

Licensing Committee Agenda

HEARING TO CONSIDER AN APPLICATION FOR A NEW PREMISES LICENCE

This meeting will consider only licensing matters delegated under the Licensing Act 2003

1ST June 2026 at 11am

Remote Meeting

MEMBERS OF COMMITTEE INVITED TO ATTEND HEARING

Councillor A. Thompson (Chair)

and Councillors H. Clark, R. Lee and S. Shah

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Licensing Committee

1 June 2026

AGENDA

1. Apologies for Absence

2. Declaration of Interests

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

To consider the minutes of the meeting held on 27th April 2026.

4. Licensing Act 2003 – Application for a New Premises Licence: 212 Watchhouse Road. Galleywood, Chelmsford, CM2 8NF

MINUTES

of the

LICENSING COMMITTEE HEARING

held on 27th April 2026 at 11am

Present:

Councillor D. Clark (Chair of Hearing)

Councillors H. Clark, R. Lee and S. Manley

1. [Apologies for Absence](#)

No apologies for absence were received.

2. [Declaration of Interests](#)

All Members were reminded to declare any interests where appropriate in any items of business on the meeting's agenda. None were made.

3. [Licensing Act 2003 – Application for a](#)

The Committee considered an application to vary a premises licence made under Section 34 of the Licensing Act 2003 and had regard to the representations made during the consultation period. These related to the promotion of the below Licensing objectives.

- a) The prevention of crime and disorder
- b) Public safety
- c) The prevention of public nuisance
- d) The protection of children from harm

The Committee were informed that the application had sought to amend the licensable hours and opening hours to 06:30 to 23:00 daily, including the removal of Good Friday and Christmas Day restrictions, updating the existing plan attached to the premises licence, remove the conditions contained in Annex 2 and submitted a new a new operating schedule

It was noted by the Committee that there were three options namely;

- to modify the conditions of the licence.
- to reject whole or part of the application

The below parties attended and took part in the hearing:

- Applicant – Legal Representative, Area Manager and Store Manager.
- Parish Councillor, representing Galleywood Parish Council who had made a representation against the application.

Officers informed the Committee that in response to the application, one representation had been received from Galleywood Parish Council, detailing concerns about the prevention of public nuisance, prevention of crime and disorder and public safety licensing objectives. No representations had been received from Responsible Authorities, including Essex Police. [The Committee was reminded of the green sheet of amendments, available here, which showed the plan of the licensable area which was omitted from the original agenda publication by mistake.](#)

The Applicant gave an overview of the application and explained that the current premises licence permitted the sale of alcohol until 11.00pm (Monday to Saturday), with the primary change sought being an extension of hours to allow sales from 6.30am. The Applicant advised that the store was well established and had traded at the location for a number of years. It was confirmed that Chelmsford Star Co-operative Society had merged with Central Co-op. The Applicant explained that the Area Manager was responsible for 16 stores across the business and that there was an established history of operating those premises responsibly with similar hours.

The Applicant advised that the store employed between 15 and 20 members of staff, with staffing levels varying according to demand, typically six staff during busy periods and three during quieter periods. It was confirmed that staff received refresher training every six months on Challenge 25 and licensing matters, with additional responsibilities held by supervisors and managers. External training was provided, and all staff received aggression avoidance training under the “Be Safe, Be Secure” programme, which covered the management of antisocial behaviour and petty theft. The Applicant confirmed that all staff were trained to deal with issues appropriately, and that Kevin Smith undertook training and compliance checks approximately every eight weeks to ensure staff remained compliant.

In relation to the licensing objectives, the Applicant referred to the Challenge 25 policy being strictly enforced at all tills, noting that there were no self-service checkouts at the premises. Staff were equipped with body-worn cameras, and all staff were linked via headsets. The premises operated the Co-operative’s “Watch Me Now” system, which allowed external access to CCTV and support when police assistance was required. An incident recording system was in place, with all incidents logged on the Co-operative database to enable tracking and appropriate responses. The Applicant confirmed that 14 CCTV cameras were installed throughout the store to protect both staff and the public, and stated that the operating schedule reflected existing practices which were sufficient to manage the premises effectively.

The Applicant advised that there had been no objections to the application from any Responsible Authorities, and no representations from local residents. It was stated that the concerns raised were speculative. Reference was made to a theft incident that had occurred in 2024 at approximately 4.00pm, which had been managed in accordance with the store’s procedures. The Applicant advised that this incident did not give rise to any additional concerns in relation to the variation sought.

In conclusion, the Applicant summarised that this was an existing and established premises seeking a minor variation to modernise its operation. It was stated that

robust training, management arrangements, security measures, and external support systems were in place, and the Applicant reiterated that no objections had been received from Responsible Authorities.

The Committee heard from a Councillor representing Galleywood Parish Council who had objected to the application. The Councillor highlighted concerns relating to the adjoining flats, which were described as supported housing for elderly residents.

It was stated that the street view image included within the agenda papers did not show the entrance to the flats, and that the main gate to the supported housing was located immediately adjacent to the entrance of the Co-operative store. The Councillor expressed concern that any increase in the licensed hours had the potential to cause nuisance to nearby residents, particularly those living in the supported accommodation.

The Councillor further stated that other licensed premises in the area, including Morrisons, did not operate with extended hours and questioned why the Co-operative should be permitted to do so.

In response to the points raised, it was confirmed by the applicant that:

- Procedures were in place to address incidents occurring both inside and outside the premises, stating that any incidents in the immediate vicinity of the store were recorded in the incident log and retained on the Co-operative's central reporting system.
- No complaints had been received from the neighbouring assisted living accommodation in relation to the operation of the premises or any licensable activities.
- It was noted that the only complaint received had related to noise from overnight works, which was not connected to the premises' licensed activities.
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The Committee thanked the attendees and officers for their input and advised that the decision would be made during the deliberation after the meeting. It was noted that due to the remote nature of the meeting, the decision would be circulated to all parties within a few working days via email.

The Committee gave careful consideration to this application for a premises licence and to all relevant representations both written and as expanded on in the course of the hearing. In addition, the Committee had due regard to the statutory guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 and to the Council's own Licensing Policy.

RESOLVED that the Director of Sustainable Communities be authorised to grant the application to the modify the licence on the terms applied for. The terms applied for being the supply of alcohol from 06:30 until 23:00 every day including Good Friday and Christmas Day. The removal of the conditions in Annex 2 to the licence conditions, updating the premises plan and updating the operating schedule.

1. In reaching its decision the Committee gave careful consideration to the application including (i) the case put forward by the applicant at the hearing and (ii) the representation (objecting to the application) which was made in writing by Galleywood Parish Council and put forward at the hearing.

