

LICENSING SUB-COMMITTEE: 21 February 2024

Report of the Head of Regulatory Services

Application for Premises Licence - Grant

Application No: 093794

Name of Premises: General Convenience Store, 373-375 Cowbridge Road East, Cardiff, CF5 1JF

Ward: Canton

1. **Application**

1.1 An application for the Grant of a Premises Licence has been received from Santhosh Reddy Ashireddy in respect of General Convenience Store, 373-375 Cowbridge Road East, Cardiff, CF5 1JF.

1.2 The applicant has applied for the following:

(1) In respect of the following licensable activities:

(i) The sale by retail of alcohol for consumption off the premises.

(2) Description of Premises (as stated by applicant):

"This is a new business venture as a new general convenience store which will sell a wide range of goods including newspapers, magazines, groceries, soft drinks, cigarettes, dairy goods, snacks, household goods, confectionery, etc.

The applicant, an experienced retailer and a personal licence holder, would like to include some alcohol sales to allow the shop to develop and provide a complete all-round convenience service.

The focus of the shop will be as a general convenience store with the proposed alcohol sales just being a part of the overall business".

(3) Unless otherwise indicated the premises may be open to the public during the following hours and for any hours consequential to the non-standard timings:

Monday to Sunday: 06:00 to 23:00 hours

Bank Holiday: 06:00 to 00:00 hours

Christmas Eve: 06:00 to 00:00 hours

New Years Eve: 06:00 to 00:00 hours

(4) To provide licensable activities during the following hours:

(i) The sale by retail of alcohol for consumption off the premises:

Monday to Sunday: 07:00 to 23:00 hours

Bank Holiday: 07:00 to 00:00 hours

Christmas Eve: 07:00 to 00:00 hours

New Years Eve: 07:00 to 00:00 hours

1.3 A site map showing the premises and the plan of the premises submitted with the application can be found in **Appendix A**.

Promotion of Licensing Objectives

2.1 The additional conditions proposed by the applicant to meet the licensing objectives are attached to the report and can be found in **Appendix B**.

Relevant Representations

3.1 A representation has been received from South Wales Police. A copy of the representation can be found in **Appendix C**.

3.2 Representations have been received from the other persons (local residents). Copies of the representations can be found in **Appendix D**.

3.3 A representation has been received from a local Ward Councillor. This can be found in **Appendix E**.

Legal Considerations

4.1 In respect of the application the decision must be taken following consideration of the representations received with a view to promoting the licensing objectives, which are:

Prevention of crime and disorder

Public Safety

Prevention of Public Nuisance

Protection of Children from Harm

4.2 In each case the Sub-Committee may make the following determination

a) To grant the application.

b) To modify the conditions of the licence, by altering, omitting or adding to them, where relevant.

c) Reject the whole or part of the application.

4.3 All decisions taken by the Sub-Committee must (a) be within the legal powers of the Council and its Committees; (b) comply with any procedural requirement imposed by law; (c) be undertaken in accordance with the procedural requirements imposed by the Council e.g. standing orders and financial regulations; (d) be fully and properly informed; (e) be properly motivated; (f) be taken having regard to the Council's fiduciary duty to its taxpayers; and (g) be reasonable and proper in all the circumstances.

5. Issues for Discussion

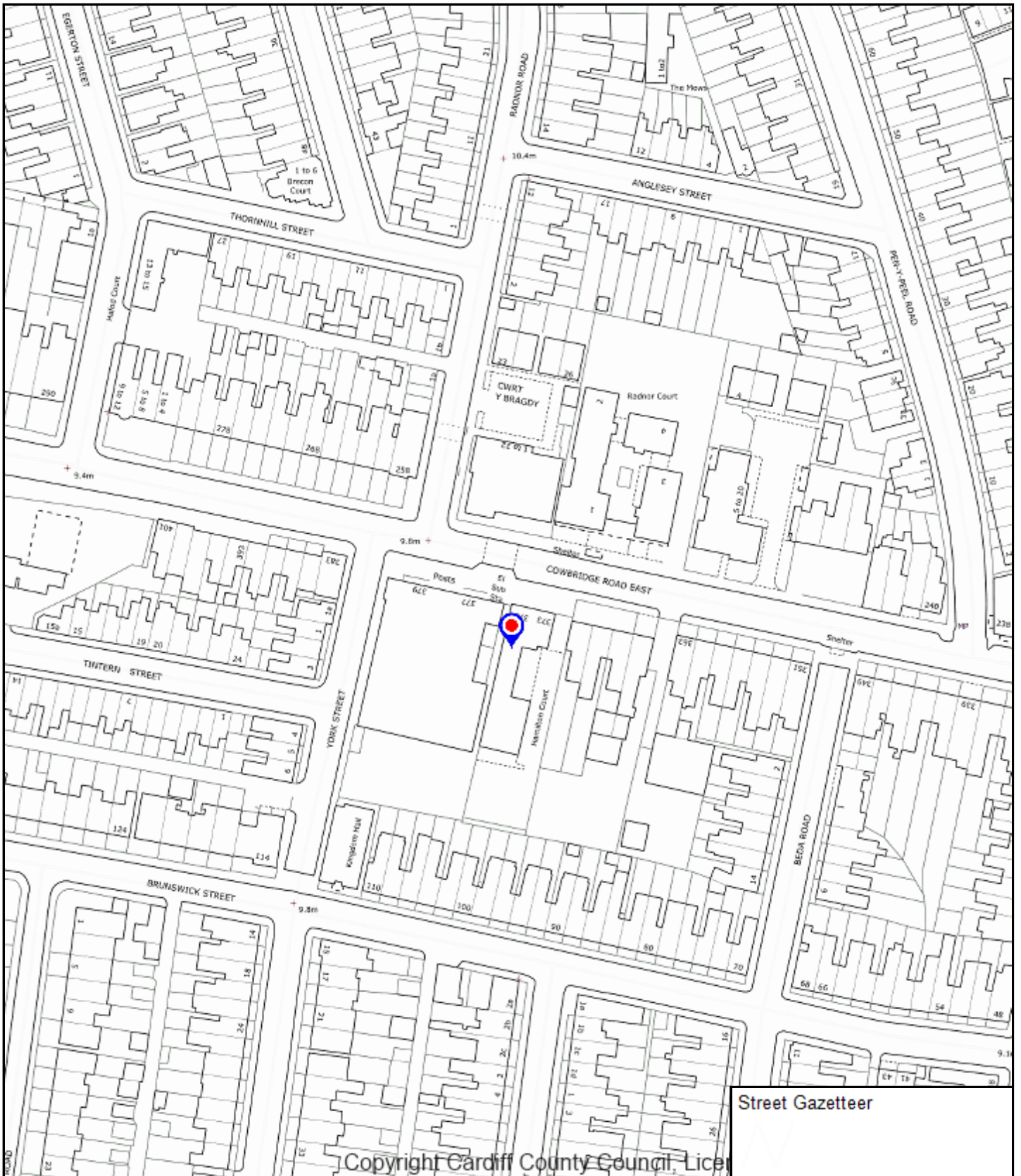
- 5.1 The application should be determined and the appropriateness of any conditions on the licence need to be discussed.

