license for these times. In fact, opening times are 0830-1730 weekdays, and 0830-1430 on Sundays and Bank Holidays. The Lord Roberts is not open in the evenings, except for events. The Applicant therefore wishes to extend opening hours to that of a public house, without making that clear in the Application.

The Application claims that customers will be sold alcohol only with food while seated at a table. However, the Application also notes that customers may also be served while 'waiting for a table'. This clearly accepts that customers will be standing around and drinking. Council Officers should note that the Lord Roberts is not equipped with a full kitchen, and can prepare only basic foods: it cannot perform as a restaurant in the evenings or provide a Sunday lunch. Evening and weekend trade is therefore more likely to be drinkers only 'waiting for a table'.

The Applicant makes no mention of seasonality in her Application. Yet, the property has a garden, which, unsurprisingly, has significantly greater use in good weather, already causing substantial additional noise and disruption to residents. This use is greater when the so-called storage shed is in used as a pop-up shop or for workshops, parties and events. Noise – public nuisance - from drinkers in the garden will be intolerable.

*I repeat my absolute opposition to this alcohol application, and urge the Council to reject it.*

*Yours faithfully*

Purley  
Surrey

*Dear Sirs*

I put on notice my categorical objection to the application for an alcohol license by Laura Goward (the Applicant) for Lord Roberts on the Green, 19 Upper Woodcote Village Green, Purley, CR8 3HF.

The Applicant has set up a café known as Lord Roberts on the Green, in spite of considerable opposition from local residents. This provides simple food during the day, and closes early afternoon on Sundays and Bank Holidays. This Application now seeks permission for three things:

- To sell alcohol on premises with food, but also without food
- To set up an off-license; and
- A significant extension in opening hours from early until late, every day of the week.

The Application gives erroneous information about current opening hours.

This Application shows no regard for the nature of the conservation area within which the Lord Roberts sits, disregards the disruption and risks to residents, and ignores their opinions and significant concerns about public nuisance, public safety, crime and disorder and the protection of children, both local residents and local schoolchildren. No attempt has been made to discuss this Application with the local community.

**The application is not in keeping with the character of the area**

The Lord Roberts café is situated in the Webb Estate in Purley. This is tranquil residential area, built as a 'Garden Village' by William Webb in the late 1800s. The village green, known as Upper Woodcote Village, where the Lord Roberts is situated, is a well-preserved example of a model village with a distinctly different feel from the rest of the Estate. The four acre green forms the only piece of open space in the Estate, and is much used by locals, particularly children, for recreation, and for community events. Upper Woodcote Village forms part of a conservation area (CA), and the Lord Roberts is a locally listed building, marked by a blue plaque by the Bourne Society. The village green itself is designated Local Open Land and a Locally Listed Historic Park and Garden. There is a War Memorial obelisk sited to the front of the property: the green also forms part of the War Memorial.

The Lord Roberts is the only commercial property in the area: it was constructed as the 'Village Inn', and named The Lord Roberts Temperance Inn after Field Marshall Lord Roberts. It was always affectionately referred to as a "pub with no beer" as William Webb was a Quaker. For many years it served tea (historic documents refer to it being 'a capital tea!'), and provided a community service as a small shop and post office.

In spite of assurances to local residents that the Lord Roberts would remain a community asset, the Applicant has closed the Post Office: this was a key consideration in any local support for the change of use to a café. Understandably, I, and many other local residents, already feel misled by the Applicant and are concerned about her intentions.

**Existing public nuisance will increase with the availability of alcohol**

As feared, and clearly identified as a risk in objections to earlier failed planning applications, there are already issues with noise and vehicular pollution which are impacting on the neighbouring residential properties due to the increase in visitors to the site.



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From

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Purley  
Surrey

This is already particularly acute when the garden is used. Council Officers should note that the Applicant fails to admit the effect of seasonality in her application.

This growth in traffic has been further exacerbated by the use of the so-called storage shed - promoted as the 'Enchanted Cabin' - as a "pop-up" shop and for workshops and events where greater numbers of people congregate.

Public nuisance will be significantly exacerbated with the proposed significant extension of opening hours. The Application misleads Council Officers on current opening hours.

The availability of alcohol, as drinkers lose their inhibitions, is bound to increase noise levels from customers. The Lord Roberts' website actively promotes events and parties, including hen parties. The Applicant intends simply putting up a notice reminding customers to be quiet and respectful when leaving. This will not make it so, and will do nothing to reduce noise on the premises, particularly in the outside areas.

**Risk to public safety will increase with the availability of alcohol**

As feared, and clearly identified as a risk in objections to earlier failed planning applications, the use of the Lord Roberts as a café has already generated a significant growth in vehicle traffic movements and parking in a residential area frequented by school children. The Lord Roberts is on a corner site where three roads intersect. Visitors' parking is already causing dangerous blind spots, and several accidents – between cars and to pedestrians, including children – have been narrowly avoided.

Granting an alcohol licence will proactively create an environment that makes drink-driving more likely and intensify the risk to public safety.

The Application takes no account of these issues.

**Risk of crime and disorder will increase with the availability of alcohol**

The property fronts onto the road with no demised frontage. Customers already spill out on the road. The garden is not well screened from the road, and provides little security in terms of fencing: there are multiple entrances/exits to the property. Drinkers cannot naturally be contained within the premises and its environs. The Applicant cannot guarantee that there will not be disorderly behaviour, and there is therefore the potential for harm to cars and local properties, and to pedestrians, including children. This risk will increase with additional events and parties, including hen parties.

The Application notes its policy re CCTV. However, the presence of alcohol stocks on the premises may prove attractive to criminals, and CCTV is not scheduled to be turned on between the hours of midnight and 0830hrs. This is hardly a deterrent. Attracting criminals to the area exacerbates the risk to local residents. There have been a number of aggressive burglaries recently on the estate.

Keeping an incident book, while no doubt worthy, will not prevent crime or disorder. The Application appears naïve about the dangers inherent in running a licenced establishment.

**Increased risk of failure to protect children**

As noted above, the village green is well used by children of local residents and local schoolchildren. The village green is a locally listed park: it is used by locals and the general public, including children

A3

From

Purley  
Surrey

playing on the seesaw. The old Lord Roberts shop was regularly frequented by schoolchildren for sweets and ice-creams.

The property is very close - a few minutes and less than 1/3 mile - to several schools, including Cumnor House School Primary School for Girls, Cumnor House Nursery, Woodcote Primary School, Woodcote High School and Brightsparks Day Nursery, with several other schools nearby. Permitting on-sales, and off-sales, must surely be inappropriate so close to educational establishments.

Customers of the café, especially those in the garden and on the street, are visible to residents and passers-by. Inappropriate behaviours, including alcohol abuse, by drinkers will be visible and audible and may cause distress to children, as well as to others.

There has been no discussion of the Application by the Applicant with local schools, let alone local residents. There has been no discussion of a Public Space Protection Order to protect the village green and its environs.

While the Application asserts that staff will be trained, I am concerned that the Applicant and her staff have no experience in running licensed premises. The Applicant appears to have no experience of running licensed premises: Ms Goward styles herself as a property developer and media presenter. As far as I am aware, none of the staff have any experience of running licensed premises. Many of the staff, particularly at weekends, are young people themselves. There is no detail in the Application of who is intended to be the Designated Premise Supervisor (DPS) to take responsibility to protect young staff and customers.

#### **Application inaccuracies**

The Application erroneously states that The Lord Roberts is open from 0830-2200hrs every day, and requests an alcohol license for these times. In fact, opening times are 0830-1730 weekdays, and 0830-1430 on Sundays and Bank Holidays. The Lord Roberts is not open in the evenings, except for events. The Applicant therefore wishes to extend opening hours to that of a public house, without making that clear in the Application.

The Application claims that customers will be sold alcohol only with food while seated at a table. However, the Application also notes that customers may also be served while 'waiting for a table'. This clearly accepts that customers will be standing around and drinking. Council Officers should note that the Lord Roberts is not equipped with a full kitchen, and can prepare only basic foods: it cannot perform as a restaurant in the evenings or provide a Sunday lunch. Evening and weekend trade is therefore more likely to be drinkers only 'waiting for a table'.

The Applicant makes no mention of seasonality in her Application. Yet, the property has a garden, which, unsurprisingly, has significantly greater use in good weather, already causing substantial additional noise and disruption to residents. This use is greater when the so-called storage shed is in used as a pop-up shop or for workshops, parties and events. Noise from drinkers in the garden will be intolerable.

The notice of application is not properly displayed. Local residents have been neither informed nor consulted by either the Applicant or the Council. The Webb Estate and the local road committee have been kept in the dark: this continues an unhelpful pattern of behaviour by the Applicant who

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From

Purley  
Surrey

has scant regard for the community she purports to serve. The impression is that this application has deliberately been kept secret: it was discovered purely by chance.

#### **Compliance with license conditions**

I am concerned that the Applicant has a history of ignoring license conditions, and am therefore apprehensive about where this alcohol Application may lead. The Applicant continues to ignore the dismissal of her Appeal re the so-called storage shed, by actively continuing to promote its use as the 'Enchanted Cabin' for 'pop-up' sales, workshops and events. The website promises 'we host pop-up shops on a regular basis', and promotes the storage shed as the 'Enchanted Cabin'. This naturally gives rise to concerns about compliance with any further licensing conditions.

Council Officers will recall that the Applicant, without permission, demolished a garage and built a so-called storage shed on the property.

This was sited closer to the road than the earlier garage, and closer also to the front of the property, facing the village green to the east. It is therefore situated in a prominent position, and is not well screened. Council Planning Officers concluded, in February 2018, that it was harmful to the character and appearance of the CA, and detrimental to the setting of the locally listed building and the nearby war memorial, in conjunction with both of which it is readily viewed.

Further, the shed was constructed in a style unsympathetic to the design and materials of other buildings in the vicinity. Council Planning Officers concluded, in February 2018, that its construction did not equate to care and consideration for its surroundings, nor did it relate well to the original building of the Lord Roberts.

