

## Representations from Lingfield Parish Council



28<sup>th</sup> July 2022

Tandridge District Council  
Council Offices  
Station Road East  
Oxted  
RH8 0BT

Dear Sirs

**Representation in response to Application for Premise Licence by Andrew Dawson, in the name of Vino V Ltd (Company No 07153918) 22 Godstone Road Lingfield RH7 6BW**

Proposed Licencing hours (same as opening hours)

	<b>open</b>	<b>close</b>
Monday to Thursday	10.00	21.00
Friday & Saturday	10.00	23.00
Sunday	10.00	20.00

Variance Christmas Eve opening at 08.00

In 2022 Christmas Eve falls on a Saturday so potentially will be open 08.00 to 23.00  
Lingfield Parish Council wishes to register its objection to the application on the following issues:

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

Lingfield has six retail outlets which are licenced (or which have personal licences) to sell alcohol for consumption off the premises and five where alcohol can be consumed on the premises. These are nearly all in the central part of the village, which has less than 2,000 households. The central part of the village is a service centre for the wider countryside around it and has the Lingfield Park Resort close by, which is the busiest racecourse in the country. The local economy supports a range of convenience or mini supermarkets, several restaurants and coffee shops as well as a few service businesses. There is a long history of criminal activity directed towards the local shops, especially where cigarettes and alcohol are sold and for cash. Some of the criminal activity involves the use of vehicles being driven into the shop front to break through the windows and in one case, the owner and his family were

attacked in their flat above the shop, whilst it was being ransacked. As the police no longer operate out of local stations, it can take on average 30 to 40 minutes to the police to attend an incident where the shop has no staff present, so most shop owners have put in additional protections to deter the most aggressive types of breaking and entering.

The following table shows some of the measures in place to protect the retail outlets:

<b>Premises</b>	<b>Opening Hours</b>	<b>Additional protections</b>
Shell Garage, 1 Godstone Road	06.00 to 22.00	Roll down shutter bollards in front of glass shop front CCTV
Seven Day Grocer & Post Office, 26 Godstone Road	07.30 to 20.00 Sunday 08.00 to 15.00	Roll down shutter bollard in front of the shop CCTV
Bobby's Convenience Store, 3 New Buildings Newchapel Road	06.00 to 21.00 Sunday 07.00 to 14.00	Owners live above the shop Bollards in front of shop CCTV
Tesco Express, Plaistow Street	07.00 to 23.00	Bollards in front of entrance Cash machine was going to be installed but following first break in, was withdrawn CCTV
The Co-Op, High Street	07.00 to 22.00	Roll down shutters CCTV
Mc Colls, 10 East Grinstead Road	06.00 to 18.00 Sunday 07.00 to 15.00	Internal shutters CCTV bollards in front of shop

Please note that some other shops have additional protections as their former use involved selling of alcohol

Former newsagent with licence to sell alcohol now a pet hydrotherapy/shop 31 High Street	Internal shutters CCTV Bollards in front of shop
Former off licence now a barber 2 New Buildings Newchapel Road	Internal shutters CCTV Bollards in front of shop

Premises with licence to serve alcohol for consumption on site in the village:

Bengal Village 64 High Street	14.30 to 23.00 Sunday 12.00 to 21.30	CCTV
Thai Lounge /Tarana High Street	Friday & Saturday 12.00 to 14.00 & 17.00 to 00.00 Rest of week 12.00 to 14.00 & 17.00 to 23.00	CCTV
Lingfield Tandoori 9 High Street	17.00 to 23.00	CCTV
The Greyhound Plaistow Street	10.00 to 23.00 Sunday 12.00 to 22.00	CCTV
The Star Inn Church Road	Thursday – Saturday 11.00 to 23.00 Monday – Wednesday 11.00 to 22.00 Sunday 12.00 to 21.00	CCTV Not in the centre of the village

The above information not only provides evidence of a sufficiency of locations to purchase alcohol in the village but also clearly show a serious risk to property in doing so. The shutters and bollards have a very negative visual impact on the community but are a necessity because of the frequency of the organised breaking and entering that does occur in the village.

Another licenced establishment which doesn't just sell alcohol but also serves alcohol, is only going to add to the ongoing policing issues regarding the protection commercial property.

Number 22 Godstone Road is in a potentially vulnerable position; it has no bollards or currently shutters to protect the windows. It has a wooden side gate to provide access to the rear of the property, which once opened, can be closed again to keep any further breaking and entering, out of sight. The side alley is roofed, adding to the cover afforded to potential criminal activity.

In terms of the opening hours, the application proposes opening to 11pm on Fridays and Saturdays, which means it is likely to allow for an extension of the times and venues where alcohol is available for sale. Only the Tesco Express will be open as late and the late opening at No 22 will bring more customers into the more residential area of the village – there are houses either side of the shops in this parade.

Regarding the drinking on the premises, again the proposed opening hours are longer than the nearest pub which could encourage patrons to move onto this premises when the Greyhound closes, bringing noise and disturbance further out of the centre of the village. Where the restaurants serve alcohol, their patrons usually have meals and traditionally can emerge at the end of the evening less drunk than from pubs and wine bars. The rear garden of No 22 is very long and surrounded on all sides by residential properties and their gardens and the potential for noise to create disturbance to the family homes may result in provocative and aggressive behaviours from either the customers

when they are requested to be quieter; or from the residents when they are antagonised by the customers. A wine bar in a residential setting is a potential flash point, especially in the summer when families are trying to get children to sleep with windows open and patrons in the garden. It is completely unrealistic to expect people drinking alcohol to be able to or even want to talk very quietly. If there is background music as well, that adds to the ambient noise level and could make the issue more incendiary where residents may feel 8pm on a Sunday evening is completely intolerable and take matters into their own hands.