**Helen Picton
Regulatory Services**

30th January 2024

APPENDIX A

Site Map & Plan



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CHIEF EXECUTIVE
 Neuadd y Sir, Glanfa'r
 Iwerydd CAERDYDD CF10
 4UW
 Tel: 029 20872088
 County Hall, Atlantic
 Wharf CARDIFF CF10
 4UW
 Tel: 029 20872087

**Cyngor
 Caerdydd**
**Cardiff
 Council**



Enter map title

Scale: 1:1:1417
 Date: 2024-01-30 07:41:37
 Coordinates: 316202, 176607
 © Crown copyright and database rights (2014).
 This copy is produced specifically to supply
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 may be made.
Ordnance Survey AC0000816513 (2023).

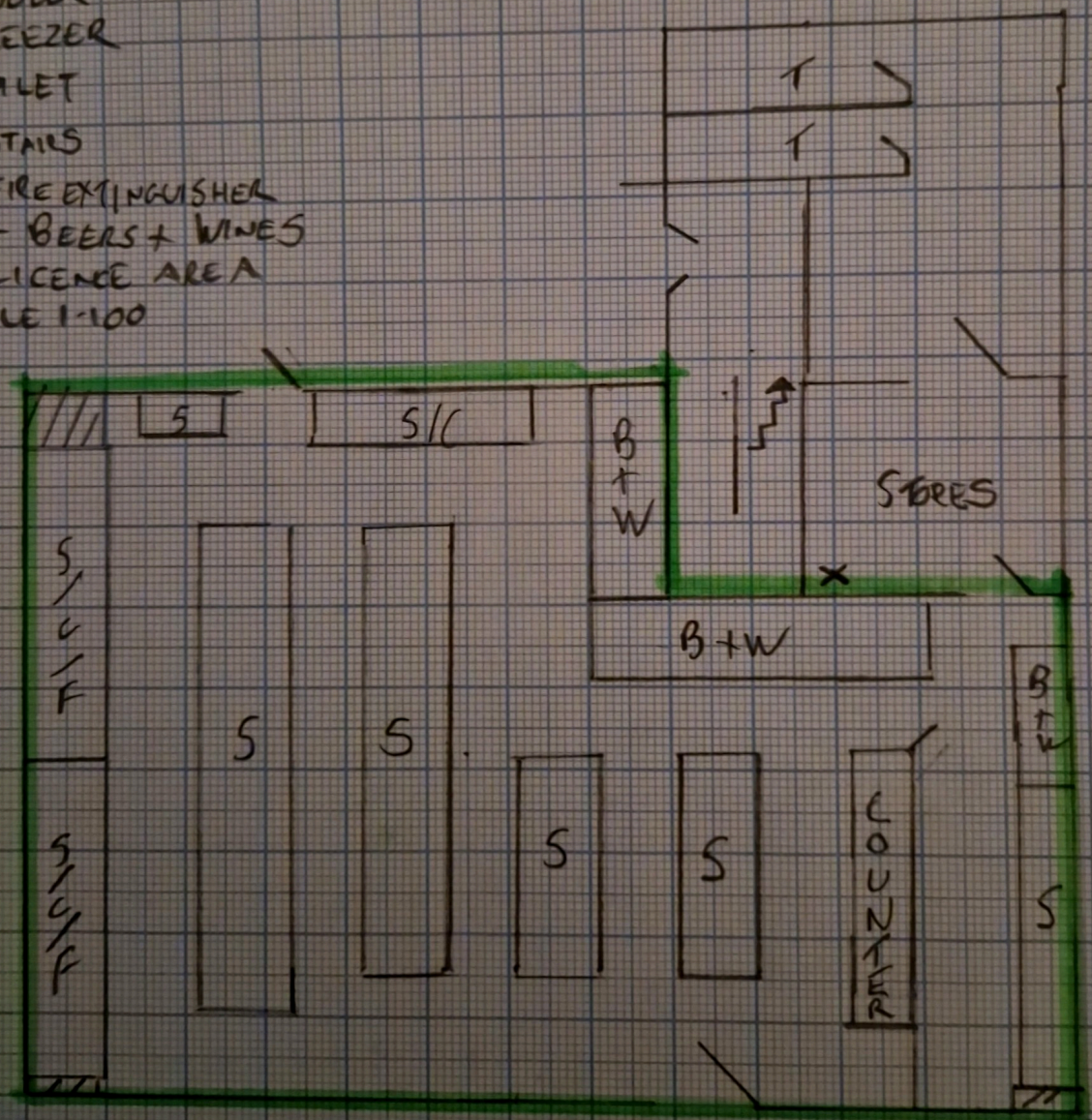
DEC 2023

373-375 CAMBRIDGE ROAD EAST

CARDIFF CF5 1JJ

KEY

- S - SHELVING / DISPLAY
 - C - COOLER
 - F - FREEZER
 - T - TOILET
 - ↑ STAIRS
 - X - FIRE EXTINGUISHER
 - B+W - BEERS + WINES
 - - LICENCE AREA
- SCALE 1:100



ENTRANCE

APPENDIX B

Operating Schedule

Continued from previous page...

Section 18 of 21

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)

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

SEE ATTACHED

b) The prevention of crime and disorder

SEE ATTACHED

c) Public safety

SEE ATTACHED

d) The prevention of public nuisance

SEE ATTACHED

e) The protection of children from harm

SEE ATTACHED

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Application for a new premises licence

**373-375 COWBRIDGE ROAD EAST
CARDIFF CF5 1JJ**

Operating schedule/proposed licence conditions

This is a new business venture as a general convenience store selling a wide range of goods including newspapers, magazines, groceries, soft drinks, cigarettes, dairy goods, snacks, household goods, confectionery, etc.

The applicant, an experienced retailer and a personal licence holder, would like to include some alcohol sales to allow the shop to develop and provide a complete all-round convenience service. The focus of the shop will be as a general convenience store with the proposed alcohol sales just being a part of the overall business..

A detailed and robust operating schedule is proposed to promote the licensing objectives;

Prevention of crime and disorder

A CCTV camera system capable of providing good quality images in all lighting conditions shall be used. Cameras shall cover inside the shop and the area immediately outside. Images will be retained for a period of at least 28 days and be made available to Police Officers on reasonable written request for evidential purposes, in accordance with the relevant data protection legislation (currently GDPR 2018).