The Applicant applied retrospectively for planning permission to demolish the garage and build a shed for storage, ref 18/00022. This was refused in February 2018. The Applicant took this to Appeal. The Appeal was dismissed, ref 18/00067 in March 2019 on the grounds that "the shed would fail to preserve or enhance the character or appearance of the CA. On that basis, it would conflict with the provisions of Policy SP4.13 of the Croydon Local Plan (CLP) which indicates that the Council will strengthen the protection of, and promote improvements to, conservation areas. It would also conflict with policies DM18.1/2/4/5/6 and 8 of the CLP which require development, amongst other things, to preserve and enhance the character, appearance and setting of heritage assets, including Conservation Areas, Locally Listed Buildings, Local Heritage Areas, and War Memorials."

The Planning Officer concluded that "The development was seen to be detrimentally harmful to the appearance of and the character of the existing locally listed building and locality. There has been no regard for the nature of the conservation area within which the structure sits given its prominence. The materiality and design are not cohesive to the existing building and are incongruous with the surroundings. Overall, the structure causes significant impact to the locally listed building within the Upper Woodcote Village Conservation area and therefore is recommended for refusal."

*I repeat my absolute opposition to this alcohol application, and urge the Council to reject it.*

*Yours faithfully*

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A3

**From:**  
**To:** LICENSING  
**Subject:** The Lord Roberts on the Green, 19 Upper Woodcote Village, Purley CR8 3HF  
**Date:** 04 May 2019 16:22:25

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Dear Sir

I am writing to object to the application for a licence to be granted to The Lord Roberts as above. These premises are being run successfully as a coffee shop at the moment, closing in the late afternoon. When originally built by William Webb it was a temperance inn, no alcohol was allowed and it has remained that way ever since. The present owner decided to keep to the convention when she took over from the Webb family.

However it now appears that she has changed her mind and wants a licence to sell alcohol, both on and off the premises. She has also stated that the shop will be open until 22.00, seven days a week. The success of the current coffee shop has meant inconvenience to nearby residents because of the prolonged customer parking. This also makes access to the main road difficult on occasion, when there is parking on both sides of the road.

Noise from the garden in the summer is bound to increase with the provision of alcohol and with increased opening hours, the disruption to residents will be exacerbated.

The Upper Woodcote Village is a conservation area and is the site of a war memorial. It has become increasingly busy since The Lord Roberts changed from a local post office/shop to a coffee shop and is in danger of losing its quiet reflective atmosphere.

I urge you therefore to disallow the application.

Yours faithfully

Further comments added.

A3

**From:**  
**To:** LICENSING  
**Subject:** The Lord Roberts, Upper Woodcote Green, Purley  
**Date:** 20 May 2019 12:52:15

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Dear Sir

I am writing to object to the application for the above premises to obtain a licence to sell alcohol on the grounds of 'prevention of public nuisance' and 'prevention of crime/disorder'

These premises are located on the site of war memorial, which presently has a quite reflective atmosphere for much of the time. The applicant has asked for licencing hours to extend to 22.00 seven days a week. This will inevitably lead to more traffic, increased levels of noise and prolonged parking, causing a public nuisance to residents and making access to the main road more difficult because of parking on both sides of the road.

Excessive consumption of alcohol could lead to acts of crime and/or disorder in a quiet residential area, where residents have a right to expect quite evenings free of rowdy behaviour.

I urge you to refuse the application.

Yours sincerely

A3

**From:**  
**To:** LICENSING  
**Subject:** Opposition to alcohol license application at Lord Roberts, 19 Upper Woodcote Green, Purley, CR8 3HF  
**Date:** 07 May 2019 10:33:00  
**Attachments:**

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Dear Sirs,

I am writing to register my clear opposition to the application for an alcohol license for the Lord Roberts shop and tea-rooms at 19 Upper Woodcote Green, Purley, CR8 3HF.

The Lord Roberts was created by William Webb as a strictly teetotal community asset serving the Webb Estate. This is written into the Estate's documentation, forming one of the reasons why many local residents opted to live there. As such, it is not simply up to the Webb family or any other individual or institution to make a unilateral change to this position.

There has been no effort made by the new owner of the Lord Roberts property to communicate with local residents. As such, no information has been forthcoming on the proposed regulation of any areas of nuisance or safety measures to be put in place to protect local elderly or children. Since part of the reason given to local residents for the closure of the other local infrastructure provided in the same property – the Post Office - was the lack of available space, I fail to see how the developer expects to provide adequate off-street refuse and secure storage areas, especially as they have already flouted the Webb Estate guidelines by developing out additional residential upper parts, broken out to 3<sup>rd</sup>-party occupiers.

In the unlikely event of the Council choosing yet again to ignore local residents' comments regarding the creeping development of this asset and opting to grant consent, I look forward to seeing a detailed explanation as to how exactly the Council proposes to police the developer's future use of this property.

Kindest regards,

Group Chief Executive Officer

Further added comments.

A3

**From:**  
**To:** LICENSING  
**Cc:**  
**Subject:** Lord Roberts, 19 Upper Woodcote Village, Purley, CR8 3HF - objection to license application  
**Date:** 22 May 2019 15:10:24  
**Attachments:**

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To whom it may concern.

I am writing to object strongly to this application on the basis that the creation of a new on- and off-premises alcohol license in this location does not meet the 4 grounds relevant for denial of a grant of license under the guidelines to the Licensing Act 2003, as follows:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Arguments:

- A. The Applicant intends to sell alcohol for consumption on- and off-premises from 08:30 hrs – 22:00 hrs (Application, Section 15/21).
- B. The Applicant's claim (Section 18 b/21) that staff will only serve alcohol to patrons waiting for a table is not in keeping with their application (Section 15/21) for a license to sell alcohol for off-premises consumption. The Application as set out is therefore inherently flawed and as such invalid.
- C. Section 18/21 deals exclusively with the Applicant's dealings within the confines of her demised premises. No additional security or precautionary measures are being put in place to justify the increased risk of public nuisance offences in the immediate vicinity, whereby the issuance of a new alcohol license could be reasonably considered to be in the public interest.
- D. Public nuisance is a common law offence. It has been defined (as adopted by the Law Commission Report of 24th June 2015 on SIMPLIFICATION OF CRIMINAL LAW: PUBLIC NUISANCE AND OUTRAGING PUBLIC DECENCY) as: A person is guilty of a public nuisance (also known as common nuisance), who (a) does an act not warranted by law, or (b) omits to discharge a legal duty, if the effect of the act or omission is to endanger the life, health, property or comfort of the public, or to obstruct the public in the exercise or enjoyment of rights common to all Her Majesty's subjects.
- E. Public nuisance need not be a criminal offence, but can also be actionable under tort. As such, it is not prescriptive that a public nuisance offence under English law should be an offence for which a police presence could reasonably be expected. It would not therefore be registered under police recorded crime statistics.

The Home Office Counting Rules and the

- F. *Police recorded crime statistics:*  
National Crime Recording Standard govern police recording practice. Police recorded crime statistics cover all 'notifiable' offences recorded by the police for Home Office records. Under these, Police authorities acknowledge that alcohol does have a significant role in criminal activity.
- G. The Lord Roberts was opened in June 1907 by William Webb as an amenity to the Webb Estate and as one of the only designated teetotal pubs in the country. It has served as such ever since, whilst also acting as the local shop to this community and has contributed to that community's quiet enjoyment of their properties as a result.
- H. The local shop is regularly frequented by local schoolchildren, who would be laid open to risk of harm linked to the availability of alcohol for sale to the public from 08:30 to 22:00 hrs, 7 days per week.
- I. The Lord Roberts is sited on a T-junction with forecourt on-road parking tolerated. This parking provision is already inadequate, as at regular times during the day customer parking spills onto the surrounding roads and causes obstructions.
- J. No additional provision for car parking has been made which would alleviate this situation, thereby endangering the constitutional right to quiet enjoyment of their property by all neighbours.
- K. Alcohol is to be made available for consumption both on and off the premises from 08:00 – 22:00 hrs (Application – Section 15/21). This, within an area with a central village green with little public lighting provision and where benches and a seesaw are provided well outside of the demise of the Lord Roberts risks a substantial increase in the probability of public nuisance. As is recognised by the constabulary, they are not in a position to deal with a substantial increase in call-outs to attend to such instances, this again endangering the constitutional right to quiet enjoyment of their property by all neighbours of Lord Roberts.
- L. The local towns provide a considerable number of licensed establishments (on- & off-license). The journal of the licensed trade ([www.thedrinksbusiness.com](http://www.thedrinksbusiness.com)) reported on 18<sup>th</sup> February 2019 that "UK pubs are still closing at the rate of 14 per week". Creating additional competition therefore appears to border on negligence.

Kindest regards,

Group Chief Executive Officer

Surrey C



**From:**  
**To:** LICENSING  
**Subject:** Objection to Application of licence for Lord Roberts Limited  
**Date:** 07 May 2019 13:53:11

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As a long term resident of the Webb Estate I wish to record my objections, comments and questions regarding the application for the granting of a licence to sell alcohol at the premises, Lord Roberts Limited 19 Upper Woodcote Village and would be grateful if you would consider them in coming to your decision.

1 In view of the history of the building and its location in the Upper Woodcote Village and Webb Estate conservation areas I consider that it is inappropriate for this particular premises to be granted a licence to sell alcohol. William Webb, the developer of Upper Woodcote Village and the Webb Estate, between 1903 and 1907 arranged the building of the cottages, houses, smithy and inn around the green. The Inn which opened in June 1907 was named the Lord Roberts Temperance Inn and was reportedly, affectionately known as "a pub with no beer". Webb was quite deliberate in ensuring that alcohol was not available at the Lord Roberts; it did not fit with his philosophy of the development of Upper Woodcote Village and the Webb Estate. It is this philosophy that underlies the conservation area status.

I consider that it would seem completely wrong that after 112 years of the Lord Roberts being a temperance establishment that a licence should be granted for these premises.

2 As William Webb noted there were a number of licensed premises in Purley so there was no necessity for a licensed premises to be established in an area that has a "restful quality that was aimed at in its formation" (p124 Garden First second edition by William Webb published 1920). This is even more true today as there are now even more licensed premises in Purley as there are also in Coulsdon. I consider that there is no need for an additional licensed premises to be established in a quiet residential area.

3 The Lord Roberts is proposing to increase its opening hours to 13.5 hours per day 7 days per week this will create a considerable increase in traffic and people noise in a quiet residential area. Although undoubtedly they will request their patrons to be quiet when leaving late at night, this request is with many other licensed premises ignored as people are often noisy after consuming alcohol. This noise and traffic will cause considerable disruption in a quiet residential area. I consider that a licensed premises should not be established in a quiet residential area.