2. The Committee also had due regard to the statutory guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 and to the Council's own Licensing Policy, including paragraph 3.1 thereof.
3. In determining the application, the Committee was mindful of the fundamental requirement (as set out in paragraph 9.43 of the section 182 guidance and reiterated by case law) that any determination made by it had to be evidence based and justified as being appropriate for the promotion of the licensing objectives.
4. The Committee gave due weight (as it was bound to do so) to the fact that none of the responsible authorities (including Essex Police and the Council's Environmental Health department) had objected to the application.
5. The Committee recognised the view of Galleywood Parish Council that extending the hours for the supply of alcohol was inappropriate due to the location of the store and were concerned an extension would increase noise and disturbance and cause increase to public nuisance and potentially endanger public safety. However, the Committee was mindful that any determination made by it had to be evidence based and justified as being appropriate for the promotion of the licensing objectives. There was no evidence of noise disturbance/public nuisance or danger to public safety before the Committee and the objection was speculative rather than evidence-based.
6. The objector speaking to the representation then spoke about the extent of the street view plan included in the Agenda pack and explained that the entrance for residents of the nearby flats was shared with the Co-op. However, by law the Committee could not take this into consideration. Regulation 19 of the Licensing Act 2003 (Hearings) Regulations 2005 provides that an authority shall disregard any information given by a party at the hearing which is not relevant to their representations or, indeed, not relevant to the promotion of the licensing objectives.
7. The Committee also considered that the applicant had demonstrated within their operating schedule and in the course of the hearing that they had in place robust management controls including training programmes for retail staff, with 6 monthly refresher training to ensure, so far as possible, the safe and smooth running of the store and the promotion of the licensing objectives. The store is a well-established store and has been there for many years. The Applicant explained that the Area Manager was responsible for 16 stores across the business and that there was an established history of operating those premises responsibly with similar hours for the sale of alcohol.
8. The Committee were of the view that the removal of the conditions at Annex 2 would not be problematic and that these conditions were 'superfluous' and do not add anything to the licence.
9. The applicant confirmed at the hearing that the 'updated' plan to their application included more floorspace to be compliant with legislation in showing the extent of the boundary of the building and was not indicative of areas they wish to begin using for the sale of alcohol.
10. At the time of the hearing there was no evidence before the Committee on which it could properly conclude that, if the variation application were to be granted, that any of the licensing objectives would be undermined.

The meeting closed at 11.34am

Chair



Chelmsford City Council Licensing Committee

DATE: 1st June 2026

LICENSING ACT 2003 – APPLICATION FOR A PREMISES LICENCE: 212 WATCHOUSE ROAD, GALLEYWOOD, CHELMSFORD, CM2 8NF

Report by: Director of Sustainable Communities

Officer Contact:

Simon Parnham, Licensing Officer, Simon.Parnham@chelmsford.gov.uk, 01245 606727

Purpose

The purpose of this report is for Members to consider an application made by Menaka Sugirtharajan under section 17 of the Licensing Act 2003 for the grant of a premises licence in respect of 212 Watchouse Road, Galleywood, Chelmsford, CM2 8NF, having regard to the representations received and the requirement to promote the four licensing objectives. These are:

- a) The prevention of crime and disorder
- b) Public Safety
- c) The prevention of public nuisance
- d) The protection of children from harm

Recommendations

Where relevant representations have been received, Members must take such steps as they consider appropriate for the promotion of the licensing objectives. The available options are.

1. to grant the licence subject to conditions consistent with the operating schedule, modified to such extent as the authority considers appropriate,
2. to exclude from the scope of the licence any of the licensable activities to which the application relates,
3. to refuse to specify a person in the application as the designated premises supervisor, and
4. to reject the application.

Any party aggrieved by the decision of the Licensing Committee may appeal to the Magistrates' Court within 21 days of notification of the decision.

1. Background and Introduction

- 1.1 The premises is located along Watchouse Road and is in a residential area. A map is provided as **Appendix A** for reference.

2. Application

- 2.1 The application has been properly given in accordance with The Licensing Act 2003 and all procedures correctly followed. The completed application form is attached as **Appendix B**
- 2.2 The application form for the premises licence was received on the 7th April 2026, and correctly advertised by placing blue public notices at the premises, by publication in a local paper and on Chelmsford City Council's website.
- 2.3 The application seeks authorisation for the sale of alcohol Monday to Saturday between 07:00 and 23:00 and Sunday between 08:00 and 22:00. Plans of the premises have also been submitted and are attached as **Appendix C**.
- 2.4 Menaka Sugirtharajan is the proposed designated premises supervisor and holds a personal licence issued by Redbridge Council.
- 2.5 Members are asked to note that as this report is available in the public domain, personal details have been redacted from some documents. However, both the Authority and the applicant have received complete copies of all documents.

3. Representations

- 3.1 During the course of the application, Chelmsford City Council, in line with the Act, sent a copy of the application to all responsible authorities.
- 3.2 During the consultation period, sixteen (16) representations objecting to the application were received. One representation was submitted by the Parish Council. No representations were received from responsible authorities. Copies of the representations are attached as **Appendix D**.

4. Conclusion

- 4.1 Members are reminded to determine the application with regard to the Licensing Act 2003, the statutory guidance issued under section 182 of the Act, the Council's Statement of Licensing Policy, and the representations made.

4.2 The application has been properly given in accordance with the Licensing Act 2003 and all procedures correctly followed.

4.3 At the conclusion of this hearing, members are advised to consider the options set out in the recommendations section at the beginning of this report.

Appendices:

- Appendix A – Map
- Appendix B - Premises Licence Application
- Appendix C – Plans
- Appendix D – Representations

Background reading:

Application held by licensing authority

Corporate Implications

Legal/Constitutional: The Licensing Committee is acting in accordance with its powers under the Licensing Act 2003 and the Council's Constitution. The hearing has been convened in compliance with statutory procedures. Any party to the proceedings has the right to appeal the decision to the Magistrates' Court within 21 days of formal notification.

Financial: There are no direct financial implications arising from the determination of this application. However, the outcome may have an indirect impact on local economic activity and business rates.

Potential impact on climate change and the environment: No specific implications relating to climate change or the environment have been identified arising directly from this report

Contribution toward achieving a net zero carbon position by 2030: The decision on this application is not expected to directly influence the Council's net zero carbon target. Sustainable operating practices by the applicant may indirectly support environmental objectives.

Personnel: There are no personnel implications associated with this report. Licensing staff have processed the application as part of their normal duties.

Risk Management: The Licensing Committee must ensure that its decision is made in accordance with the Licensing Act 2003, relevant statutory guidance, and the Council's Statement of Licensing Policy. This minimises the risk of legal challenge by way of appeal or judicial review.

Equality and Diversity: The application has been considered in line with the Council's duties under the Equality Act 2010. No equality or diversity concerns have been identified at this stage.