The CCTV recording equipment shall be kept in a secure environment under the control of the premises licence holder (PLH) and/or another named responsible individual.

A staff training scheme shall be used for all staff authorised to sell alcohol. The training will cover the importance of preventing under age sales and complying with licence conditions. Refresher training will be provided every 12 months, records will be kept and be made available to responsible authorities

The PLH and staff will be vigilant and monitor the area immediately outside the shop to check that youths are not causing annoyance by congregating.

Spirits will be kept behind the counter.

Any incidents of crime and disorder at or immediately outside the premises, witnessed by staff, will be recorded in an incident book kept at the premises. This book will be kept in the shop and available for inspection.

The premises shall operate an alcohol refusals policy - alcohol will not be sold to;

(1) Any person recognised or identified as a street drinker (regardless of their level of inebriation at the time);

(2) Any person found to be drinking alcohol in the street;

(3) Any person who is drunk or appears to be drunk;

(4) Any person suspected of trying to buy alcohol for another person who is drunk or appears to be drunk;

(5) Any person unable to provide valid ID when requested by staff;

(6) Any person who is verbally or physically abusive towards staff or customers.

(7) To any person suspected of trying to buy alcohol for another person(s) who may be under age.

A notice advising customers of the refusals policy shall be on display.

Public safety

No specific risks have been identified – the PLH shall comply with other legislative requirements to ensure that the shop is safe for customers and staff.

Prevention of public nuisance

Deliveries to the premises will be arranged so as not to cause will not lead to any public nuisance.

Notice(s) shall be on display in the premises asking customers to leave the premises quietly and not to congregate outside the shop.

Staff will monitor the area immediately outside the premises on a regular basis to check for, and to properly dispose of, any litter from the premises.

Protection of children from harm

The shop shall adopt the Challenge 25 Policy.

Anyone who appears to be under 25 years old who attempts to purchase alcohol will be asked to prove their age by producing an acceptable form of photographic ID such as a passport, photo driving licence, military ID and PASS accredited proof of age cards.

A refusals register (for the sale of alcohol) will be kept and be available for inspection by responsible authorities.