4 The Lord Roberts has very limited parking space and so current patrons of the tea room park in adjacent residential roads. The significant increase in opening hours and increase in the number of patrons, will undoubtedly increase the disturbance to residents by this parking. This disturbance will also be increased by the number of delivery vehicles per day required to service licensed premises open 94.5 hours per week.

5 Does the applicant as the sole licensee have the appropriate experience to fulfil the role of licensee for a newly licensed premises?

6 The licensed premises are proposed to be open from 8.30am to 10pm every day, seven days a week. The premises will be open for 94.5 hours per week.  
How many hours per day and on which days does the licensee propose to be on the premises to

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supervise a previously unlicensed premises? The sole licensee appears also to have another occupation as a television presenter. How will the licensed premises be supervised when the sole licensee is not on the premises?

7 The Lord Roberts has employed staff under the age of 18, how will the licensee ensure that they are not involved in any way with the ordering and serving of alcohol?

8 Has the Lord Roberts Limited complied with all employment legislation , including National Minimum Wage, National Living Wage and pension enrolment? Is it going to employ staff appropriate for licensed premises? How in detail does it propose to train all of its staff for a newly licensed premises?

9 Is there appropriate disabled access to the premises?

10 Are the toilet facilities appropriate for a premises open from early morning to late at night?

A3

**From:**  
**To:** LICENSING;  
**Subject:** 19/01099/LIPREM-New Premises Licence Application- 19 Upper Woodcote Village, Purley, CR8 3HF  
**Date:** 07 May 2019 20:39:01

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To the Licensing Officer.

I am writing to object to the above application for an alcohol licence at the Lord Roberts 19 Upper Woodcote Village Purley . CR8 3HE

The Lord Roberts currently has opening times of 8:30am - 5:30pm Monday - Saturday and 10:00am - 2:30pm on Sundays. In their application for an alcohol license. The Lord Roberts has requested the ability to serve alcohol seven days a week 8:30am - 10:30pm.

If this is granted it can lead to many disturbances to the neighbours and general public. Drinking customers are more likely to be noisier than regular customers. especially due to there being tables outside in the open garden. The proposed closing time of 10:30pm will affect residents in their homes, due to the noise and leaving the premises.

The location of the Lord Roberts in front of the Village Green could make it a desirable place to go to after consuming alcohol. This can affect residents. especially those who are elderly and have young children.

Surrey

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**From:**  
**To:** LICENSING  
**Subject:** Application for a premises licence for The Lord Roberts, 19 Upper Woodcote Village, Purley, CR8 3HF.  
**Date:** 07 May 2019 21:54:05

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Dear \_\_\_\_\_,

The above application has been made by Ms Laura Gower.

I wish to object to the granting of this licence to sell alcohol at the above premises on the grounds that it will be detrimental to the character of this part of The Conservation Area, and will affect the lives of the current residents of Upper Woodcote Village. I have been a resident of Furze Lane and The Webb Estate since 1994.

The Lord Roberts was built by Quakers who insisted on abstinence from alcohol, and as much as the building and green look like a quintessential pub and cricket pitch, The Webb Estate has always been happy with the premises being alcohol-free. Certainly to change this now will attract drinkers of alcohol who will treat The Green, which is a War Memorial along with the obelisk, disrespectfully and cause a nuisance to local homeowners. The owners purchased their properties knowing the long-standing history and tradition of The Lord Roberts and it is unfair to affect their lifestyles to accommodate an attempt to generate extra income for the owners of the business at The Lord Roberts.

Yours sincerely,

A-3

**From:**  
**To:** LICENSING  
**Subject:** The Lord Roberts - Application for a new Premises Licence  
**Date:** 08 May 2019 14:27:16

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Dear Sirs,

My Name is \_\_\_\_\_ and I wish to make an objection to the application made by Laura Goward for a new Premises Licence. There are four schools close to the premises which is situated in the middle of a private housing area. Children walk past the shop and play on the Green next to the shop. My concerns are

- 1 The DPS is a television personality who travels all the time for several TV shows. How can she supervise the premises as a DPS.
- 2 The four schools nearby need to be protected from harm and the possibility of a cafe selling alcohol on the green can only spell trouble. The green will be used by people loitering and drinking unobserved. The likelihood of a stretched police force monitoring events on a private estate with are small.
- 3 Other members of the community will be coming to the Green to park and buy alcohol to take away. This will lead to issues of noise, parking and and traffic in a very quiet neighbourhood. It would cause public nuisance.
- 4 The Cafe has limited spaces for car parking and this parking problem will spill over on to the private roads with no markings. As there are children in schools and on the estate, this could cause a risk to public safety.
- 5 The notice and the advert should show that the applicant is The Lord Roberts limited not Laura Goward. The application is made in the company name. The council website has no plans of the site.
- 6 Instead of closing at 1730 hours the shop is now closing at 2200 hours. This will in my opinion lead to more social issues on the estate such as people from other areas visiting the shop to buy alcohol and consuming it off the premises.

Kind regards

Sent: 08 May 2019 15:01  
To: LICENSING  
Subject: License Application - The Lord Roberts, Upper Woodcote Village

A3

Dear Sir/Madam

We wish to make an objection to the recent alcohol license application for The Lord Roberts, Upper Woodcote Village for the following primary reasons:

1. The Lord Roberts has been a temperance establishment since its inception over 100 years ago. The Lord Roberts is on the Webb Estate and one of William Webb's primary objectives was that the Lord Roberts should be a temperance establishment. We feel, therefore, that it should remain so especially since there are many other alcohol outlets in the local area. See point 4 below.
2. The Lord Roberts is in a conservation area as defined by Croydon Council itself. See point 3 below for the impact we feel will be felt by the residents who bought into the peace associated with a conservation area lifestyle.
3. The Lord Roberts is in a quiet residential area which will suffer greatly from increased traffic, noise and parking problems potentially over 12 hours a day 7 days a week. Also it should be noted that there is very little public transport close by which means that most patrons would need to drive which would further increase noise and the many other safety factors associated with drinking and driving.
4. There are currently plenty of establishments selling alcohol within a relatively short distance from The Lord Roberts in the Purley and Coulsdon areas. We do not feel, therefore, that another is required especially in this location for reasons outlined in several points above. Also there are three schools within very close proximity to the Lord Roberts which would not be best served for a host of reasons if it were an alcohol serving establishment.

We have two final comments with regard to this application:

1. The licensing application was only recently brought to our attention having been noticed by friends and neighbours who like ourselves had failed to see it adequately displayed. We hope, therefore, that the 8th May deadline for objections will have been extended.
2. Having recorded our objections and negative comments above we would like to say that we think that the owners of The Lord Roberts have made an excellent job of converting a small shop into an excellent coffee house and convenience store which we have always supported.
3. Regarding point 2 above a significant concern would be what the Lord Roberts may grow into if, having acquired an alcohol license, it were to be sold into a more aggressive pub-type ownership model.

Kind regards

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J

A3

**From:**  
**To:** LICENSING  
**Subject:** Planning objection, Lord Roberts, Upper Woodcote Village, Webb Estate Purley  
**Date:** 08 May 2019 18:30:46  
**Attachments:**

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I am writing not as a resident of the Webb Estate but as the Headmistress of ' or Girls which is on ' . I wish to lodge my objection to the application to sell alcohol from The Lord Roberts - originally established as a Temperance Inn by the founder of the estate William Webb.

My objection is based on the following:

That the Webb Estate is primarily a residential area, having what may consist an off-licence / pub in the location of the existing Lord Roberts will attract more people into the area. Areas that are currently quiet and that are safe for children to play may cease to be so. It is inevitable that there will be an increased traffic flow using the private roads, these are roads which do not have pavements and where people can currently walk safely on the road.

There are a number of schools in the immediate vicinity and older pupils may see this as an opportunity to be able to obtain alcohol. With the suggested, extended, hours when the selling of alcohol is permitted, the Green is in danger of becoming a gathering area, this could be a cause of disruptive and unruly behaviours which would be undesirable and potentially feel unsafe or indeed threatening.

Furthermore, my understanding regarding this conservation area is that, "permission will not normally be granted for the introduction of any uses into the area, which would be in conflict with the existing residential character" and although the document goes on to state nursing homes, hostels, flat conversions etc I believe that a premises selling alcohol is a change that is in conflict with the nature of the estate. (1.9 from "Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management plan" - Croydon Council)

I suggest that allowing this application to pass would have detrimental effect on the fundamental premise and nature of the Webb Estate.

Kind regards,

  
Purley  
Surrey



A3

**From:**  
**To:** LICENSING  
**Subject:** OBJECTION New Premises License - Lord Roberts, 19 Upper Woodcote Village CR8 3HF OBJECTION  
**Date:** 08 May 2019 19:01:45

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Good afternoon

I wish to strongly object to the application for an alcohol license.

The Lord Roberts was, until the new owner took over, a much loved popular village store and post office surrounded by residential homes.

There is very little parking and the current clientele are already causing problems as they are having to park in front of the local resident's homes so any increase in vehicle numbers will make it intolerable. The road junction outside the Lord Roberts is becoming particularly dangerous as visibility is restricted – it will not be long before a child or dog is run over crossing from the shop to the green. It is important to remember that there is a high proportion of elderly residents in Upper Woodcote Village and the increase in large 4x4 vehicles (the car of choice it would appear of many of the clients)

is very dangerous and to the detriment of public safety.

I and other local residents have enjoyed the village green and the quiet location for many years. The prospect of summer evenings and weekends being interrupted by Lord Roberts clients sitting outside whilst drinking is just not fair or appropriate. There is no way they will be able to stop this happening and so it is in effect guaranteed to cause a public nuisance.

At the very least weekend and evening sales of alcohol should not be allowed as it would be wholly inappropriate - in effect the local village shop will have become a pub - totally unsuitable for the location.

I hope sense will prevail and the license will be declined.