Health and Safety: There are no direct health and safety implications from this report. However, public safety is a core licensing objective that must be considered in determining the application.

Digital: None.

Other: None.

Consultees:

As required by the Licensing Act 2003

Relevant Policies and Strategies:

Statement of Licensing Policy

Appendix A

Directions Save Nearby Send to phone Share


Galleywood Motor Spares, 212 Watchouse Rd, Chelmsford CM2 8NF

Suggest an edit on Galleywood Motor Spares

Add a missing place

Add your business

Photos



At this place



* 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

Include country code.

Other telephone number

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

Are you:

- 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 you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Your Address

Address official correspondence should be sent to.

| | |
|-------------------------------|---|
| * Building number or name | <input type="text"/> |
| * Street | <input type="text"/> |
| District | <input type="text"/> |
| * City or town | <input type="text"/> |
| County or administrative area | <input type="text"/> |
| * Postcode | <input type="text"/> |
| * Country | <input type="text" value="United Kingdom"/> |

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 | <input type="text" value="212"/> |
| Street | <input type="text" value="Watchouse Road"/> |
| District | <input type="text"/> |
| City or town | <input type="text" value="Chelmsford"/> |
| County or administrative area | <input type="text"/> |
| Postcode | <input type="text" value="CM2 8NF"/> |
| Country | <input type="text" value="United Kingdom"/> |

Further Details

| | |
|---|------------------------------------|
| Telephone number | <input type="text"/> |
| Non-domestic rateable value of premises (£) | <input type="text" value="8,400"/> |

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

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes
- No

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

- Yes
- No

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality Documents that demonstrate entitlement to work in the UK

Right to work share code Right to work share code if not submitting scanned documents

Add another applicant

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

Continued from previous page...

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.

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](#)

Continued from previous page...

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?

Yes No

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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

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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

Continued from previous page...

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

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.

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.

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

Name

First name

Family name

Date of birth / /
dd mm yyyy

Continued from previous page...

Enter the contact's address

| | |
|---|--|
| Building number or name | <input type="text"/> |
| Street | <input type="text"/> |
| District | <input type="text"/> |
| City or town | <input type="text"/> |
| County or administrative area | <input type="text"/> |
| Postcode | <input type="text"/> |
| Country | <input type="text" value="United Kingdom"/> |
| Personal Licence number (if known) | <input type="text" value="085114"/> |
| Issuing licensing authority (if known) | <input type="text" value="Redbridge Council"/> |

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.

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

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.

Page 19 of 45 Start

End

Continued from previous page...

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

SUNDAY

Start End

Start End

State any seasonal variations

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

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.

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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 will promote all four licensing objectives through responsible day-to-day management:

Staff Training: All staff will be trained in responsible alcohol sales, including refusing service to intoxicated individuals and understanding licensing laws.

CCTV: A CCTV system will be in place covering key areas, with recordings kept and available to authorities.

Challenge 25: A strict Challenge 25 policy will be enforced, with only valid photo ID accepted.

Refusals Log: A refusals/incident log will be maintained and reviewed regularly.

Good Management: The premises will be well supervised at all times to prevent disorder and ensure customer safety.

Noise & Nuisance Control: Customers will be encouraged to leave quietly, and loitering outside the shop will be discouraged.

Cooperation with Authorities: The business will work closely with local police and licensing authorities to uphold all objectives.

b) The prevention of crime and disorder

A CCTV system will be installed and maintained, covering all public areas.

Staff will be trained to recognise and prevent theft, proxy sales, and anti-social behaviour.

An incident and refusals log will be kept and made available to authorities.

Alcohol will not be sold to intoxicated persons, and service will be refused where necessary.

The premises will cooperate fully with local police and licensing authorities.

c) Public safety

The premises will be kept clean, well-lit, and free from hazards at all times.

Fire safety equipment will be installed and regularly checked.

Staff will be trained in basic health and safety procedures.

Capacity will be controlled to avoid overcrowding.

Emergency exits will be clearly marked and kept unobstructed.

d) The prevention of public nuisance

Clear signage will request customers to leave the area quietly.

Loitering outside the premises will be actively discouraged.

Deliveries and waste disposal will be managed at appropriate times to minimise disturbance.

Staff will monitor the outside area to reduce noise and anti-social behaviour.

e) The protection of children from harm

A strict Challenge 25 policy will be enforced at all times.

Only valid forms of photo ID (passport, driving license, PASS card) will be accepted.

Staff will be trained to recognise underage and proxy sales.

Alcohol and age-restricted products will be positioned behind the counter or in clear view of staff.

Children will not be permitted to purchase alcohol under any circumstances.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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NOTES ON REGULATED ENTERTAINMENT

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:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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.

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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.

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

DECLARATION

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

Date (dd/mm/yyyy)

Add another signatory

Continued from previous page...

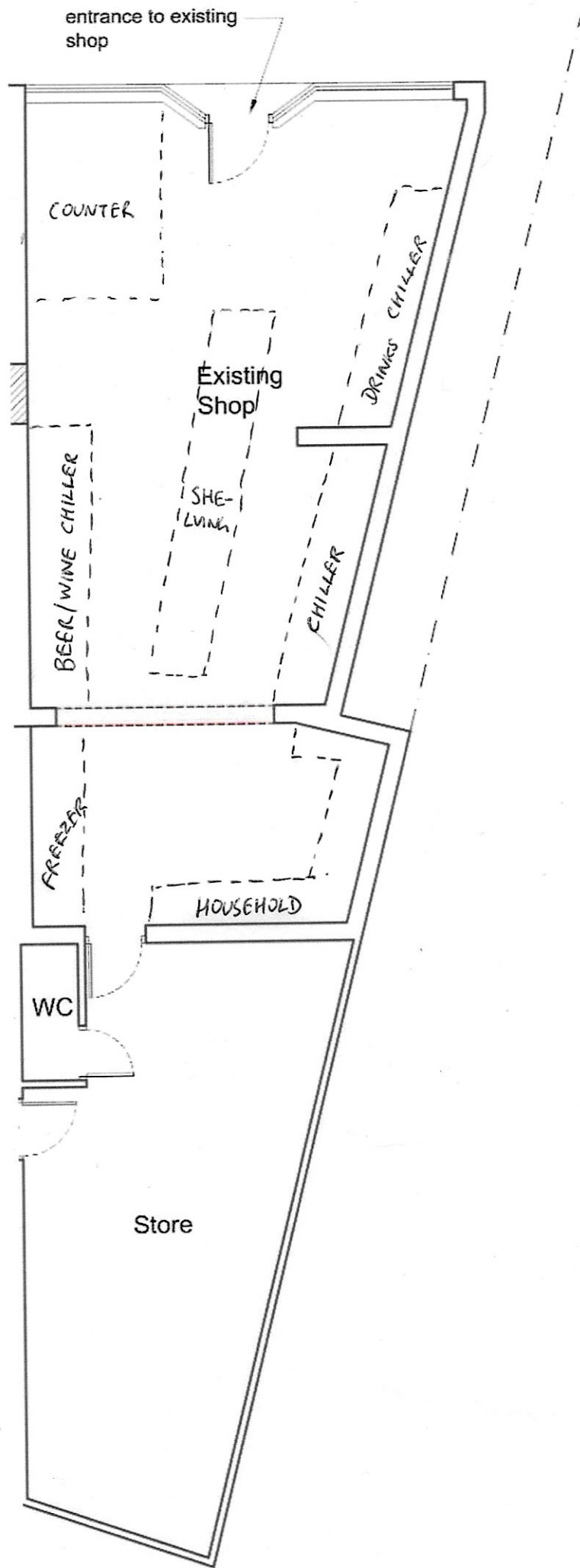
Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.chelmsford.gov.uk/business/licensing/alcohol-licensing/premises-licence/apply-for-a-new-premises-licence/> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED



I'm writing to raise another formal objection to the licensing application for the new shop at 212 Watchouse Road CM2 8NF.

My objections are:

Under licensing objective "the prevention of crime and disorder"

1/ their proposed alcohol license time of 7am - 11pm mon- fri and 8am - 10pm sun, sit outside of their proposed opening times which are listed on the application as 7am - 10pm mon - fri and 8am - 9pm sun. Why would they need a license to sell alcohol outside of their opening times. This suggests they are unlikely to stick to their stated opening times and are likely to be selling alcohol later than stated.

2/ - the Coop on Barnard Road constantly has issues and frequent police call outs due to their customers behaving poorly and causing anti social behaviour and because of how they treat the local residents. This is not something that should be emulated in a fully residential area.

Under licensing objective "prevention of public nuisance"

1/ their license application times are excessive. This is a residential area which already has a small Morrisons, Coop and little Tescos within 5 minutes (none have the ability to sell alcohol as early as this licensing proposal is asking for). If established national shops are not trusted to sell alcohol from early morning to late night why would an unproven applicant be approved to sell alcohol at these times. Who needs to buy alcohol at 7am or even 10am. I feel the shopkeeper is encouraging alcohol misuse by selling alcohol at unsociable times.

2/ The shop does not have much parking and therefore customers are likely to park in front of other houses, potentially blocking them in, or damaging/loitering on their property. They have yet to install any bins outside of the shop and this will cause customers to leave rubbish outside on the pavement, street or on peoples private property.

3/ - off licenses inevitably have people loitering outside. This will be disruptive to the neighbours and residents. Particularly if they are under the influence, smoking, being loud at 10/11pm during the week. The previous shop was closed late afternoon and we never had any issues before.

4/ A sweet shop/corner shop would be welcome but the owners clear lack of consideration for their neighbours at wanting to open such long hours demonstrates their only consideration is their business. This is a nice, clean residential area which rarely has any issues. The long licensing hours are going to change this and impact the local community, children and emergency services in a negative way.

Under the licensing objective "public safety"

1/ this is currently a quiet residential area, which is surrounded by homes, the selling of alcohol is neither required nor wanted. This would be the only licensed premises in the area that would be allowed to sell alcohol this early. This will encourage those who want to drink alcohol to come out of their way to buy it this early. Due to the late application this may encourage those drinking at home to drink drive to go to the shop and purchase alcohol to continue their evening. Which is a serious safety issue

Under licensing objective "the protection of children from harm"

1/ When the previous application was granted last year, the licensing committee decided to agree the license from 8am onwards to encourage antisocial behaviour. This is a terrible decision as 8am is the time the children

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from Baddow High School walk past. I would suggest that alcohol sales is either kept in line with other local licensed shops or is from later in the day to discourage antisocial behaviour, particularly that could affect children.

2/ The amount of additional cars this may encourage is a parking and safety issue. The kids going to school already worry me with crossing the road and messing around on the pavement as kids do. More cars and inconsiderate parking are only going to make this more dangerous.

I hope that our objections are fully considered and the safety and peace of the local community is forefront of any decision making.

Many thanks

(1)

Dear Sir/Madam

I understand another application has been put forward for late night alcohol licence for the above premises.

I have been a resident for over 40 years, myself and 18 residents apposed the first application that was put forward because of public safety, Lorrie's coming and going, children in black uniforms walking nearby, Horses that graze in the field opposite and cross the road for access, and late night vehicles disturbing the neighbours with headlights in the winter months for Alcohol purchase.

Why do planners IGNORE residents rights, when we the local people who have been living in this area are not listened too.

I OBJECT TO THIS LATEST APPLICATION .

(2)

Dear Mr Parnham,

I am writing to again formally object to the proposed development of an off-license at 212 Watchhouse Rd which is now attempting to increase its hours of business. As a resident of Galleywood, I continue to have serious concerns about the negative impact this establishment could have on the immediate community.

The Galleywood neighbourhood is primarily residential, and the introduction of an extended hours off-license could lead to anti-social behaviour and will definitely lead to increased noise and risk of disturbances to the local residence, particularly late at night. And again I point out the presence of such a business may contribute to safety concerns for families and elderly residents, as well as potentially affecting the character and overall well-being of the area.

I strongly urge the relevant authorities to reconsider granting any and all (present and future) permission for this establishment and to prioritise the interests of local residents who seek to maintain a peaceful and safe living environment for their community.

I appreciate your time and consideration and would be grateful for any updates regarding the decision-making process.

Sincerely,

(3)

To Whom This May Concern,

I am writing to submit a formal objection to the premises licence application for 212 Watchhouse Road, Galleywood, Chelmsford, CM2 8NF.

By way of background, I have first-hand experience of licensed premises, having lived in a pub where my Mother was the licensee for a number of years. This has given me a clear understanding of how alcohol licensing, operating hours, and customer behaviour can directly impact nearby residents. This experience also influenced my decision to move to this area, as I specifically chose a quiet residential village environment in order to avoid the disturbances associated with high levels of licensed activity and alcohol-related footfall.

I am a local resident and wish to raise concerns under all four licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.

4. Prevention of Crime and Disorder

The proposed alcohol licensing hours (07:00–23:00 Monday to Saturday and 08:00–22:00 Sunday) exceed the stated opening hours outlined elsewhere in the application. This inconsistency raises concerns that alcohol may be sold outside of the advertised operating times, indicating a lack of clarity and potential non-compliance.

Additionally, there are existing examples locally where shops selling alcohol have led to anti-social behaviour and regular police involvement (Co – Op, Barnard Road). Introducing another premises with extended alcohol hours in a quiet residential area risks increasing such issues, including loitering, public drinking, and disorderly conduct.