A notice shall be displayed in the premises where it can be seen clearly to advise customers that it is unlawful for persons under 18 to purchase alcohol or for any persons to purchase alcohol on behalf of a person under 18 years of age.

APPENDIX C

SWP Representation

Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

From:

Sent:

18 January 2024 09:37

To:

Subject:

Objection CONVENIENCE STORE, HAMILTON COURT, 373-375 COWBRIDGE ROAD EAST, CANTON, CARDIFF

Attachments:

Objection CONVENIENCE STORE, HAMILTON COURT, 373-375 COWBRIDGE ROAD EAST, CANTON, CARDIFF.docx

***** Warning: This email contains a Microsoft Office (Word, Excel, PowerPoint) or Adobe PDF attachment. Although this email has been scanned for threats, please think before opening attachments from unrecognised senders.**

Rhybudd: Mae'r e-bost hwn yn cynnwys atodiad Microsoft Office (Word, Excel, PowerPoint) neu PDF Adobe. Er bod yr e-bost hwn wedi'i sganio ar gyfer unrhyw fygythiadau, meddyliwch cyn agor atodiadau gan anfonwyr nad ydych yn eu hadnabod. ***

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Please find attached the Police representations regarding the application for a premises licence at 373-375 Cowbridge Road East, Cardiff.

Any queries, don't hesitate to give me a ring or email.

Regards

Ymateb nad yw'n Argyfwng\ Non-Emergency Response

Oes angen i chi siarad â'r heddlu ond nid oes angen ymateb brys arnoch? Gallwch roi gwybod am fater drwy ein gwefan <https://www.south-wales.police.uk>, anfon neges breifat atom drwy gyfrif Facebook neu Twitter swyddogol Heddlu De Cymru, neu ffonio 101. Gallwch ddefnyddio 101 i roi gwybod am achosion nad ydynt yn rhai brys i unrhyw heddlu yng Nghymru a Lloegr. Mewn argyfwng, ffoniwch 999 bob amser.

Do you need to speak to the police but don't require an emergency response? You can make a report via our website <https://www.south-wales.police.uk>, send us a private message via an official South Wales Police Facebook or Twitter account, or call 101. 101 can be used to report a non-emergency to any force in Wales and England. In an emergency always dial 999.

Cymorth Iaith Gymraeg\Welsh Language Support

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

URhS Caerdydd a'r Fro
Gorsaf Heddlu Bae Caerdydd,
Stryd James, Bae,
Caerdydd CF10 5EW
Teliffon: 01656 869211
Mewn argyfwng ffoniwch **999**
Fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Cardiff & Vale BCU
Cardiff Bay Police Station,
James Street, Cardiff Bay
CF10 5EW
Telephone: 01656 869211
In an emergency always dial **999**
for non-emergencies dial **101**
Website: www.south-wales.police.uk

SWYDDOGOL – OFFICIAL

18^h January 2024

APPLICATION FOR THE GRANT OF A PREMISES LICENCE UNDER THE LICENSING ACT 2003.

CONVENIENCE STORE, HAMILTON COURT, 373-375 COWBRIDGE
ROAD EAST, CANTON, CARDIFF, CF5 1JJ

South Wales Police object to the grant of this application under the Licensing
Objective of:

The prevention of public nuisance.

POLICE REPRESENTATION

The premises sits within a block of occupied residential apartments. Nearby are
a number of other occupied dwellings.

The Police do not object to the opening hours and the hours for the sale of
alcohol that are requested each day with a terminal hour of 2300.

However, the request for a later terminal hour and closing time on all bank
holidays, Christmas Eve and New Years Eve needs careful consideration.

Christmas Eve and New Years Eve do not cause great concern. The rationale is
that it is unlikely that nearby residents would have work, school or other early
morning commitments on the days after these two festive days.



However, residents are most likely to have work, school or other early morning commitments on the day after other bank holidays throughout the year. If customers are attending at the shop between the hours of 2300 and midnight to purchase alcohol, it is inevitable that there will be noise emanating from within and outside the shop. This noise could disturb the sleep of nearby residents. Such noise is classed as “Public Nuisance”.

In relation to the cctv condition offered, the Police seek it be replaced with the below condition.

This condition meets the Home office requirements that cctv images be retained for 31 days.

The condition also allows the Police immediate access to the images should there be an ongoing incident at the premises and thereby not impeding any Police investigation.

1. A cctv system shall be installed to a standard agreed with South Wales Police. The system shall be maintained and operated at all times the premises are open to the public. The system shall cover all parts of the areas to which the public have access (excluding toilets) and all entrances and exits. Images shall be kept for a minimum of 31 days. The images shall be produced to a Police employee immediately upon request when the premises are open and at all other times as soon as is reasonably practical. There will be sufficient staff training to facilitate the above.

Should the applicant agree to limit the terminal opening hour to 2300 on bank holidays and adopt the cctv condition the Police seek,

South Wales Police will withdraw their objection to this application.

Additional evidence to support the notice of the representation will be presented at any subsequent Licensing Committee hearing. This evidence will be expanded on verbally, written, statistical or CCTV evidence.

