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Please reply to

or by email to

www.webbestate.co.uk

The Licensing Team
Croydon Council
6th Floor Zone A
8 Mint Walk
Bernard Wetherill House
Croydon CR0 1EA

February 2021

Dear Licensing Team

License Application
Merryn, The South Border, Purley CR8 3LD

I write on behalf of Webb Estate Limited, a company owned by the residents of the Webb Estate Purley. We wish to object to the grant of a license to sell alcohol from these premises.

Webb Estate Limited is concerned with the preservation of the Estate, which has been designated as a Conservation Area by Croydon Council.

It is understood that objections to this proposal have been made by a number of individuals, I wish to base our objection on the requirement to prevent a public nuisance, and that no planning consent permits use other than a single residence..

Croydon Council's Statement of Licensing Policy dated 26 February 2018 in the section dealing with the prevention of public nuisance states (para. 5.4.11)

"the location of the premises and proximity to residential or other noise sensitive premises"

The applicant seems to be unaware that a location within a residential area can be a cause of a public nuisance as defined by the Council as he states in the application that:

"the premises will not cause any public nuisance as it is located in a residential area"

Since the Webb Estate became a conservation area, the Council has never granted a planning consent for a commercial use on the Estate. It is the Council's ambition that the residential.

Webb Estate Ltd.

Registered in England & Wales Company no: 3727126.

Registered office: Flemmings, 76, Canterbury Rd. Croydon Surrey, CR0 3HA

Directors:

character of the Estate should be preserved, and the use of the premises for commercial purposes would be a breach of this policy

The applicant states that there will be a **“once a day pick up of stock”**. There is no indication of how frequently stock will be delivered to the premises. Should the Council be persuaded to grant a license it is requested that a condition is imposed to restrict deliveries to once a day only.

In Section 6 of the Statement of Policy dealing with Integrating Strategies and Avoiding Duplication at para. 6.10 the Council states:

“The Council will expect applications for premises licences.... to be from businesses having the relevant planning consent for the property concerned.

Where this is not the case applicants will be expected to show good reasons why the premises do not have planning permission”

Merryn does not have planning consent permitting this use, and, as at today’s date no application has been made.

No good reason has been given by the applicant for the lack of planning consent.

Whilst it is appreciated this is not of concern to the licencing authority, Webb Estate Limited has the benefit of a restrictive covenant against the use of the premise for any use other than a sole residence.

We request that this application is refused.

Yours sincerely,

Director



REP 2

Letter from Webb Estate 11/2/21

See attachment

Email 16.2.21 Webb Estate

Thank you for your email dated 16 February.

I can firstly confirm that the Applicant can be advised that the Objection was made by me, on behalf of Webb Estate Limited. The other directors were aware of my letter before it was sent and agreed to it. The names of the directors are on our letter heading and I assume this will be shown to the applicants.

I am surprised by your request as Webb Estate Limited is the acknowledged residents association for the Webb Estate (which is a conservation area) and are acknowledged as such in other dealings with the Council.

I am also surprised that you need further clarification as to why the application could be a public nuisance as I would have thought this is clear from my letter dated 8 February.

I have followed the advice in Croydon Council's Statement of Licensing Policy, and I assume that you are aware of this and that this document is relevant to your decision making.

The property referred to is in a residential area and this is a reason why the application, if approved, could be a public nuisance (para 5.4.11).

When composing our letter of objection, I appreciated that licensing and planning are separate issues, but the proposed premises do not have planning consent for this use, and again I was following the advice in the Council's Statement of Policy (para 6.10) which states that "The Council will expect applications for premises licenses (will have) the relevant planning consent" and if not "applicants will be required to show good reasons why the premises do not have planning permission."

The advice in the Council's Statement of Policy seems pretty clear to me.

I therefore look forward to hearing from you that this application has been refused