The applicant was previously granted a licence with more restricted hours, which were carefully determined by the licensing committee. The decision to surrender that licence and reapply for extended hours gives the impression that the applicant is attempting to circumvent those safeguards, rather than demonstrate compliance with them. This raises legitimate concerns about their willingness to operate within agreed conditions.

2. Prevention of Public Nuisance

The proposed hours for alcohol sales are excessive for a residential area. Nearby established supermarkets operate with more limited alcohol sale hours, and there is no clear justification for alcohol being available from as early as 07:00am. This risks encouraging alcohol consumption at unsociable hours. Local established chain stores, including Tesco (Purbeck Court), The Co-Op (Barnard Road), and Morrisons Local (Watchhouse Road), are not permitted to sell alcohol at such early hours. As a result, there is no justification for an independent, unproven applicant being granted more permissive conditions, particularly where this may encourage increased or inappropriate alcohol consumption.

There are also concerns regarding:

- Limited parking availability, which may result in customers blocking driveways or parking irresponsibly in residential streets.
- A lack of provision for external waste bins, increasing the likelihood of littering in the surrounding area.
- The high probability of customers congregating outside the premises, particularly in the evenings, leading to noise disturbance, smoking, and general disruption to nearby residents.

There is already very limited parking available in the immediate vicinity. The layby opposite is frequently full and has, at times, included abandoned or untaxed vehicles left for extended periods. This further demonstrates that the area is already under pressure, and any additional demand is likely to exacerbate existing parking and access issues.

The previous use of this premises did not generate these issues due to more limited operating hours. The proposed changes are therefore likely to significantly alter the character and amenity of the area.

There is also no clear evidence of need for extended alcohol sales in this location, particularly given the number of nearby shops already offering similar services within reasonable hours. The proposed extension appears excessive rather than necessary.

3. Public Safety

This is a quiet residential neighbourhood, and the introduction of extended alcohol sales presents avoidable risks. The early morning availability of alcohol may attract individuals from outside the immediate area, increasing traffic and activity at unsociable times.

There is also concern that extended evening hours could encourage further alcohol consumption by individuals who have already been drinking, potentially increasing the risk of drink driving and other unsafe behaviours within the local area.

4. Protection of Children from Harm

A previous licence for this premises was granted only last year, with restricted hours for the sale of alcohol, including a later start time of 08:00. This was a deliberate decision by the licensing committee to mitigate the risk of antisocial behaviour and to protect the local community.

It is therefore particularly concerning that the applicant has chosen to surrender that licence and reapply for significantly extended hours, including an earlier start time of 07:00. This suggests a clear intention to increase alcohol availability beyond what was previously considered appropriate and safe by the licensing authority.

The justification for the original 08:00 start time remains highly relevant, especially given that this coincides with the time children are travelling to school, including those attending Baddow High School. Allowing alcohol sales from 07:00 would further extend availability into a time when children are present in the area, increasing the risk of exposure to antisocial behaviour and inappropriate activity.

This change undermines the previous licensing decision and raises serious concerns regarding the protection of children from harm. I strongly believe that, at a minimum, any licence should reflect the previously approved hours, or preferably impose more restrictive conditions to safeguard children and the wider community.

The increased traffic, potential for anti-social behaviour, and congregation of individuals outside a shop selling alcohol could expose children to inappropriate behaviour and create additional safety risks.

Furthermore, increased parking pressure and vehicle movements may make the area more hazardous for children using the pavements and crossing the road.

Conclusion

While a local convenience shop would be a welcome addition to the area, the proposed scale and timing of alcohol sales are inappropriate for this residential location. This application seeks to extend alcohol sales

beyond what was previously approved by the licensing authority, despite those earlier restrictions being deliberately put in place to protect the community and, in particular, children. The decision to surrender the previous licence and reapply for longer hours raises serious concerns about the suitability of granting extended hours at this premises.

I respectfully request that the licensing authority refuses the application or, at a minimum, restricts the hours for the sale of alcohol in line with or below those previously approved. I trust that the concerns of local residents will be given full and careful consideration, with priority given to maintaining the safety, wellbeing, and character of the community. The previous licence conditions were put in place for good reason. There has been no evidence presented to justify moving away from those safeguards.

Yours faithfully,

(4)

Dear Simon,

I am writing to formally object again, to the proposed granting of a premises licence for the sale of alcohol at 212 Watchouse Road, Galleywood, Chelmsford, CM2 8NF.

I find it deeply concerning that the local authority is reconsidering this application to increase the hours that was granted on the first license application. As particularly given the high number of existing outlets nearby, including a Co-op, Morrisons closing at 10pm. There two public houses that close at 11pm — all the above are within walking distance. Within our community we feel there is already sufficient access to alcohol in the area.

More are not needed; Plus, who goes out at 10pm for a drink. The only think I can think of this that there already drunk. Hence probably drink driving.

My main concerns are as follows:

5. Public Safety & Nuisance

The proposed opening hours (up to 11pm Monday–Saturday and 10pm Sunday) are significantly later than most nearby shops, which generally close by 10pm. This extended schedule may attract late-night gatherings and result in increased foot and vehicle traffic to a quiet, residential part of Galleywood.

2. Lack of Suitable Access and Parking

There is no street parking available. Access to the shop is only via the driveway and no turning point plus, can only accommodate a maximum of four vehicles at a time. Cars reversing to exit the property will pose risks to pedestrians and nearby residents & school kids walking to the nearby great Baddow high school.

Deliveries will further complicate access and increase disruption at 8am and 4pm. As for shop

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manager to arrange a schedule for deliveries in the thick traffic in Chelmsford is in possible.

3. Proximity to Schools & Sale to Minors

The property sits directly on a key route to Great Baddow High School. I have personal concerns, as with many similar off-licences, about the irresponsible sale of alcohol and vape products to underage individuals.

4. Impact on Local Residents

The proposed premises directly adjoin residential homes, including families with young children whose bedrooms face the shop entrance. Late-night customers pulling in at 10:45pm will undoubtedly disturb residents' peace and quiet.

As the sale of alcohol late at night only brings loud noise & disruptive behaviour?

6. Environmental Impact

There are no provisions for waste disposal or rubbish bins, which may lead to littering. The area is currently peaceful and home to local wildlife, including a horse paddock opposite, birds, and squirrels — an environment that should be preserved.

Granting this licence would undermine the safety, peace, and character of the community. I urge you to consider these concerns seriously in relation to the four licensing objectives under the Licensing Act 2003.

7. Note

As now the new occupiers of the 212 properties are at the refurbishment stage.

They're working hours within the controlled hours that Chelmsford council have set have not been Adera to, finishing their works round about 8pm 7 days a week Plus, I have video evidence of the above, & paying some of their workers & Co-workers in Cash???