If you wish any further information then please contact Police Licensing Officer

Yours faithfully,

D. HOWE
Chief Inspector



APPENDIX D

Other Persons Representations

Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

From:
Sent: 23 January 2024 21:03
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Subject: Licensing Representation 373-375 Cowbridge Road East, CF5 1JF.pdf
Attachments: Licensing Representation 373-375 Cowbridge Road East, CF5 1JF.pdf

*** EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni. ***

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Rhybudd: Mae'r e-bost hwn yn cynnwys atodiad Microsoft Office (Word, Excel, PowerPoint) neu PDF Adobe. Er bod yr e-bost hwn wedi'i sganio ar gyfer unrhyw fgythiadau, meddyliwch cyn agor atodiadau gan anfonwyr nad ydych yn eu hadnabod. ***

To Whom it May Concern,

Please find attached a Licensing Representation regarding 373-375 Cowbridge Road East, CF5 1JF.

Kind regards,

CARDIFF COUNCIL

Representation Submission Form

Licensing Act 2003 - Representation in respect of Premises Licence Applications



Details of person or body making representation	
Your Name:	
Your Address:	
Phone No:	Email:

Details of premises representation is about	
Name of Premises:	Details unknown, however application indicates it will be a Premier, owned by Santhosh Reddy Ashireddy
Address of premises:	373-375 Cowbridge Road East, CF5 1JF
Application No. (if known)	Unknown

Please tick one or more of the licensing objectives that your representation relates to:	
Prevention of crime and disorder	<input checked="" type="checkbox"/> yes
Public Safety	<input checked="" type="checkbox"/> yes
Prevention of public nuisance	<input checked="" type="checkbox"/> yes
Protection of children from harm	<input type="checkbox"/> yes

Please summarise your concerns about this application:
<p>I am very concerned about the application for “the sale by retail of alcohol for consumption off the premises: Monday to Sunday: 07:00 to 23:00 hours Bank Holiday, Christmas Eve and New Years Eve: 07:00 to 00:00 hours” This location (directly below my home) is primarily a residential area, and there has never been a shop in the location which has operated outside of normal business hours, much less selling alcohol. I am deeply concerned that this will increase antisocial behaviour, making it unsafe to access my home. Additionally, the block of flats in which I live has a private car park and outdoor bins, which I am concerned that customers of the shop will use, making them</p>

From:
Sent: 23 January 2024 20:19
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Subject: Representation 373-375 Cowbridge Road East
Attachments: 373-375 representation.docx

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

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Rhybudd: Mae'r e-bost hwn yn cynnwys atodiad Microsoft Office (Word, Excel, PowerPoint) neu PDF Adobe. Er bod yr e-bost hwn wedi'i sganio ar gyfer unrhyw fygythiadau, meddyliwch cyn agor atodiadau gan anfonwyr nad ydych yn eu hadnabod. ***

Good evening

Please find attached my objection to the licence at 373-75 Cowbridge Road East. I wish to be informed of any developments regarding this matter if you are able to assist with this.

Best wishes and thank you,

CARDIFF COUNCIL

Representation Submission Form

Licensing Act 2003 - Representation in respect of Premises Licence Applications



Details of person or body making representation	
Your Name:	
Your Address:	
Phone No:	Email:

Details of premises representation is about	
Name of Premises:	Unknown
Address of premises:	373-375 Cowbridge Road East Cardiff CF5 1JF
Application No. (if known)	Unknown. Applicant name is Santhosh Reddy Ashireddy

Please tick one or more of the licensing objectives that your representation relates to:	
Prevention of crime and disorder	Yes
Public Safety	Yes
Prevention of public nuisance	Yes
Protection of children from harm	No

Please summarise your concerns about this application:
<p><u>General Concerns</u> 373-375 Cowbridge Road East is a predominantly residential building comprising 11 flats and 1 retail unit. Previously this unit has been occupied by specialist businesses (carpet shop bridal/dress shop) and which operated within office hours and attracted a specialist and therefore smaller customer base which minimised disruption to residents. This new application is a radical change of use. There is limited street parking available nearby or at the property except what is available to residents. It is highly likely that these spaces would be utilised by customers of the premises, thus having a detrimental effect on residents. There are also already a number of premises within a 2 minute walk from the premises who already have a licence (including a Coop and Tesco Extra as well as independent businesses) which attract anti-social behaviour and in a residential Court, such as Hamilton Court, similar behaviour frightens me to walk to my own home. Additionally, a number of the residential properties are on a shorter term rental basis and therefore it is unlikely that these residents will have made representation to a licence application which will have a devastating effect on long term residents and homeowners.</p>

Please give further details of why you believe this application will have an adverse effect on the licensing objectives

Prevention of Public Nuisance/ Public Safety and Prevention of Crime and Disorder

