

Representation form Licensing Act 2003 evidence uploads.

Reference Number: LIC815462047

**Evidence**

Evidence provided in this form: No

uploads have been provided **Form**

**summary:**

**DPA:**

**Name:**

Title	First name	Surname
Mrs.	Molly	Bagley

**Are you completing this form personally or representing an organisation?:**

Personally **Address:**

Full Address

**Email:**

**Home Telephone:**

**Mobile Number:**

**Name of the premises you are making a representation about:** Kirby Select

**Address of the premises you are making a representation about:**

Postcode / street name	Full Address
LE9 2LQ	1-2 Cherry Tree Court, Kirby Muxloe, LE9 2LQ

**Which Licensing Objectives does your representation relate to?:** To prevent crime and disorder, Public safety, To prevent public nuisance, To protect children from harm

**To prevent crime and disorder:** The grant of this licence is likely to increase crime and disorder in a currently low-crime, residential area. The sale of alcohol from 7am to 11pm creates a focal point for loitering and congregation, particularly in the evenings.

There is a clear risk that groups of youths and other individuals will gather in and around the parade, leading to anti-social behaviour, including noise, littering, and potential intimidation of residents.

The premises is not located within a town centre or an area suited to managing such activity. Introducing an off-licence into this environment would fundamentally alter the nature of the locality and increase the likelihood of alcohol-related disorder.

**Public safety:** The location suffers from inadequate parking and limited road capacity. The small lay-by serving the parade is already insufficient, and existing businesses have resulted in inappropriate and unsafe parking, including obstruction and damage to grass verges. An off-licence with extended hours would significantly increase customer traffic throughout the day and into the evening, leading to increased vehicle movements, congestion, and unsafe parking practices. This presents a clear risk to pedestrian safety, particularly for elderly residents, and increases the likelihood of accidents in what is currently a quiet residential road.

**To prevent public nuisance:** The premises is situated within a quiet, predominantly residential estate with a high proportion of elderly residents. The introduction of an off-licence is likely to result in a material increase in noise and disturbance from customers, vehicle movements, door slamming, and late evening activity.

The proposed hours of operation (7am–11pm) are excessive for this location and would extend disruption across the entire day and into late evening. This would unreasonably interfere with residents' peaceful enjoyment of their homes and significantly harm the character of the area.

**To protect children from harm:** The presence of an off-licence in this location raises concerns regarding access to alcohol by underage individuals and increased exposure of children to alcohol-related behaviour.

The likelihood of youths congregating near the premises increases the risk of proxy purchasing and anti-social behaviour. This would expose children in the area to inappropriate activity and undermine their safety and wellbeing within what is currently a quiet residential environment.

**Do you have any evidence in support of your representation?:** Yes

**Can you upload this now?:** No

**Are there any conditions that could be added to the licence to remedy your representation?:** No conditions would adequately address the concerns raised. The issues identified, including the unsuitability of the location, limited parking provision, and the likely increase in anti-social behaviour and disturbance, are inherent to the nature of the proposed use and its setting within a quiet residential area. As such, the licensing objectives cannot be adequately promoted through the imposition of conditions, and the application should therefore be refused.

**Do you have any other suggestions you would like the Licensing Sub-Committee to take into account?:** The Licensing Sub-Committee is respectfully requested to give significant weight to the specific characteristics of the location when determining this application.

This premises is situated within a small parade embedded in a quiet, predominantly residential estate, rather than a designated town centre or commercial area. The character of the locality, including the presence of a high proportion of elderly residents and long-term homeowners, makes it particularly sensitive to increased noise, disturbance, and anti-social behaviour.

In addition, the Sub-Committee is asked to take into account the cumulative impact of existing businesses within the parade. Recent changes have already led to increased parking pressures and disturbance. The introduction of a further premises, particularly one involving the sale of alcohol over extended hours, would add to these existing issues and exacerbate the impact on residents.

Consideration should also be given to the planning history of the site and surrounding units, where similar applications have previously been refused on the grounds of unsuitability for this location. This demonstrates a consistent recognition that certain types of use are not appropriate in this setting.

Finally, I would emphasise that my representation is based on over 50 years of direct experience living opposite the premises. This provides a clear and informed understanding of how changes to the parade affect the day-to-day lives of residents. Granting this licence would fundamentally and unacceptably change the character of a quiet residential area, to the clear detriment of those who live there.

**Addition Text/Evidence uploaded:**

Dear Sir/Madam,

I am writing further to my formal representation objecting to the premises licence application at Maytree Drive, Kirby Muxloe.

Please find below supporting evidence to accompany my objection. This evidence is based on my direct and longstanding personal knowledge of the area, having resided directly opposite the parade of shops for over 50 years.

The parade is served by a very small lay-by with extremely limited parking, which is already insufficient for existing businesses. Since the recent opening of a coffee shop, there has been a noticeable increase in parking-related issues, including irresponsible parking and damage to surrounding grass verges.

The area is a quiet, predominantly residential estate with a high proportion of elderly residents. It is not a town centre or commercial high street and does not have the infrastructure to support a premises selling alcohol over extended hours.

In addition, I am aware that previous applications for similar uses at this location have been refused on the grounds that they were not appropriate for the area.

These observations are based on consistent, first-hand experience of the locality and are submitted to support my concerns regarding the likely impact of the proposed licence on crime and disorder, public safety, public nuisance, and the protection of children from harm.

I respectfully request that this evidence is taken into consideration as part of the determination of the application.

Yours faithfully,

Molly Bagley