Kind regards

Purley f

A3

**From:**  
**To:** LICENSING  
**Subject:** Objection to Licensing Application for The Lord Roberts, 19 Upper Woodcote Village, Purley, CR8 3HF  
**Date:** 08 May 2019 21:01:00

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**Objections to an application for a new Premises licence:**

**The Lord Roberts, 19 Upper Woodcote Village, Purley, Surrey CR8 3HF**

I am the secretary of Woodcote Lane Frontagers' Association (WLFA) and have been asked by the WLFA Committee to object to this application for a Premises licence on behalf of all Woodcote Lane residents. Woodcote Lane comprises 19 houses, a block of four flats, and two schools and is an adjacent road to Upper Woodcote Village. The Lord Roberts' shop (originally a Temperance Inn, never intended to sell alcohol) is approximately 200 metres from the end of Woodcote Lane. Woodcote Lane residents feel strongly that the extended hours and sale of alcohol both in the shop and as "Off Sales" will increase public nuisance, as well as increased risk to public safety caused by people sitting on the Village Green outside the shop and consuming alcohol, and then wandering around the neighbouring roads presenting a danger to pedestrians and drivers alike.

The Lord Roberts is located in a residential area with no other shop within a mile. (The nearest being on Brighton Road.) Currently the roads are very quiet and children feel safe to play. However, if the Lord Roberts were to become a pub and off licence, there would be increased usage by members of the public from outside the Estate, and the children would no longer feel so safe.

The Village Green is itself a War Memorial and it is not appropriate for use by people drinking alcohol and treating the area without respect. The Village Green would be in danger of becoming a gathering area, especially of the older children and youths, and could lead to disruptive and unruly behaviours which would be undesirable and potentially feel unsafe or threatening.

We have two schools in Woodcote Lane itself and two schools (Woodcote High & Woodcote Primary) within 500 metres. Many pupils from these schools, as well as children of the residents themselves, use the shop every day for purchase of sweets, drinks, ice creams etc and the Lord Roberts particularly targets children with child friendly events including halloween, easter egg hunts etc. We believe allowing alcohol to be sold both on and off these premises, to the children's parents or to the older children who attend Woodcote High school (or their family members) could result in significant harm to all these children.

I believe that the granting of an alcohol licence would effectively change the use of the Lord Roberts premises from shop and post office (as it was when Lord Roberts Ltd purchased it) to a public house and Off Licence, and that this is in conflict with the existing residential character of Croydon Council's own "Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management plan".

Laura Goward is not present at the shop on a day to day basis as she does a lot of international travel for her job, and is therefore not in a position to closely supervise the sale of alcohol as required by the Designated Premises Supervisor.

We have only recently become aware of this application which was not posted outside the premises in a clearly visible position (as required) until just this week, but we trust our objection is received in time to be considered by the Licensing Authority.

Woodcote Lane Frontagers' Association Secretary  
, Purley,

A3

**From:**  
**To:** LICENSING  
**Subject:** Lord Roberts application for an alcohol licence, 19 upper woodcote village, CR8 3HF  
**Date:** 12 May 2019 17:44:03

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Dear Sir

I am writing to object to the above on the grounds of public safety, prevention of crime and disorder and also prevention of public nuisance.

The current owners have turned what used to be a very quiet and pleasant neighbourhood convenience store/post office into a elitist expensive cafe with a limited number of high priced grocery products for sale. Their motives of the applicant, a suspiciously friendly TV star, here are clear. The alcohol licence raises the value of the property for subsequent development and profiteering.

The village green where this building is situated is in a quiet residential area. Alcohol, especially with licensing hours open until 10.30, will encourage consumption and it's associated noise and disruption of normal life. Inevitably there will be some instances of crime, nuisance and threats to safety in a hitherto calm oasis. I object strongly to this application and I hope you do not allow it. After all in Purley we are hardly short of places to buy or drink alcohol.

Thank you.

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A3

The Webb Estate  
Purley

8<sup>th</sup> May 2019

Objection to the application for a Premises licence to be granted under the Licensing Act 2003  
Registered number 10477266

**TO WHOM IT MAY CONCERN**

We are writing to register our objection to the application for a Premises Licence by The Lord Roberts, 19 Upper Woodcote Village, Purley CR8 3HF (the "Premises"). This application is being objected to in the strongest possible terms. The basis for this objection is that granting a licence for these Premises has not sufficiently addressed the licensing objectives, relating to the prevention of crime, disorder, the prevention of public nuisance and antisocial behaviour and the protection of children from harm.

**Relevant Contextual Concepts**

The context of this objection is based on the immediate location of the Premises entrance and the entrance to our house which is approximately [redacted] in distance from each other and includes two tables with chairs situated directly outside the Premises and less than [redacted] of our premises. Additionally, our rear garden is situated within [redacted] of the Premise's current conservatory and open garden space for the consumption of food and drink. With the Premises' tables situated so close to our property premises there is a likelihood that there will be disruption and disorder associated with ingress and egress to our property. We will elaborate on the importance of this context and its impact using the headings associated with a 'New Premises Licence' application further on in our objection.

The Lord Roberts lies within The Webb Estate Conservation Area, enabling the Premises to sell alcohol would be totally anathema to its founding aims and objectives especially as the Premises was originally developed as a 'temperance inn'. As stated in the Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan (the "Appraisal and Management Plan") produced by Croydon Council it states that as a Conservation Area, certain statutory obligations are required on both the Council and the residents. The main obligations are to ensure that in exercising its powers, the Council is required to pay special attention to the preservation and enhancement of the character and appearance of the area. This Licence application is contrary to the intended purpose of such Plan for the following reasons:

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

The application proposes that alcohol will be sold for consumption on and off the premises between 8:30am and 10.00pm, seven days a week. Currently the Lord Roberts is open 6 days a week from 8.30 a.m. until 5.30 p.m. and on Sunday 10.30 a.m. until 2.30 p.m. A total of 58

hours per week. The current application asks for a licence from 8.30 a.m. until 22.00 p.m. closing at 22.30 seven days a week. A total of 84 hours, an increase of 26 hours amounting to a difference of 44%.

This is a significant increase particularly as since moving to this property on 2<sup>nd</sup> April 2019 (vacant since 2017) we have had a number of incidents involving patrons of the Lord Roberts demonstrating an ignorance of our residential property boundary lines and seeing it as part of the Premises to which this licence has been requested. We have had two incidents of patrons trespassing on our land and trying to gain access through our front entrance to the Premises and whilst we have some acceptance of this being part of an initial settling-in phase we consider that the selling of alcohol may contribute to the further inhibition of Patrons trying to access the Premises during these additional hours. We are also concerned about the potential for damage to our property particularly if patrons are allowed to leave the premises having drunk alcohol on the premises and purchased further alcohol to take off the premises with potential associated anti-social behaviour, additional noise and littering problems.

## 2. The prevention of public nuisance

We feel that if this licence was to be granted, then both ourselves and the neighbourhood would suffer from noise, disturbance and anti-social behaviour due the increased noise level from customers arriving/leaving and the element of alfresco drinking and dining on the Premises.

Patrons wishing to visit the Lord Roberts would need to do so by foot or by their own vehicle as there is no public transport that passes the Premises. Currently ad hoc parking arrangements exist meaning that motor vehicles and cycles are often placed immediately outside the Premises and our property. Agreement to extending the hours of the Premises for this Licence will in itself cause significant disturbance with motor vehicles being used late into the evening and an associated increase in traffic. Car parking will become far more significant as there are no designated car parking facilities for the use of customers and no notice not to parking in resident's driveways or impede access to their property in any way. The area is sufficiently quiet during the day with patrons generally respecting the neighbours who live in such close proximity to the Premises. This will undoubtedly change with arrivals and departures after 22.00 which will cause a disturbance to both the local residents and ourselves.

Additionally, there will be an increase in litter, an increase in odour from the preparation of food on the Premises, an increase in patrons smoking outside the Premises and the detrimental environmental aspects to the increased use of lights during the evening disturbing the peace and quiet of the area and local residents as well as an increase in litter. It should be noted that currently there are no rubbish facilities outside of the Premises for the disposal of litter.

Prior to this application there had been no communication from the applicants with the Webb Estate Residents Association or the residents in the immediate vicinity of the Premises. In light of such a change of use and the change of hours it would have been a reasonable consideration for information to be have been provided for those living next door to the Premises prior to this application being submitted.

### 3. The protection of children from harm

We regularly offer respite care to our two disabled grandchildren (aged 7 and 8) who are holders of blue badges and have wheelchair use. This often entails us parking adjacent to our front entrance to gain access without using the pea shingle drive that was provided with the purchase of the house. We would not wish for them to have to pass patrons drinking outside our house on a 7 day a week basis where they may be exposed to strong language associated with alcohol or witness unsocial behaviour. We would envisage that the sale and purchase of alcohol will bring unnecessary exposure to unsocial behaviour that may be unwarranted and disturbing to them both at the front and rear of our house.

#### Additional Considerations

- A. According to Croydon Council government information, applying for a Premises Licence requires that an "application must be placed in the window of the premises and also in the local newspaper". The Premises have yet to comply with the obligation of displaying this application. Indeed, until recently the notice was placed at the bottom of a noticeboard within the Premises so not within the public domain meaning that other objections may not have been presented due to this lack of compliance.
- B. Referring to the [www.gov.uk](http://www.gov.uk) website it states that consideration of using the garden of the Premises to supply alcohol should be clearly stated and considered as to the possible issues relating to such an application. This has not been included and yet food and drink are served both inside the Premises, within the conservatory of the Premises and the open garden area of the Premises.
- C. No reference has been provided as to whom the "Designated Premises Supervisor" will be and if they currently hold a personal licence.
- D. No reference to the licensable activities have been provided except that between 8.30 and 22.00 hours alcohol can be purchased and sold. There is no expressly stated consideration to stopping the purchase of alcohol "to ensure that licensable activities finish in good time before the premises close to the public to allow orderly departure". We would expect that a reasonable period of time be stated to such an application and see this as a paramount provision to be included.
- E. We completed our house purchase of 19B Upper Woodcote Village on 2nd April 2019 and this application was presented on 10th April 2019. The Premises have been converted from an original single dwelling to three separate entities that include the Premises, a flat situated above immediately above the Premises and a house immediately adjacent to the Premises. The maturity of this development has yet to be established to ensure privacy between all parties. Hedges have been planted (as prescribed by the Webb Estate Conservation documents) to help diminish noise but these have not yet matured sufficiently to delineate the boundaries between each of the properties and act as a barrier to such privacy, disturbances and noise from the Premises.

In summary, as immediate residents to the Premises and immediately adjacent to the Premises, we would strongly object to this application based on the grounds stated above with the sale of alcohol on and off the premises and the extended hours of opening to sell such products within close proximity of our property where young children are often in attendance.