- i) Opening hours between 7am and 11pm are unacceptable and detrimental to immediate neighbours living in what is primarily a residential property due to the likely noise and disturbance of customers, especially outside of office hours which is what the premises has previously followed. There is also insufficient demand to warrant these disruptions as there are a number of retailers within a 2/3 minute walk which already have a late licence as previously mentioned.
- ii) Main access for deliveries to the store are through the rear of the premises which is directly underneath 6 of the residential units and also directly adjacent to the communal entrance. There are obvious concerns regarding the noise and disturbance in the early operating hours and also accessibility for those in the residential building who wish to go to work and move their cars in this time as there is insufficient room for a delivery truck without blocking areas currently.
- iii) I have major concerns regarding nuisance and security issues. Currently both of the main retailers within walking distance attract people who loiter and beg and it would be reasonable to expect this also at the new premises, especially as the undercroft between the road and carpark is covered and sheltered. Whilst there is currently minor and intermittent issues with loiterers in this area, the new premises would attract significantly more of these individuals thus causing significant nuisance and safety concerns for residents. I am thus concerned that this may become a gathering place leading to significantly increased anti-social behaviour and possible damage to cars/property in the private car park.
- iv) Rubbish and other hygiene issues are a concern. Currently residents have access to, and use, a food bin which is located by the main premises- it is a concern that customers would likely use this inappropriately. Additionally, there are two large communal refuse bins for residents which are at capacity however there is lack of space for additional sufficient refuse bins for the store without daily collection- would this be arranged? One resident is an amputee and has expressed concerns about refuse blocking access to the property when deliveries are made.
- v) Parking is a major issue as there are extremely limited parking spaces at the front or near the property for customers who would arrive by car- there is a disabled bay immediately in front of the proposed property and a pedestrian crossing next to this. Additionally to the other immediate side of the property are three houses where car parking spaces are always occupied. Otherwise, Cowbridge Road East is a main thoroughfare with very limited legal parking in the vicinity other than at the already established Coop and Tesco Extra within a close distance.

The authority deals with all representations received in an open and transparent manner. By law the authority must provide the details of any representation to the applicant. The authority will also provide full details to the Licensing Committee to ensure that members have the full information when determining any application at a hearing. Details of any hearing must be made publically available and will be available on the Council website. By submitting this form you are giving permission for the authority to make the information supplied publically available.

Return your completed form to:

By Post:

By Email:

Please give further details of why you believe this application will have an adverse effect on the licensing objectives

unusable and unsafe for residents, several of whom are vulnerable. The increase in broken glass that is often seen around off-licences will also contribute to an unsafe area for people and animals. And of course I am very concerned about the risk of increased crime around my home. Furthermore, an off-license in this location is not needed, as there is a Co-Op and a Tesco Express within a 2 minute walk in either direction.

The authority deals with all representations received in an open and transparent manner. By law the authority must provide the details of any representation to the applicant. The authority will also provide full details to the Licensing Committee to ensure that members have the full information when determining any application at a hearing. Details of any hearing must be made publically available and will be available on the Council website. By submitting this form you are giving permission for the authority to make the information supplied publically available.

Return your completed form to:

By Post:

Licensing Section
Cardiff Council
Room 161
City Hall
Cardiff CF10 3ND

By Email:

licensing@cardiff.gov.uk

Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

From:
Sent: 10 January 2024 09:41
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Cc: Cunnah, Stephen (CIlr)
Subject: application for a Premises Licence made for 373-375 Cowbridge Road East

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.
ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Details of person or body making representation	
Your Name:	
Phone No:	Email :

Details of premises representation is about	
Name of Premises:	Not known, believe it is a Premier Convenience Store making application
Address of premises:	373 - 375 Cowbridge Road East Cardiff CF5 1JF
Application No. (if known)	Don't have application number but name of applicant is Santhosh Reddy Ashireddy

Please tick one or more of the licensing objectives that your representation relates to:	
Prevention of crime and disorder	<input type="checkbox"/> yes
Public Safety	<input checked="" type="checkbox"/> yes
Prevention of public nuisance	<input checked="" type="checkbox"/> yes
Protection of children from harm	<input type="checkbox"/> yes

Please summarise your concerns about this application:

I am objecting to this application on two of the above objectives but firstly some background. Hamilton Court is primarily a residential property, there are 11 flats and one retail unit. The retail unit has been occupied before but the businesses have always operated within office hours. This will be a very radical change to previous usage of the unit.

The retail unit for which the licence is being applied is on the ground floor and is located next to the Job Centre. This is a wholly unsuitable site due to the small size of the unit and lack of adequate space for parking and deliveries. There is likely to be a very detrimental effect on the quality of life of the residents. At least three of the other residents I have contacted so far share my concerns and will make their own representation.. I have also contacted my local councillor, Stepehn Cunnah, for his support in opposing this application.

My reasons for opposing the application are

Prevention of Public Nuisance

i) The opening hours would be from 7 am to 11 pm, as mentioned above. These hours are unacceptable for immediate neighbours living in what is primarily a residential building due to likely noise and disturbance from customers visiting the store. . Other businesses that have occupied the retail unit have always operated within office hours. I can see no demand for such an amenity as there is both a Tesco and Co-op within a three minute walk which have a late licence as well, This application would represent a concentration of similar businesses within a very small area. As mentioned above, this will be a very radical change to previous usage of the unit.

ii) We have concerns about deliveries being made to the store before 7 am. Main access to the unit for goods deliveries is at the rear of the unit and this is directly adjacent to the communal entrance doors to some of the flats . We have obvious concerns about noise and disruption if deliveries are made early in the morning when people may be wishing to leave the property to go to work.

iii) We have major concerns around nuisance and security issues. We may experience problems with people begging or loitering around the premises, as happens outside Tesco and Co-op. The layout of Hamilton Court means there is an undercroft leading into a private car park for exclusive uses of residents immediately next to the retail unit. We have major safety concerns that this may be a gathering place leading to anti-social behaviour and possible damage to cars and other property in the private car park.

iv) Rubbish and other hygiene issues are also a concern. There are two communal bins for residents at Hamilton Court which are at full capacity. Will Premier Store organise another bin and pay for proper disposal of refuse? One of the resident is an amputee and is very worried about hazards being left outside the communal entrance doors for him to trip over. We also have concerns over smell, litter and hygiene issues if the store decides to sell takeaway food.