I have also contracted the immigration service, (I am awaiting there reply) as sure some of their workers would fall under the Modern-day slavery campaign. As I have need see them have a break and their boss just stands over them all the time shouting and pointing what's to be done next.

Please let me know if you would like me to forward?

Surely the owners of the above can't be thrusted for the sale of Alcohol? As I believe it's a privilege to get an alcohol license?

They have already shown a disregard for building restrictions set buy Chelmsford council & being fraudulent to the HMRC.

- Its seen one day not the next
- You must walk through a building site to even see it
- When it's been displayed on the actual shop window the shut is normal down
- It's even been stuck on the skip?
- It's been like now you see it know you don't

Yet again this just shows you how much the proprietor wishes to engage with Chelmsford council and the statutory bodies and the local residents of Galleywood?

(5)

Galleywood Parish Council objects to these licensing hours for the following reasons:

Prevention of crime and disorder:

Existing problems with anti-social behaviour at other licensed premises in Galleywood.

Recent damage to the public toilets and concern over damage to community assets located close to the new proposed licensed premises. These include the village sign and pump, a traditional red telephone box now serving as a library, a post box, and the Mayors' tree.

The establishment of a licensed premises in this residential area could lead to various forms of anti-social behaviour.

Public safety:

The location of the premises is on a busy road to the nearby industrial site (with the routed sign posted from the A12). HGV's, tractors, and other farm equipment use this road regularly, along with vehicles making deliveries to the shop.

The council is concerned about the increased volume of traffic and people visiting the shop.

Prevention of public nuisance:

The adjoining property may experience increased disturbance from people coming and going, car doors slamming, car radios, and additional light pollution from car headlights and shop lighting.

The shop is in a residential area and on a bus route, within close proximity of the junction with Pipers Tye. The Council would like to highlight the location of the premises and ask that the licensing committee review the attached photograph.

The nearby Co-Op and Morrisons Daily are open 7 days a week. If this application to sell alcohol is approved, it could cause noise and nuisance for the surrounding properties. Specifically, the adjoining property may experience increased disturbance from people coming and going, car doors slamming, car radios, and additional light pollution from car headlights, shop lighting and potentially any new signage that could require lighting in the future.

Protection of children from harm:

With the proposed opening hours, children in neighbouring properties will face additional noise and light, potentially affecting their health, wellbeing, and education due to disrupted sleep.

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Considering this is a residential area, on a school route to both junior and senior schools, the Parish Council does not want to see alcohol promoted to children as they pass by.

The increased traffic movements as previously mentioned, significantly alter the current peaceful and safe living environment, potentially exposing children and other residents to harmful situations or conditions.

There is confusion over the shop opening hours in relation to the proposed licencing hours advertised locally.

At the meeting of the GPC Planning and Highways meeting – five residents – who were representing the neighbours adjacent the premises came to the meeting to voice their objections to this Licensing Application.

Please can you let me know you have received this email and the comments will be submitted.

Kind regards

(6)

Good evening,

I strongly object to the application for a late-night alcohol licence for 212 Watchouse Road.

As a local resident whose property is currently on the market, I am very concerned that granting this licence will have a negative impact on the desirability of the area and potentially affect local property values.

Also, extending alcohol sales late into the night is likely to lead to increased noise, disturbance, and anti-social behaviour, creating a public nuisance for nearby residents. In addition, there are concerns that it could contribute to crime and disorder within the neighbourhood.

There is already a Co-op and a Tesco within walking distance of the proposed premises, local residents are already well served by existing convenience stores that sell alcohol. There is no need for an additional late-night alcohol outlet in the area.

Galleywood is a homely and a valued residential community, and I feel that developments which enhance the area would be far more appropriate. I would welcome a business such as a quality deli or similar amenity that would positively contribute to the local environment.

For these reasons, I strongly urge the council to refuse this application.

Kind Regards

(7)

I wish to object to the application for a revised premises licence for the proposed shop at 212 Watchouse Road, Galleywood. I believe that the restrictions applied to the previous licence were wholly appropriate, and increasing hours of sale for alcohol will potentially cause nuisance and disorder to local residents; this plus the possibility of increased deliveries will increase traffic on the main road and cause disruption in the locality, as well as impacting on public safety in the area. I feel that in any case this business is totally inappropriate for this location, and relaxing the conditions of the previous licence will negatively impact the peaceful nature of the area. The area is adequately served in any case. Please give these objections due consideration.

(8)

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Dear Sirs

I wish to lodge a formal objection to the application for the shop at 212 Watchouse Road to sell alcohol. This is entirely unsuitable for this residential location and would directly undermine the Licensing Act 2003 objectives. The village is quiet, predominantly occupied by families and elderly residents, and is already adequately served by existing licensed retailers such as Morrisons, Co op and Tesco. A new off licence with extended hours offers no community benefit and presents significant risks to the community.

A late night alcohol outlet in this location is likely to attract individuals from outside the village, increasing the likelihood of anti social behaviour, disorder and criminal activity, especially as there is a rehab centre close by in Stock. This is particularly concerning given that the village has no police presence, limited natural surveillance and very little street lighting. Introducing a premises selling alcohol late into the evening would create conditions that actively undermine the prevention of crime and disorder.

Public safety would also be compromised. Children live immediately adjacent to the property, and many more walk past daily on their way to both primary and secondary schools. Greater access to alcohol and increased visibility of intoxicated behaviour pose clear safeguarding concerns, heighten the risk of underage drinking and normalise alcohol consumption in front of young people. This is incompatible with the licensing authority's duty to protect children from harm.

The proposal would also lead to significant public nuisance. Increased vehicle movements, late night customers and additional footfall will inevitably generate noise and disturbance at times when residents expect quiet. My children's bedrooms overlook the property, meaning their sleep and wellbeing would be directly affected. Light pollution from the premises would be intrusive in an area with minimal street lighting. There is also a real risk that the village green opposite will become a gathering point for drinking, littering, arguments, urination and general nuisance behaviour, which would harm the character and amenity of the village.

Although not a formal licensing objective, road safety is a material concern. Watchouse Road has already seen several accidents, particularly around the sharp bend from Pipers Tye, and increased traffic, parking and congestion will heighten the risk of further incidents on a route used daily by schoolchildren. The cumulative impact of these risks makes the location fundamentally inappropriate for a premises selling alcohol.

For all these reasons, the proposed off licence would undermine every licensing objective and would have a detrimental impact on public safety, residential amenity and the wellbeing of children. I strongly urge the licensing committee to refuse this application.

Yours sincerely

(9)

Good evening,

I'm writing to raise a formal objection to the licensing application for the new shop at 212 Watchouse Road CM2 8NF.