A3

We therefore ask that you consider the informed and valid reasons for our objection and reject the request to the sale and purchase of alcohol to these Premises.



A3

**Sugden, Teiren**

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**From:**  
**Sent:** 24 May 2019 19:45  
**To:** LICENSING  
**Subject:** 19/01099 NEW PREMISES LICENCE APPLICATION for THE  
LORD ROBERTS 19 UPPER WOODCOTE VILLAGE PURLEY CR8 3HF

Dear Sirs

We have learnt from a third party that the Lord Roberts owner has applied for the above licence and as neighbouring residents we wish to object on the following grounds.

The owner of this business appears to have not taken into account the uniqueness of the conservation area that the business, war memorial and Village Green form a major part of. The area has remained largely unchanged for over a century and the Green and the roadway surrounding it, is used as a gentle recreational area by families with young children, students, joggers and the elderly alike.

**The Protection of Children From Harm**

The dangers of readily available alcohol in a small community orientated coffee shop being offered for sale to young adults would set the wrong example to a younger generation who frequent the shop with their parents and visit the Village Green. There are schools in the surrounding area and pupils often visit the shop and Green for snacks and drinks. An alcohol & off sales licence can only lead to the society problems which I am sure we are all aware of, namely when you mix alcohol with youth, trouble and crime are never far away.

**The Prevention of Public Nuisance and Crime and Disorder**

The public disorder in a quiet gentle residential area that could result from this licence would be a disaster, even more so if the opening hours were extended to ten thirty p.m. seven days a week. The current noise level can be very high with the only stimulant presumably being coffee. Goodness knows what level this would increase to with the addition of alcohol. This does of course currently come to an end each day by about five p.m. However the period between 5 & 10.30 p.m. would attract a completely different clientele with alcohol being their prime reason for being there, the noise and disorder level would be much higher. The temptation to buy wine and beers as off-sales and take them across to the Village Green to consume, would be too great for many people particularly youngsters to resist. This would have the effect of spreading the noise and disorder problem and creating its own problems in where will the litter go and will toilets be sited on the green. What a fine advertisement for our conservation area. Oh for the tranquillity of the last 100 years.

**PUBLIC SAFETY Increased Risk of Danger to Residents and Staff.**

There is a risk that the resultant increase in traffic on these residential roads would create further dangers for local schoolchildren and elderly people alike, especially with the random erratic parking and the speed that traffic now travels at. Another concern would be for the safety of the shop staff, some of whom are students, and with no male presence they could be at risk since a one off shop in a residential area stocking alcohol would be a prime target.

Purley  
Surrey

Sent from my iPad

A3

Purley  
Surrey

Reference : 19/01099/LIPREM - New Premises Licence Application  
19 Upper Woodcote Village, Purley, CR8 3HF

Dear Sirs.

I most strongly object to the above application submitted by Mrs Laura Goward for the reasons below.

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

Under the Licensing Objectives – Part 18 b, the measures are nothing more than to be expected as a minimum requirement, although the CCTV outage causes concern. Unless I am missing something, the level of prevention is minimal with the emphasis on after the fact actions.

With alcohol being on the premises there are no additional security measures considering the attractiveness it would pose without meaningful deterrents.

The sale of alcohol will inevitably bring with it some form of unpleasantness and with the close proximity of homes and cars etc. there will be a greater risk of damage to or theft of property with the cost of reparations in all likelihood being picked up by the owners.

#### **Public Safety**

The Green makes a nice place to picnic and with the availability of alcohol from the Lord Roberts on the Green (LRotG) in both off-sales and unfinished bottles, the chances of litter (glass) will increase substantially as peoples moral judgement diminishes, resulting in them just leaving their rubbish behind. The green currently does not have enough bins and with the LRotG getting rid of one of their bins outside the shop, the situation has not improved.

I witnessed a couple of days ago, the council cutting the grass on the green. They use a tractor with cutters strung out behind. The cutting is not done frequently and the grass gets to around 15 centimetres, easily tall enough to hide bottles which would be shattered in razor sharp shards and left exposed.

Young children play on the green and use the see-saw at the top of the green, School children walk across the green every day and sometimes have an impromptu game of football. Dog walkers use the green to exercise their dogs. All would be at danger of harm.

#### **The prevention of Public Nuisance**

Since the opening of the Lord Roberts as a café, we have suffered with increased traffic noise and pollution, this will only increase.

Parking being a significant issue adjacent to the premises, this causes problems trying to reverse out of drive ways especially with cars parked opposite drive ways, this inconsiderate parking is likely to

increase. Drivers' currently think it is alright to park on the verges in front of houses and parking at varying distances from the curb, this just adds obstacles to the road. Add in alcohol to the equation and it will increase the chances of a collision with other cars or worse still, pedestrians or children.

You may consider this as over dramatizing the situation but having seen the standards of driving, does someone have to pay the ultimate price. I know, not all drivers drink but there will be the odd one that takes the chance and only a small amount of alcohol can make a real difference.

During the fine weather the garden area is a very popular and busy place to be. The garden area being situated in what is effectively the front garden is a raised area behind a low level hedge (~70 cm); the noise from patrons is currently easily audible and will only increase with patrons' consumption of alcohol.

Upper Woodcote Village is a private road, a highly residential area within a conservation area; things have already changed from the days of the LRotG being a post office and store with the future almost certainly to get worse if this application is approved.

The menu is not much more than just a snack or light lunch menu which fits with the onsite facilities and the sale of alcohol seems unfitting with this business set up. It is felt that this is just an attempt to increase the value of the business for a future sale with no regard to the impact on the residents around the LRotG.

Under the Licensing Objectives – Part 18 d, the Customers will be reminded by way of a notice at the exit/entrance door to leave quietly etc. is far from satisfactory.

The application says the LRotG is open 7 days a week until 22:30 which is a substantial increase of the current opening hours. Even a reduction of hours to those currently in use would not be acceptable; it would be viewed as getting "a foot in the door" for a future increase.

On their website they have an advert to "grow the weekend staff" which fits with the applications new opening times.

The extended times of opening would only prolong the disruption to local residents.

#### **The Protection of Children from Harm**

Within close proximity, we have Cumnor House Primary School for Girls and Cumnor House Nursery School, Woodcote High School and Woodcote Primary School. Exposure to patrons who are at varying stages of alcohol consumption with the related behaviour would not be beneficial or acceptable.

The usage of the green by children and the issue of broken glass have been noted above.

Upper Woodcote Village and the adjoining roads of Woodcote Lane; where the two Cumnor House schools are; and Silver Lane within the Webb Estate are used as short cuts, rat runs by many non-residents to avoid the congestion around Foxley Lane and Smitham Bottom Lane. A good proportion of these drivers do not adhere to the speed limit around the green.

The T junction at the LRotG where the road circuits the green already is a place that shows a number of drivers "forget how to drive" on this relatively narrow private residential road. By that I mean failing to indicate, indicating incorrectly, stopping and starting without due care and attention, pulling out of the junction without looking, driving across the forecourt of the LRotG to cut the corner. This will get worse with the availability and consumption of alcohol and become a real danger.

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As the Chair of the Upper Woodcote Village Residents Association, it pains me that nothing about the Upper Woodcote Village Conservation Area or the Webb Estate Conservation Area and its' Quaker history that made the Lord Roberts a temperance inn, only serving tea, is taken into account when objecting to this license application. It puts this application in the same bracket as an application in Croydon town centre or on the Brighton Road South Croydon which clearly has no comparison.

The applicant seems hell bent on pursuing ideas that maximise the value of this establishment with no regard to the residents or beauty of this estate. For example, the Enchanted Cabin even though it failed to get retrospective planning permission and then failed to be approved at appeal, still remains standing. One of the LRotG specials is a Cream Tea which very recently became only available to patrons who use the Enchanted Cabin.

The applicant does not communicate at all with the Upper Woodcote Village residents, the Webb Estate residents or Webb Estate Limited about their plans, so we have to be on our toes to find out what is happening. Had I not by chance discovered on the 27<sup>th</sup> April that the application had been submitted on the 10<sup>th</sup> April, we would not have known about it before the original end date of the 8<sup>th</sup> May, no visible notices etc.. It would have sailed completely under the radar with no knowing of its' existence and with a very good chance of being granted as there would be no objections.

The application was submitted only a matter of days after the sale of 19B was completed, thus avoiding the application appearing in the searches or future searches should that sale have fallen through. 19B is the adjoining house to the LRotG. The sale of 19A, the flat above the LRotG completed a couple of months prior to that and it was around Christmas time, that I had heard a rumour that the LRotG were thinking of applying for an alcohol license.

I have seen a couple of the representations submitted by other residents and they are excellently written, describing reasons to refuse this application in succinct detail.

As one of the residents who live directly opposite the LRotG, I urge you to reject this application.

Respectfully submitted.

Chair, Upper Woodcote Village Residents Association.

A3

RECEIVED 28 MAY 2019

London Borough of Croydon  
Place Department:  
Licensing Team Safety Division  
6<sup>th</sup> Floor Zone A  
Bernard Weatherill House  
8 in Walk  
Croydon  
CRO1EA

Purley  
Surrey  
(

21 May 2019

**BY GUARANTEED EXT DAY DELIVERY**

Dear Sirs

Re the application for an alcohol licence The Lord Robens (LR) 19 Upper Woodcote Village Purley Surrey CR8 3H. We object to the application as follows:-

- a) Many licensed premises (such as pubs) by the very nature of their business attract both users and sellers of drugs, drivers leaving the (LR) and there will be some even if they had only one drink, would be a danger to the large volume of school children and others who pass through the (LR) area to the various local schools.
- b) The application indicates that the (LR) would be open pub hours 08-30 to 22-30 seven days a week, various functions and late opening hours would definitely create a public nuisance. In addition, there are two dwellings in the same building as the (LR) and other very adjacent properties.

Extra traffic would increase the parking around the village green which has in part already become congested and is restricted to one car width in places at various times, extra parking around the village green will create more of a nuisance to all of the residents. A licensed premises would have the effect of people parking for long periods creating more of a problem. Cars moving late in the evening becoming a public nuisance. The whole area under discussion is quickly becoming a dangerous car park.

- c) In the past we have driven past the (LR) to and from Smitham Bottom Lane, we no longer do so because the access road from the (LR) is so congested most of the day, cars and vans parked both sides of the road often only leaves a central strip (one car width) this causes traffic jam problems. Fire and ambulance delayed or not possible.