Please give further details of why you believe this application will have an adverse effect on the

Public safety

v) Parking is a major issue.. There is no where for customers who would arrive by car to park as there is a disabled parking bay immediately in front of the proposed application and a pedestrian crossing next to this. To the other side of Hamilton Court is a terrace of three houses where parking spaces are always occupied so there will be no spaces there either.

Will customers think they are entitled to use our private car park or will they park across the main entrance to Hamilton Court and block in anyone who is trying to drive out?

1

Please give further details of why you believe this application will have an adverse effect on the licensing objectives

I would be grateful if you could note my strong opposition to this application for the reasons given above and for these to be given proper consideration when the application is being considered.

I am copying this e-mail to Councillor Cunnah and would be grateful for an acknowledgement of receipt of my e-mail.

Kind regards

Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)

From:
Sent: 11 January 2024 19:16
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Subject: RE: Alcohol licence application concern

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

To whom this may concern.

Representation against granting an alcohol licence to the below mentioned property.

Please find an amended email stating my concerns over the granting of an alcohol licence for 373-375 Cowbridge Road East CF5 1JF.

Out of the four objectives my concerns lie with issues surrounding public safety and prevention of public nuisance.

The issues I feel will arise are as follows:

Increased noise levels.

Increased littering

Access issues to the parking areas while leaving or arriving at the property.

People congregating around the back of the building.

Possible increased damage to residents cars.

If you need any other information, please feel free to contact me.

From:
Sent: Thursday, January 4, 2024 6:36 PM
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu) <licensing@cardiff.gov.uk>
Subject: Alcohol licence application concern

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.
ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Application for licence to serve alcohol at 373 - 375 Cowbridge Road East CF5 1JF.

Dear Sirs,

I would like to voice my concern about an alcohol licence at the above address. I live in the flats above this retail space.

My concern is that the shop being there will cause an increased amount of noise and more littering, especially glass which is a problem on Cowbridge Road East already. I'm also concerned about people coming into the private parking area behind the building and causing a problem or damage to residents cars.

Finally, we already have two licenced premises that sell alcohol very close by so is a third necessary?

I would prefer to remain anonymous to the licence applicants. But would be keen to know what they will do to placate my concerns.

[Sent from Yahoo Mail on Android](#)

From:
Sent: 23 January 2024 16:13
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Subject: Objection to licensing application.

Your ref:

Application for Santhosh Ashireddy to open premises to sell alcohol. at 373-375 Cowbridge road East, Canton

As with the collective residence of the adjoined condominium, I must raise my strongest objection to this application.

My residence is situated the commercial property and the constant use of this store will have a direct affect on my quality of life.

Moreover, I am very concerned with the increased fire risk. I am disabled and require a wheelchair to move around my residence. After the fire service conducted a risk assesment for options for extraction is my only window (1st floor) or the stairs to the rear. Both of these options will require me either carried out or left to my fate! This causes a major concern.

Increased demand for parking will also cause access issues.

The selling of alcohol will encourage vagrants as the property has an access passage which, obviously end up as a pattern.

Excess packaging will accumulate at the shop rear access, which is our main access and only communal fire escape.

The condominium contains quiet; friendly professionals. This shop will completely destroy the ambience of the residence.

Please consider my objections

Yours

APPENDIX E

Ward Councillor Representation

From: Cunnah, Stephen (Cllr)
Sent: 16 January 2024 13:44
To:
Subject: Re: Fw: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

Thanks

Just do double confirm from me as well, I want to object as a local ward member too.

I visited the site this week and I share the concerns has written below. In particular, I am concerned about the impact on the amenity of neighbouring residents given the long licensing hours, the fact there are no uncontrolled parking spaces nearby, and the fact the covered private entrance to the residential court is immediately alongside the premises and could be blocked and/or attract ASB.

Many thanks,

Stephen.

Cllr/Cyng. Stephen Cunnah

**Cardiff Councillor for Canton
Cyngorydd Caerdydd i Dreganna**

Croeso i chi gysylltu â fi yn Gymraeg

From:
Sent: 15 January 2024 14:19
To:
Subject: RE: Fw: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

Hello and thank you for your email.

I can confirm your representation has been logged, along with your confirmation that you are happy for Cllr Cunnah to act as your representative.

Once the consultation period has ended and a Licensing Sub-Committee hearing has been arranged, both you and Cllr Cunnah will be notified and invited to attend the hearing.

Kind regards

From:

Sent: Monday, January 15, 2024 12:54 PM

To: Cunnah, Stephen (Cllr)

Subject: Re: Fw: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Thanks for acknowledging my representation against this licence application . I can confirm I am submitting this representation for myself and am happy for Councillor Stephen Cunnah to act as my representative as well. I hope this is acceptable. Please could you confirm if it is and I have understood the process correctly.