My objections are:

Under licensing objective "the prevention of crime and disorder"

1 – The proposed alcohol license time is not the same as their opening times, the licence is for an hour longer than their opening times. This may encourage the selling of alcohol after opening hours.

2 – A similar shop premises on Barnard Road has regular police call outs due to antisocial behaviour from the residents/shop customers. I do not want to see this replicated in this area of the village.

Under licensing objective “prevention of public nuisance”

1 – The license application times periods are too long. This is a residential area with multiple similar shop types, all within 5 minutes. As far as I am aware, none have the ability to sell alcohol as early as this. If these well established shops are not selling alcohol this early or late, why should we allow a small independent shop to do this. I feel it is unlikely that a ‘regular person’ is going to need to buy alcohol at 7am. It is only going to encourage alcohol misuse selling alcohol at unsociable times.

2 – The shop has extremely limited parking. Due to this, potential customers are more than likely going to park in front of other houses causing the blocking in of local residents, blocking the view of traffic, and waiting outside of peoples property. Previous concerns have been made about litter around local residents property and Galleywood Green area.

3 – This type of shop usually attracts loitering outside. This will be disruptive to the neighbours and residents, especially if they are under the influence, smoking, being loud in the evenings during the week. The previous occupier was closed by the afternoon, avoiding any potential issues with loitering and parking during busy times.

4 – There is a clear lack of consideration for the local residents with such long hours. The long opening and licensing hours is going to turn a nice, tidy and quiet area into a busy, loud and messy area for no good reason. There will also be an impact on the local community, children and emergency services in a negative way.

Under the licensing objective “public safety”

1 – The selling of alcohol in this location is not required or wanted by the majority of resident. With the extended licensing hours of this premises, it will encourage people to come here to buy alcohol this early. Due to the late licensing hours, it may also encourage people drinking at home to drive to the shop and purchase alcohol to continue drinking at home.

Under licensing objective “the protection of children from harm”

1 – When the previous application was granted, the licensing committee decided to agree the license from 8am in order to discourage antisocial behaviour. While this is better than 7am, 8am is peak time for children from Baddow High School to be passing by. I would suggest that alcohol sales is either kept in line with other local licensed shops or is from later in the day to discourage antisocial behaviour, particularly that could affect children in local schools.

2 – The level of additional vehicles is a potential parking and safety issue. It is already a hazard with the school children walking on a narrow pathway, riding bikes and scooters and crossing the road. More cars and inconsiderate parking, waiting on the roadside are only going to make this situation more dangerous.

I hope that my objections are fully considered. I hope that the local community’s safety and needs are at the heart of any decision making rather than just allowing another shop in the area.

Many thanks

To whom it may concern,

I am writing to formally object to the planning application for a proposed off-licence in Galleywood.

Galleywood already has a well-established Co-op store which sells alcohol and is open until 10pm each night. As well as a Morrisons Local, also selling Alcohol. These existing facilities adequately meet the needs of local residents who wish to purchase alcohol, and there is no evident demand or necessity for an additional off-licence in our village.

The introduction of a new off-licence risks encouraging increased and unwanted footfall, particularly during the evening hours. This could potentially lead to an increase in nuisance behaviour such as public drinking, noise, and anti-social activity-issues that are not currently prevalent in our peaceful village.

Galleywood is a close-knit, family-oriented community with a character we are proud of and keen to protect. Introducing another alcohol retailer could change the nature of the village and undermine the sense of safety and community spirit we currently enjoy.

For these reasons, I respectfully urge the planning committee to reject this application in order to preserve the quality of life and character of Galleywood.

Kind regards,

(11)

Morning, I am writing to you as a concerned resident of Galleywood that lives next door to the shop ,where there has been a application for a off licence.

Both families either side have young children with bedrooms overlooking the fore court and the opening hrs of this degree will no doubt disrupt their sleep and quality of life. There has been a retail shop for a number of years with the opening hrs of 9am -5pm mon to sat and sun 10am -1pm, so by giving this licence the new shop will want to stay open later ,thus causing issues to surrounding residents.

I am extremely concerned about the alcohol license application due to us and a number of direct neighbours with young children , teenagers, elderly being exposed to the sales of alcohol. There are enough shops in the local area that are walkable to obtain alcohol and any other items that people need on a daily basis and this licence being granted will have a massive effect on the other shops takings that sell the same items .

I feel that this would cause Anti -social behaviour as like in the cases of the Clacton local(139 old rd.) and the drinks seller, Harold hill and believe the late selling of alcohol would cause a problem of drinking in public around Pipers Tye green which is a focal point of the parish with grade listed properties, horse padocks and having a building that could sell alcohol for 17 hours a day every day of the week will encourage anti social behaviour. Please bear in mind that Pipers Tye/ Watchhouse rd and surrounding areas are a high residential area with lots of children that live around a very quiet picturesque green.

The Parking and arrival / departure of this premises is another major concern as this particular part of Watchhouse rd / Piper Tye green already is prone to car accidents even though they don't get recorded to the police and with the number of schools nearby the children that walk past there and cross there daily it would be a hazard for them and concern for public safety.

There is already issues in the area where police are called out regularly to drunk and disorderly behaviour around the other shops parades in the area that sell alcohol ,from just doing a google search a number of shops in Essex have had their alcohol licence revoked due to selling to underage children (i.e the shops

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mentioned above) and as this shop is on a busy school route and surrounded by families with young children and elderly therefore this is unacceptable for a shop selling alcohol in this location.

Evidence of some shops losing their alcohol licence due to selling to underage people getting served and street drinking recently are old rd, Clacton off licence 24/7 , the drinks seller in Harold hill plus others revoked and I am sure that these shops told the council that they would implement a challenge 25 system and carry out logs but this therefore proves that a shop operator saying they will operate challenge 25 does not provide enough evidence even if they already own a shop ,that this shop operator will not sell to youths as it is on a busy school route and so many young residents in the area !

A online search brought up Several areas in Essex have experienced significant anti-social behaviour (ASB) due to retail shops selling alcohol ,which lead's to increased policing, dispersal orders, and in some cases, restrictions on store operations.

Some Locations (2025-2026):

-Southend-on-Sea: Multiple dispersal orders have been authorised in 2026, including areas around the High Street, to combat anti-social behaviour.

-Harlow: Town centre policing patrols were increased in February 2026 due street drinking, and shoplifting near East Gate, with a 2% rise in ASB reported which would be a problem in Galleywood as we don't have any local patrols in the area.

-Thurrock: A dispersal order was implemented around the Lakeside shopping area in December 2025 to curb anti-social behaviour.

-Brentwood: A 17-year-old was issued an injunction in July 2025 banning them from areas including Grays High Street and Grays Shopping Centre following persistent antisocial behaviour.