Children all ready run out from behind parked van and cars in the area, it won't be long before there is an accident. Increased traffic whether it be mobile or parked will make such an incident more likely.

A3

The granting of a licence to the (LR) would possibly create anti-social behavior, some criminal activity, a nuisance to the public and residents and very importantly a fatal accident involving a child from one of the local schools. They have run out in front of us in the past, it is very difficult now for public services (fire, ambulances etc.) to access the area more traffic and parking will make it impossible. The only other way into Woodcote Village is through the Webb Estate with its time delayed gates.

Yours faithfully

Thursday, 30 May 2019

**“We wish to object to the proposal, for a licence to sell alcohol at any time of the day or night at”:**

**Subject 19/01099/LIPREM**

**“Lord Roberts Coffee Shop”  
19 Upper Woodcote Village, Purley, Surrey, CR8 3HF**

**Name of Applicant - Laura Goward**

**Reasons for Objections for use of an alcohol licence**

**The Prevention of Crime Disorder  
Public Safety  
The Prevention of Public Nuisance  
The Protection of Children from Harm**

Research has proven there are a number of crimes that are directly or indirectly related to the consumption of alcohol. When these crimes occur, the consequences affect the offender, their family, and often the **“public in general”**.

The Lord Roberts is situated on a “private estate” on a “private road” on a “village green”,. The area is not policed other than the presence of a Neighbourhood Watch Scheme.

When alcohol is consumed, a loss of inhibition because of the alcohol content could have serious consequences in relation, to drinking and driving. There would be great temptation for drivers to have the notion that one could drive through the “private estate” to get en route to home without being caught by the police. The village green is predominantly used as a recreational area. This consists of a high number of dog owners walking their dogs, young families use for leisurely strolls, children running around on scooters and bicycles. Public safety on this “private road - village green is paramount”. The verges and road separation are not clear, this is due to the nature that the road is private and it is a village green. School children are already unclear where to walk, is it on a residents verge? which the resident is responsible for the upkeep of, or is it on the unmarked road? No pavement is available. Drivers and visitors to the area are meant to adhere to the speed limit.



Regarding the use of alcohol - A drunk person in public is a danger to themselves, others, and property too. At the very least, they are often an annoyance to everyone around them.

We feel the licensing team should be giving full consideration, in understanding the importance of the full impact of alcohol on individuals and society at large. Criminality may not be the first symptom that people associate with problematic drinking, but it's a significant symptom nonetheless. Drinking within a secluded area with temptation of no policing, is a recipe for disaster. The war memorial situated outside the post office bears the names of all the inhabitants of the Urban District Council who did not return from war. The respect it deserves, one would not associate with being positioned outside a public house.

Crime and public nuisance issues often come hand in hand when alcohol is introduced into a pub/restaurant. Securing public safety is imperative. A larger volume of people being brought into the area drinking alcohol and parking on residents' private roads will undoubtedly bring antagonism.

There are a number of reasons that alcohol could lead someone to steal. Drunkenness often causes people to covet things they do not have and disrespect the rights and boundaries of others. Alcohol could also attract certain types to break into the premises to steal the stock. This could mirror into neighbouring properties.

Violence includes physical attacks as well as sexual assaults, stalking, or psychological aggression. According to the World Health Organization, up to 55% of the victims believe their attacker was under the influence of alcohol.

The village green is part of a major route that school children from Woodcote High School, Cumnor Girls and Cumnor Reception use to get back and forward to school. From living on the green two doors away from the coffee shop we often see the pupils, hanging around the green and at the coffee shop for a chat. The location of the Lord Roberts is prime for school children to pop in and purchase refreshments.

The garden of the Lord Roberts which will become a beer garden for those diners waiting for a table and other diners will sit there after their meal to finish drinks, whilst others are waiting for their table. There are no barriers to protect the pedestrians and home owners from the sights and sounds of what will be going on. There are also private houses opposite which already are suffering from the noise and traffic and pollution (see photos). They are also in full view of a pop up shop that the owners erected and have been told by planning to take down. An eyesore with plastic flowers growing up it. The concept was to hire the shed out to other business owners and to hire for

parties of whatever nature. Another inappropriate idea, that did not fit into the ethos of the estate or the spirit of the local community.

The Lord Roberts coffee shop has the same number of spaces as were allocated for a drop off spot for the post office. The parking spaces are now used for longer periods of time sometimes 2 to 3 hours at a time, which means the parking over spills in front of residents' drives and into the private roads. When or if the hours of business are longer or an alcohol license has been granted, making the restaurant more appealing, the traffic volume to the area will increase. At the moment the coffee shop closes at 5.30pm Monday to Saturday and opens on a Sunday until 2.00pm/2.30pm. The parking and traffic is a major problem at present during opening hours (see pictures attached taken on the same day).

We believe strongly, that it will bring an over provision of use, to the existing business that has been operating to date. There is already an over flow of parking and traffic. Car and HGV vehicles are already parking in-front of houses, which is not appropriate as the Lord Roberts are taking parking on a private road for there own use (see pictures attached).

With the over provision in mind we feel this will have an effect, on the wear and tear on our private road where parking is already restrictive in relation, to covenants. The parking is already an issue with the short hours the Lord Roberts operates at the moment as a coffee shop. With possible extended opening times or an alcohol license granted, the business will be operating at a different level. Even without the extra hours it will be operating differently with the sale and consumption of alcohol. We will see an expansion of business for the owners, but this will bring a poorer quality of life for the residents who are their neighbours.

The wear and tear on our private road from extra clientele and traffic from customers and goods and services being delivered by HGV lorries etc again, will be a cost to the village green residents but for the business owners it will bring business expansion.

Having been in the restaurant trade and having vast experience, it is inevitable, the menu will change from a day time menu to evening meals. This often means more cooking and a different methods of cooking which we hope does not introduce lingering odours to the adjoining properties and area. At present it is possible to take food away from the premises, again if this is the situation the provision of larger, unsightly rubbish bins will need to be adequately provided as to not attract vermin.

We feel the owners should have been incumbent, to consult and engage with residents is imperative. Decisions made about Upper Woodcote Village will impact, on all residents personal living situations / homes as we 'live' on the village green. There would have been ample opportunity for the business owners to attend the Village Green Residents Association meeting, it would have been the perfect platform to show at least some consideration for their neighbours and to understand the hesitancy home owners would have for such a major change to the area. Most residents who bring any ideas or changes they want to implement to the meeting for consideration. The decision is for business expansion for the Lord Roberts a monetary benefit, not a residential / life change as it is for those living above and beside the building. These are peoples homes and private lives that are being disturbed.

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We live opposite these cars so accessing our drive is very difficult for ourselves, and even more difficult if trade men want to use the drive.



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Against the belief of William Webb who promoted an alcohol free trading post on the Webb Estate the Owners who we presume would have understood and bought into the ethos of the Webb Estate and the covenants linked to it being a conservation areas do most residents. They are clearly going against the grain of community solidarity in wanting to obtain an alcohol licence. Most if not all, of the people that live on the Webb estate endeavor to engage in the operation of keeping the atmosphere and tranquility of the last 100 years.

The Lord Roberts is situated within a private estate on a village green, with a private road circulating around it, which is the road we and our neighbours' reside on.



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**Application: 19/01099/LIPREM - New Premises Licence Application**  
19 Upper Woodcote Village, Purley, CR8 3HF

The Lord Roberts on the Green (19 Upper Woodcote Village, Purley, CR8 3HF) is situated: on a privately owned and maintained road, and next door to our property - which is at 18 Upper Woodcote Village. We wish to **strongly object**, to the application for the serving and sale of alcohol and the extended trading hours which are now being proposed from 8:30am until 10:00pm, seven days a week. The applicant is incorrect and misleading with respect to the current opening hours. It is important to note, that the current opening hours for the café are 8:30am-5:30pm on weekdays and 8:30am-2:30pm, on Sundays and Bank Holidays.

Our strong **objection** has been made with the careful consideration of the following issues:

- The Applicant has failed to liaise with local residents and neighbours regarding this drastic change of business.
- Public Nuisance and Noise Pollution will increase with the sale and supply of Alcohol.
- Crime and Disorder and Public Safety will increase with the sale and supply of Alcohol.
- The Responsibility we have to Protect Children from Harm of neighbouring schools, children who live on the Village Green and other children who visit to play on the Village Green.

**The Applicant has failed to liaise with Local Residents and Neighbours:**

Firstly, it is of great importance to address that there has been no attempts by the applicant, too liaise with the neighbours and residents of Upper Woodcote Village. In regards to this application and the agenda to apply for a change of use, for the once small and quiet convenience store.

**Public Nuisance and Noise Pollution will increase, with the sale of alcohol on or off the premises:**

Due to the applicants lack of dialogue: it is clear that the applicant has not taken a proactive approach to advise residents, on the following major issues. Surrounding such an application of preventing and managing public nuisance and noise pollution from their premises.

- **Opening Hours:** The applicants proposed extended opening times and the significant change to the use of The Lord Roberts, will significantly affect residents' lives. The applicant's application is for the Sale and Consumption of Alcohol without the need to purchase any food, seven days a week, on and off the premises. This will attract a mixed clientele and a different type of consumer and no doubt change the dynamic of our privately owned residential road and piece of quiet we currently reside in and enjoy.
- **The Design + Layout of the Premises:** The premises, rear garden, front pavement and road outside of the front of The Lord Roberts at 19 Upper Woodcote Village are currently all being used. As an extension of the currently existing coffee shop, due to the lack of space within the premises during its current opening times. However, if the sale of alcohol is introduced, along with the extended opening times - the need for more space will become an even bigger issue. The back garden is not screened from the view of local residents. It currently consists of tables and chairs for customers to use. The neighbours and members of the public walking by can easily see into the garden and hear customers. With the increase in customers due to the sale and supply of alcohol, there would be an increase in the amount of people using the back gardens. Increasing noise and further disturbing the public and residents.