Kind regards

On Sun, 14 Jan 2024 at 09:34, Cunnah, Stephen (Cllr)

wrote:

Cllr/Cyng. Stephen Cunnah

**Cardiff Councillor for Canton
Cynghorydd Caerdydd i Dreganna**

From:

Sent: 09 January 2024 08:05

To: Cunnah, Stephen (Cllr)

Cc: Development Management / Rheoli Datblygu

Subject: RE: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

Hello Councillor Cunnah,

I will log this email as an objection to the application but would be grateful if you would confirm if the objector is submitting this or if they wish to submit with yourself as their representative.

At the end of the consultation period all comments received will be sent to the applicant or their representatives and this will include the name and contact details of the objectors. This forms part of the application process and encourages mediation between all parties. Additionally, all comments submitted and not withdrawn will form part of the Licensing Sub-Committee report, which is a public document however the name, address and contact details will be redacted.

Wherever possible, it will be necessary for objectors to attend this hearing. The hearing is held in a hybrid format so can be attended in person or remotely.

Please let me know if you require any further information.

Kind regards

The Council welcomes correspondence in English or Welsh and we will ensure that we communicate with you in the language of your choice, whether that's English, Welsh or in Bilingual format as long as we know which you prefer. Please contact 029 20871651/ licensing@cardiff.gov.uk to register your language choice. If we do not receive your language choice, we will continue to correspond with you in accordance with current procedure. Corresponding in Welsh will not lead to any delay.

From: Cunnah, Stephen (Cllr)
Sent: Monday, January 8, 2024 7:59 PM
To: Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)
Development Management / Rheoli Datblygu
Cc:
Subject: Fw: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

Hello,

Please can the objections from the resident below be considered in relation to the appropriate licensing application. (copied in) had notified me about this a fortnight or so ago.

I'd also be grateful for an update on how this can be escalated, i.e. whether the resident and/or myself as a local councillor can make representations in person to the licensing committee, or any other option available.

From a planning perspective, I would like advice on the current status of this premises and its uses. As the resident has noted, the proposed use is quite different from the previous use and I do not recall a recent planning application to change usage (if required).

Many thanks,

Stephen.

Cllr/Cyng. Stephen Cunnah

**Cardiff Councillor for Canton
Cynghorydd Caerdydd i Dreganna**

Sent: 08 January 2024 10:14

To: Cunnah, Stephen (Cllr)

Subject: Licensing application - Hamilton Court, 373- 375 Cowbridge Road East

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Councillor Cunnah

I am e-mailing to seek your support in opposing a licensing application to run a Premier Convenience Stores from 7 am to 11 pm at the above address.

Hamilton Court is primarily a residential property, there are 11 flats and one retail unit. The retail unit has been occupied before but the businesses have always operated within office hours. This will be a very radical change to previous usage.

The retail unit for which the licence is being applied is on the ground floor and is located next to the Job Centre. This is a wholly unsuitable site due to the small size of the unit and the likely very detrimental effect this will have on the quality of life of the residents. At least three of the other residents I have contacted so far share my concerns.

Our reasons for concern are

i) The opening hours would be from 7 am to 11 pm, as mentioned above. These hours are unacceptable for immediate neighbours living in what is primarily a residential building. Other businesses that have occupied the retail unit have always operated within office hours. We can see no demand for such an amenity as there is both a

Tesco and Co-op within a two minute walk which have a late licences as well, This would represent a concentration of similar businesses within a very small area.

ii) We have concerns about deliveries being made to the store before 7 am. Main access to the unit for goods deliveries is at the rear of the unit and this is directly adjacent to the communal entrance doors to some of the flats . We have obvious concerns about noise and disruption if deliveries are made early in the morning when people may be wishing to leave the property to go to work.

iii) We have major concerns around nuisance and security issues. We may experience problems with people begging or loitering around the premises, as happens with Tesco and Co-op. The layout of the site means there is an undercoft leading into a private car park for exclusive uses of residents immediately next to the retail unit. We have major safety concerns that this may be a gathering place leading to anti-social behaviour.

iv) Parking is another issue.. There is no where for customers arriving by car to park as there is a disable parking bay immediately in front of the property and a pedestrian crossing next to this. The parking spaces by a terrace of three houses on the other side are always occupied so there will be no spaces there either. Will customers think they can use our private car park or will they park across the main entrance to Hamilton Court and block in anyone who is trying to drive out?

v) Rubbish and other hygiene issues are a concern. There are two communal bins for residents at Hamilton Court which are at full capacity. Will Premier Store organise another bin and pay for proper disposal of refuse? One of the resident is an amputee and is very worried about hazards being left outside the communal entrance doors for him to trip over. We also have concerns over smell, litter and hygiene issues if the store decides to sell takeaway food.

I feel all of the above are very real concerns and would welcome a chance to talk to you about this as our local councillor. It would be helpful if you could also visit the site to see for yourself how unsuitable it is for the proposed application.

Are you or one of your colleagues holding a surgery next Saturday at Canton Library? If you are not to attend, could you please forward my e-mail to whoever is to attend so they are familiar with background? Grateful if you could acknowledge receipt of this e-mail. If you need to speak to me, my mobile number is .

Kind regards and look forward to hearing from you