Add to this concern that Lingfield Parish Council have that the location of a drinking venue will impact the levels of crime and disorder over a wider area in the village, the effect of the Racecourse. With Lingfield Park Resort being the busiest racetrack in the country, with more races being run here than any other racecourse in the country. The racecourse draws customers in with music nights, which improves their business returns, mostly on Saturday nights in the summer. The racecourse is supposed to shut down at 10pm and completely cleared its site of customers by 10.30pm. The distance to the proposed wine bar is not beyond walking distance from the racecourse and stays open to 11pm. It may potentially become a dropping off location for a night-cap or collection of drinks for the journey home, organised by minibuses and nominated drivers, with a large lay-by opposite.

Lingfield village finds the after-effects of drunk and disorderly racecourse customers on the innocent patrons of the restaurants and the owners of residential properties along their route into the village to get more alcohol, **very** unpleasant. The very worst behaviours are witnessed, and police response is becoming almost the normal outcome of every music night held at the racecourse. Whilst the racecourse is happy to divest themselves of their responsibility for pouring up to 10,000 drunk and disorderly customers out of their gates, the worst elements seem to end up causing trouble in the village. Adding another venue where these people can sit and drink more, which is likely to be considerably cheaper than at the racecourse, and where they can also buy more drink to take out with them, is only going to add to the potential for disorderly behaviours that the police will end up dealing with.

We note, there does not appear to be a “last orders” period at the end of the evening, before the venue closes, which will allow customers both to consume and purchase more alcohol right up to closing time. There are no other venues like this at this in the village and it will possibly become a magnet for serious alcohol abuse and resultant misbehaviour.

## **2. Public Safety**

The plan supplied along with the application indicates CCTV will be used to cover all areas as a measure of ensuring public safety. As the full extent of the garden is not shown, nor is there information to indicate numbers and locations of the external coverage, we are concerned the outside area is not sufficiently covered.

As the garden extends more than 25.5 metres from the covered outside area, our concern is that any CCTV cameras would need to be positioned at a fairly low level so as not to infringe the neighbouring properties privacy (direct views into the windows and gardens), the scope of view could be impaired by people or objects, even temporarily, blocking the image of the rest of the garden. The garden area would also require adequate lighting to allow recording to be effective (as well to prevent trips and falls in a darkened outdoor space). This lighting could possibly be refused, or time constrained in any planning application for change of use, in order to protect the amenity of the residential properties adjacent.

Would this level of coverage by CCTV require one trained and allocated member of staff to monitor the screens and be able to provide the police with tapes should they request them?

Can this level of staffing be conditioned into any licence? For safety of the staff and customers, would a minimum level of staffing be conditioned? A member of staff in the kitchen is not going to be able undertake any CCTV monitoring as they will have food and kitchen safety rules to adhere to. If an incident were to occur at the end of the garden, there may be a delay before staff are aware and to respond to any incident.

Regarding fire safety, the Parish Council would like to ask the council to request the fire service have an input in the capacity limits of the site, given the narrow exits onto the street and that fire exits into the garden do not lead to a suitable assembly area as there is no alternative exit other than going back through the shop or side alley way. Could the fire service assess the combustibility of the materials on the roof and gate to the side entrance as customers may have reduced capacity to behave appropriately under stress, should a serious incident occur.

Can it be conditioned that an appointed first aider is always on site when the premises is open?

### **3. Public Nuisance**

The Parish Council believes the issues identified in the first section overlap into this section. Without an indication of the staffing levels on the premises when it is open, there is little we can do to predict the public order issues that may be generated as a result. There is almost no routine police coverage of the area and numbers of officers allocated locally is set to reduce due to resourcing issues. There is little sympathy from the police when complaints are made about rowdy and drunken behaviour are made and attendance is not provided unless there is a serious behaviour breach or criminal damage. Outside of the premises, the venue has no control over the amount of alcohol their former customers will drink. The village already suffers from the unacceptable behaviour from the drunken rascals who enter the village to find alcohol

before they leave for home, with individuals vomiting and defecating into people's property, aggravating existing customers in the venues they enter and continuing with loud and loud and antisocial behaviour until they leave.

The location of a licenced premises at No 22 is not acceptable for the residential nature of the vicinity, especially if the outpourings of the race music events find there way to a wine bar where they can sit and drink more.

#### **4. Protections of children from harm**

Lingfield has a significant proportion of children in its population (16% under the age of 16, ONS 2011 data). Any exposure to the inappropriate side effects of overindulgence in alcohol is detrimental to them and potentially a physical risk (accidents, aggression, etc). The garden area of the premises is surrounded on 3 sides by residential accommodation which houses mainly families. Any exposure to loud noise, especially during the weekend and from early evenings onwards, will impact their well being and could affect their sleep. As has been stated earlier, people drinking tend to talk more loudly and this needs to be considered when determining this application.

#### **Conclusions**

Lingfield Parish Council are very concerned that the granting of this licence will be very detrimental to the character of the village and have a broadly detrimental impact on residents. We oppose this application on the grounds above and consider the applicant's business model shows that they are not a fit and proper person to manage this premises, given the current state of the company's finances.

Please could you confirm whether this application will be determined by the licencing committee as we feel it would be in the better interests of our village if it was.

Yours faithfully

Mrs Fay Elwood  
Clerk to the Council