- **Increase in Noise:** Excessive noise and nuisance from a licensed premises is a major concern for myself and neighbouring residents, living in close proximity to the proposed licensed premises. The additional traffic this new business venture will incur, with regular heavy goods vehicles delivering beer and crates of alcohol - will be an additional contribution to the noise disturbance aspect to this residential area. Patrons who choose to drink without the consumption of food from as early as 8:30am until 10:00pm, seven days a week, are more likely to behave in a fashion that potentially increases behaviour which becomes a public nuisance. Whether it be with: loud speaking, raised voices or rowdiness, that is usually if not always followed by bad language and reckless behaviour by individuals. Either, on the proposed premise or in the near vicinity of the licensed premises. Which will have a knock on effect to all the neighbours, increasing public nuisance and noise pollution from the sale and supply of alcohol.
- **Consequential Noise:** Noisy activities such as: Delivery of Goods, Collection of Waste, Cleaning and Bottling Out. etc will no doubt be carried out at noise sensitive times, early mornings or late at night. Furthermore the following waste collection of: empty bottles/barrel storage areas will all infringe on our residential properties. Deliveries and collections scheduled during the day are likely to cause further disturbance and noise problems.
- **Activity Noises:** In addition, disturbances caused by the coming and going of these patrons during these new trading hours, especially during the late hours and most importantly during the day. Sounding of horns by taxis and additional car noises, such as opening and closing of doors when waiting to collect or just merely waiting around touting for business is just one example of an additional activity, that will cause further disturbances and noises to the residents.
- **Direct impact of activities taking place at premises on neighbours:** We are seeking from the council to take appropriate measures to prohibit this application and the use of public access to the areas surrounding these premises and outdoor spaces such as the existing gardens. What will now no doubt become a beer garden during the day and late in the evening and at night. Increasing the long periods of increased noise and importantly increasing the level of noise during the day.
- **Public Nuisance and Noise Pollution Risks increase with events that are created with the enticements of sale and supply of Alcohol:** We seek from the council, to prohibit this application as any future events that could include any form of entertainment would increase noise and public nuisance to neighbours of adjacent properties. For instance: Firework Parties, the request of extensions in opening hours on certain occasions: including until 01:00am on New Years Eve and midnight on 5th November and any pre-booked events described as private parties. We the neighbours, will suffer with the nuisance that all these activities that will inevitably be generated from advertisement on social media platforms that could potentially increase customers with the enticements of sale and supply of Alcohol.
- **Parking facilities are limited to land directly outside The Lord Roberts and is privately owned by Webb Estate:** The road space directly in front of the shop surrounds the war memorial and is owned and maintained by the Webb Estate. This small space was meant to and has previously held parking for the customers of the shop, this space was meant to confine the customers of the shop to only park in this area. However, after turning from a post office and convenience store into a café, the applicant has filled this space with two dining tables and chairs which is a health and safety concern to the customers who use them and the drivers that park their vehicles in this area. Consequently, drivers now are incorrectly parking their vehicles within the residential area of Upper Woodcote Village creating more issues with public nuisance. The application of serving alcohol will only add to the already challenging

issue the residents are facing with over parking by the patrons of the Lord Roberts increasing public nuisance and noise and pollution.

**Crime & Disorder will increase with the sale of alcohol on or off the premise and Public Safety will be at risk:**

- **Amenity and Good Order of the area would substantially reduce:** Due to the existing design and layout of the building and the surrounding open space area. There is currently no controls and no way of developing any physical controls: in preventing and managing alcohol related crime and disorder at the premises or surrounding area. The premises was not originally designed to factor preventative measures and due to it being a locally listed building, marked by a blue plaque by the Bourne Society. The village green itself is designated Local Open Land and a Locally Listed Historic Park and Garden including a Historic War Memorial. Hence, with respect to the area it cannot be adapted/refurbished in a way that would sufficiently minimise the potential of crime and disorder.
- **Frontages & Road:** Upper Woodcote Village has a Residents Association that was formed to maintain the privately owned road that surrounds the War Memorial and the Village Green and also the grass verges are maintained at the Residents' expense. As well as the additional wear and tare of our road surfaces, which we are solely responsible for: both for its up-keep and insurance. Since the Lord Roberts became a coffee shop, the level of parking and length of time vehicles are left parked around Upper Woodcote Village has been an issue. The inconsiderate car parking of the customers of the Lord Roberts. Damage and deterioration to residents grass verges is becoming a more common and a general concern to our residents. Large ornamental stones have been put in place to protect the verges from damage, only to have them driven on and imbedded into the verges or in some instances stolen. With the introduction with the serving and sale of alcohol, this is an additional concern to the residents that matters will get worse and the deterioration of a conservation area will increase.
- **Is there a need for such a license balanced against the needs and rights of residents?** With these extended trading hours, the drastic change of business and the affects this license will bring to the normal 8:30am-5:30pm trading hours - there will never be a time for us, the residents, to enjoy our homes and gardens. Which is our right to enjoy, without the anguish of the constant noise and the disturbance from next door. With respect to the above proposed question: the following affects (seen below) from the availability of alcohol should be examined. Not just for the issues they represent or potentially could represent: but also used to question whether the area itself needs a business to sell and supply alcohol, in an area that is highly residential, and in a location that has never needed to serve it before. The potential affects to residents are:
  - Disturbance to neighbours,
  - Anti-Social behaviour: The main causes of crime and disorder in licensed premises arise from inadequate security provisions, poor design and layout, the type of event being promoted, overcrowding and customers being drunk or under the influence of drugs. This can result in theft, conflict, violence, damage to private properties, damage to conservation area and anti-social behaviour.
  - Alcohol harm related crime: Alcohol can be a significant contributory factor to levels of crime and disorder in an area.

### Failure to protect children will be at risk:

Failure to protect children from alcohol related issues is a major factor and the one of most importance.

- **Proximity to schools:** There are numerous schools that are in close proximity to the Lord Roberts with children ranging from 3-18 years old. Due to the designs and layout of the building, the potential for children to see alcohol being served from 8:30am whilst walking to school and continue to be served whilst walking home from school is not a good influence.
- **Noise sensitive:** Children will be vulnerable to the tone and language being used by customers of the Lord Roberts, who will be under the influence of alcohol. Even if they are in the garden area or the road in front of the Lord Roberts (which is already used with dining tables), due to this area being open and not noise concealed.
- **Open area for children who live on the green and children who visit the green to play:** Children use the village green and the see-saw as a recreational area to play in and pass their time, walk their dogs and ride their bikes. The proximity of the Lord Roberts which in the past was used by children to go in and buy sweets, ice cream and comic books/magazines will no longer be a place they can attend, by themselves. Due to the fact that it will become a pub serving alcohol.

Due to the building originally being used as a post office and convenience store, which had previously served the community for many years. The applicant had recently refurbished and changed the shops layout and re-opened it as a coffee shop. The applicant coincided this refurbishment with a three-way division of the property. To allow for a house on one side of the building, and a separate flat above the shop on the first floor. The building which houses a flat above and a house next door would need to suitably address the potential nuisance and noise aspect, which would be of significant difference to that of a coffee shop. The shop remained on the ground floor, albeit considerably smaller in size. Which does not have sufficient space for a fully functioning kitchen for the running of the coffee shop: food is currently made off-site and transported for sale - then at the end of the day the food is taken away due to their not being any sufficient storage facilities. No measures would have been put in place when planning for a coffee shop, that would allow it to just simply change into a pub. Or to ensure that the premises are fit for purpose to conduct the business of a pub which carries a larger capacity of people whether it be standing / sitting, consumption of alcohol would potentially make people more agitated in a smaller confined space. This could potentially extend customers into the external front and back areas of the property which would create a public nuisance and noise pollution would increase. There have been various changes to the business practise at The Lord Roberts on the Green since it opened as a coffee shop. The residents at Upper Woodcote Village have had their lives turned upside down with the constant changes of business and the social media advertisements of events. The increase in flow of customers and vehicles at peak times during the week, results in extra traffic in what used to be a quiet safe conservation area. An area that does not have pavements for pedestrians (children travelling to and from schools) to safely walk on. These pedestrians are constantly negotiating cars on the road, they are walking around parked/moving vehicles. Public safety and the protection of children would too, be at risk.

Since writing this objection it has been brought to my attention that the applicant has revised the application to reduce the opening hours to the current opening hours, as opposed to 8:30am-10:00pm - which they were falsely leading everyone to believe were their opening times. However, I would urge the council to reject this application and not allow the sale of alcohol at any time at this premises. All reasons for the objection of the extended opening hours

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are relevant to the normal opening hours. Also, if the application is given a license for the current opening hours, it would not be hard for the applicant to then extend these after some time has past.

I would like to confirm that we **Object** to this application.

Purley  
Surrey



I am aware that my landlord has submitted a licensing application (ref: no: 19/10199/LIPREM) to seek permission for the sale of alcohol between the hours of 08:30 – 22:00 for 7 days per week.

I strongly object to this application as I am the most affected resident: my flat is situated directly opposite the Lord Roberts café. My rear living room and kitchen windows open out : : the Lord Roberts patio and garden. My front living room and bedroom windows open out : : the Lord Roberts' carpark, the War Memorial and The Green beyond. My front door is at ground level and my patio and garden are separated from the Lord Roberts patio and garden by a : fence.

I therefore request that you take the following points into consideration.

Woodcote Village is a very low-density suburban area with no other commercial uses nearby. From my flat, I am in a good position to observe the existing clientele coming and going. The café, at the moment, opens at 0830 and is frequented by families living in the surrounding and nearby areas, many with young children, who seek to enjoy morning coffee, a light lunch, or afternoon tea. The café closes at 17:30, Monday - Saturday. Sunday opening hours are 10:00 - 14:00, so a quiet early Sunday morning can be enjoyed followed by a relaxing afternoon and evening.

Extending the opening hours with the ability to purchase alcohol for 13½ hours daily, including Sundays, will encourage an unknown clientele to the area and could lead to inappropriate drunken and disorderly behaviour, increased noise and potential safety risks for children.

The Lord Roberts is an historic building, yet today's modern building regulations have meant that my flat has been well-insulated and it becomes extremely hot as the heat from the café rises up. The windows, like any historic building, are small and it is necessary to have them open in the warm evenings to provide ventilation. Increased opening hours, well into the evening, will exacerbate this problem and lead to obvious noise issues when clients are drinking in the Lord Roberts garden. There are no fan lights in the windows and to leave the main windows open at night would pose a security risk, especially as the numbers of clients increase.

At present, the Green is enjoyed by local residents and contains a children's play area where children can play in relative safety. There are also several schools nearby: nursery, primary and secondary. The sale of alcohol could encourage an unknown clientele into the area some of whom may have dubious intentions towards children. With an alcohol licence until 10pm, the Green could also be used for late night drinking sessions causing a disturbance of the peace and increased problems with litter. In an area where children play it is not safe to leave glass bottles and possible unfinished beverages lying around, not to mention the health risks of urine and vomit, both of which are possible consequences of alcohol consumption. There would also be incurred labour and costs involved in cleaning the area.

There are two 11-18 secondary schools in close proximity. Woodcote High, whose entrance in Meadow Hill is only 0.2 miles from the Lord Roberts, and John Fisher in Peaks Hill, about a mile away, in the opposite direction. These teenage children are particularly vulnerable as many of them walk to school. I see them in the mornings and after school passing by and often popping into the café to purchase soft drinks and confectionary. Having myself been a secondary school teacher for over 30 years, I am well aware of the predicaments that teenage children can get themselves into, and, even though some of these teenagers may be legally entitled to purchase alcohol, they will be sharing it with their younger friends. In any event, teenagers do not know how to moderate their alcohol intake so they should not be tempted or encouraged to purchase alcohol.

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As I previously stated, the café is frequented by families, many with young children. I see the children playing safely in the Lord Roberts garden whilst their parents enjoy refreshments. The presence of alcohol, sold ALL day, would undoubtedly normalise alcohol consumption as their exposure to it increases. The safety for these children, and my own grandchildren playing in my garden, will be further compromised due to possible changes in the type of clientele that will be attracted to the Lord Roberts.

There would undoubtedly be an increase in traffic around the Green which would compromise the safety of pedestrians and children crossing the road.

Finally, when I purchased flat , the property was sold to me as leasehold with my landlord being The Lord Roberts Limited. The applicant is a Director of this company, even though she did not disclose this fact on her application. (Section 2/21). I was granted a lease and in the Landlord Covenants it clearly states that, ".....the Tenant shall have quiet enjoyment of the property without any interruption by the Landlord or any person claiming under the Landlord...."

I would say that my "quiet enjoyment" will be seriously compromised if this licence is granted.

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~~Subject: [REDACTED]~~

**From:**  
**Sent:** 31 May 2019 22:14  
**To:** LICENSING  
**Subject:** Application re Lord Roberts 19 Upper Woodcote Village Purley CR8 3HF

Dear Sirs

I wish to register my objection to the application for an licence for both on and off sales at the above premises.

The application is for sales from 08.30 to 22.00 hours on a daily basis which is excessive.

This location is a 100% residential location and also a within a Conservation Area. The current use as a cafe and amenity shop has already generated a significant increase in traffic, pollution and car parking in the location causing an increase in noise and pollution.

The premises were promoted as a cafe and amenity shop following the change of ownership a number of years ago, this use does not require a licence for the sale of alcohol from 08.30 to 22.00 hours for both on and off the premises, it does not offer any additional benefit or service to the residents of the area. If a licence for the hours proposed was granted this would further increase the flow of traffic, noise and pollution in a totally residential location. Retail locations at Coulsdon and Purley offer numerous outlets for off ( and on) sales of alcohol within a short distance of the Lord Roberts.

There is no case for off sales at the premises, if on sales are to be considered this should be limited to on sales only with food ( a main meal) between the hours of 12.00 noon and 21.00 hours.

I trust the above above will be fully considered in regard to the application.



**From:**  
**Sent:** 23 May 2019 19:37  
**To:** LICENSING <LICENSING@croydon.gov.uk>  
**Subject:** Re: Lord Roberts CR8 3HF objection

**Objection to application for a premises licence**  
**19 Upper Woodcote Village, Purley CR8 3HF**  
**Lord Roberts Ltd**

Objection on following grounds:

Conservation area

Croydon park and war memorial

Restrictive covenant on sale of alcohol at Lord Roberts premises

Very close proximity to residents

limited parking – already at capacity

no other licensed premises within 1 mile could encourage unwelcome attention from outside the borough.

1. Prevention of crime and disorder. Could encourage an unruly element in quiet residential area close to schools and old peoples' homes.
2. Public safety: broken glass on green which is used regularly by children and dog walkers. Difficult parking/reversing options.
3. Prevention of public nuisance. Parking already at capacity; noise; drink driving.  
NO public transport – so customers will have to drive.
4. Protection of children from harm. Close proximity to infant and junior schools. Children use green as a quiet, recreational "protected space" with responsible adults.

Purley

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**From:** :  
**Sent:** 27 May 2019 20:36  
**To:** LICENSING <[LICENSING@croydon.gov.uk](mailto:LICENSING@croydon.gov.uk)>  
**Subject:** RE: New Premises Licence

Dear Sirs

I am writing to register my objection to the granting of a New Premises Licence at the Lord Roberts, 19 Upper Woodcote Village, Purley.

The provision of alcohol would have a detrimental impact on the neighbouring residential homes including increased traffic, noise and risk of anti social behaviour.

- the prevention of crime and disorder. The sale of alcohol is likely to attract customers wishing to consume alcohol on the Village Green which would be difficult to police.
- public safety.
- the prevention of public nuisance. It is a quiet residential area popular with walkers and dog owners. The increase in cars visiting the premises and customers leaving the premises having consumed alcohol will create a nuisance to those enjoying the peaceful and quiet surroundings.
- the protection of children from harm. Local school children play on the Village Green and would be exposed to adults consuming alcohol during the working day which would set a bad example.

Yours faithfully

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Purley

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**From:**

**Sent:** 07 May 2019 17:34

**To:** LICENSING <LICENSING@croydon.gov.uk>

**Subject:** Premises Application: 19 Upper Woodcote Village, Purley, CR8 3HF.

I wish to object to the application made in respect of 19 Upper Woodcote Village, Purley, CR8 3HF (known as the Lord Roberts).

I object on the basis of the following considerations:

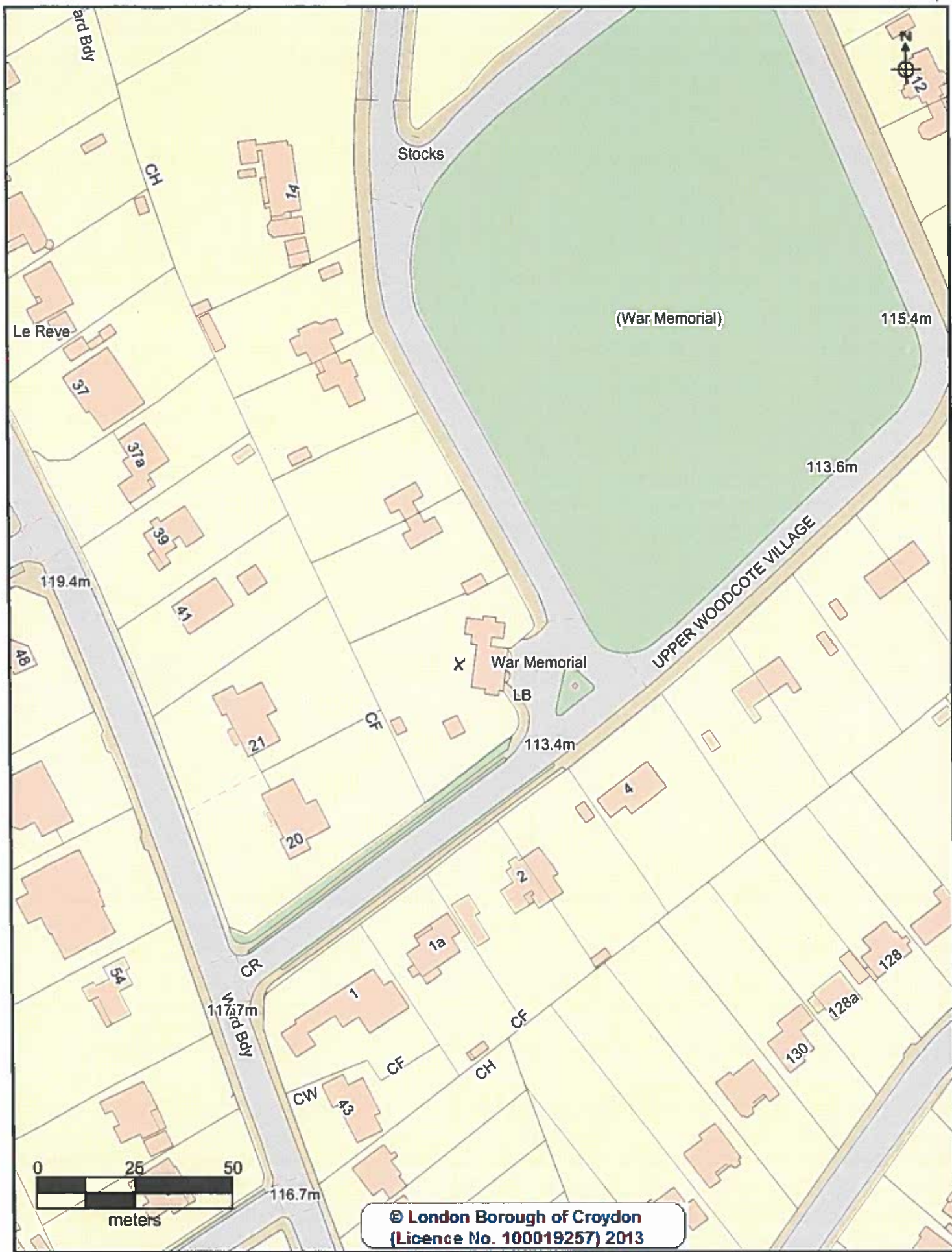
1. The nuisance to residents in terms of noise, traffic, and on road parking (residents who already have been adversely affected by increased traffic since the Lord Roberts opened as a café);
2. Inadequate parking to the front of the premises;
3. Inappropriate to have licensed premises in the midst of a residential area, especially one that is in the conservation area;
4. The proposed licensing hours (far in excess of the current opening hours).

I believe the licence should be refused based on the potential for a breach of objectives as follows:

1. There is potential for disorder following intoxication;
2. Public safety may be at risk due to possible significant increased traffic;
3. A public nuisance can be created due to the above; and
4. There is a potential danger to children passing by the premises from nearby schools, the closest being Cumnor School for Girls.

Regards





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Scale 1:1250

18-Jun-2019

X = LORD ROBERTS