-Braintree: A man was banned from the town centre in July 2025 following a court order addressing persistent ASB

With the local re hab centre that is now on stock rd, we are already seeing the individuals going through re hab up at the local shops where they get prescription from the pharmacy for their meds and use the local morrison's, co op and then hang around the shops on approx. 250 se rd and its been reported a number of times that the local toilets to the shops get closed due to vandalism, so when they get moved on and find this off licence they most likely end up drinking on the green ,where I fear for the local children's safety will be at risk of being around this type of shop and people it will draw to it selling alcohol from 7am -11pm mon to Sat and 8am -9pm on Sun.

We feel that this type of shop would increase the litter in the area also , where it could get blown into the paddocks across the rd where the horse's could pick it up, plus any broken bottles and cans would be an issue not only for the horse's that walk on the rd but also for wild life that roam in the area.

With a late night opening shop, it will come with bright lighting and in a green belt conservation area this will affect the local bat roost's habitat, as we often watch them flying around gardens like the other neighbours around the site please see evidence of one of the roost's from a neighbours social media post fig 1

If there are any wildlife lovers out there, you may want to stop by our house at Watchhouse Rd. We have a colony of soprano pipistrelle bats living under the facing tiles on the front of our house. In less than 15 minutes we've counted 154 this evening.



Fig 1

the inadvertent effects of the licence being given ,will mean the shop staying open later thus more light pollution effecting the bats habitat.

We therefore, ask the committee to not give the application of the selling hrs of alcohol requested and hopefully the shop will not stay open late as alcohol is the main sell for a off licence, as the previous shop was 9am – 5pm 6 days a week and Sunday 10am- 1pm ,which is more reasonable in this location with young families and elderly surrounding it.

I also feel that the council procedure for this application has not been followed as the blue notice on the door had been removed for a number days and placed by the skip as shown in photo below in **Fig 2** ,so essentially there was no notice on the building site and it is amongst the rubbish with the skip , plus due to it being a building site for most of the notice period there has been no public walking up to the shop front being able to see notice as it's a building site.

Along with the site size and distance of building from the public path no member of the public can view a A4 notice on the building site OSB board as the path is approx.. 50ft away from a building site front please see google maps/ photo image from path **Fig 3**. Even once the shutters have been installed there can be no notice seen please see **fig 4**



Fig 2



Fig 3



Fig 4



Fig 5

If the committee unfortunately see's fit to grant this application against all the objections from residents again, I urge them to place restrictions on this location where the applicant was only allowed one delivery a week to reduce disruption to nearby residents no early morning deliveries , plus please reduce the hrs for selling alcohol **a lot** to prevent anti-social behaviour as no one unless you have a drink problem needs to buy alcohol early in the morning, no deliveries to stop on the main rd for kerb side drop offs as its location is on a busy junction, bus route plus artic lorries use the junction to go to the local farms and large agricultural vehicles pass this location. Therefore, any traffic blocking the rd for deliveries will massively disrupt local traffic and the council should consider double yellow lines around the location on Watchhouse rd and Pipers tye to prevent shoppers blocking the rd causing hazards at the junction as shown and obstructing neighbours drive ways in Fig 5.

Many thanks

(12)

Dear Simon Parnham,

I am writing to formally object to the application of an Off Licence at 212 Watchouse Road CM2 8NF.

My property is located next to these proposed premises and I have significant concerns regarding the potential impact this application will have on my quality of life and the surrounding neighbours/community.

Specifically, I object on the following grounds –

Public Nuisance

I am concerned that the increased foot traffic and activity will lead to a rise in noise, litter and general nuisance particularly in the evenings in our quiet and peaceful road. There will be an influx of vehicles pulling up late into the evenings with car doors slamming, engines running and muffled car radio, and with the quietness of the road this noise will be amplified. I have two bedrooms to the front of my property, one of which being my young daughter's room, I fear this will disturb her sleep on a regular basis. There were previously vehicles pulling up throughout the day at the previous motor shop which didn't concern me as it was within reasonable hours.

Public Safety

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The location of these premises is near a junction which has already seen a number of accidents. Additionally, there will be even more vehicles crossing the pavement to enter the shop front, thus putting passing pedestrians including school children at risk. I have already experienced vehicles pulling up across my driveway causing my family inconvenience when trying to enter or exit our own property. I also believe the extended hours will see an increase in drink driving in the area, as the village is not served very well by the Police, therefore people will take a chance to drive to this shop as it is out the way to purchase even more alcohol.

Crime and Disorder

The presence of an Off Licence is likely to increase crime and disorder in the area. Increased alcohol consumption can contribute to incidents of vandalism, theft and public intoxication, creating a less safe environment for residents especially those that are vulnerable. There is a village green opposite these premises, I fear this may be an area where young people may congregate with alcohol especially on summer evenings, causing anti social behaviour, disturbances and an increase in litter.

The Protection of Children of harm

The potential for increased alcohol availability near a residential area can negatively impact the safety and well being of children. These premises are on a route taken by many high school students on their way to and from school.

Children are easy influenced and more vulnerable to the dangers of alcohol and this increased availability could contribute to underage drinking and associated harmful behaviours.

A few other points to I'd like to add –

Do the licensing committee actually attend the site in question prior to making a decision ? Because looking at a map or aerial view does not put into context at all of where this shop sits in relation to one of the most greenest and quietest corners of the village.

I have zero confidence that the proprietors will abide to or enforce the licensing hours or challenge 25 scheme, due to them breaching the building regulations. On two occasions this week, I have had to talk to them about noisy construction work outside the allowed hours as set by Chelmsford Council.

On Thursday 30th May they were still using a mitre saw outside at around 7pm after the 6pm restriction and on Saturday 2nd May at 5.15pm they were using a mitre saw outside and a kango inside after the 1pm restriction. All this was audible in my house and garden. This shows me that the applicants have no respect or empathy for the neighbours and are totally untrustworthy to abide by any licensing hours and rules set.

Video evidence attached.

The blue application public notice has not been displayed at all times and in my opinion obstructed.

The shutters to the shop are down in the evenings, Sundays and over the bank holiday, therefore the notice is/has not been visible at all times and therefore not displayed for the full 28 days as required. The notice has been displayed so far back from the road, nobody passing can see it from the road. On occasions the notice has been displayed in the window behind a skip and a pile of rubble, which is unsafe for people to gain access to, to view.

* Photos attached.

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There are already two premises in the village where alcohol can be purchased, with a local Tesco's up the road too, there isn't a need for a further one. The long opening hours are completely unacceptable and show no consideration to neighbouring properties. Furthermore I believe the nearby Coop in Barnard Road has now been granted a later licence, so there is now already an option available for people who require it.

The presence of an Off Licence bang in the middle of a pretty village green will ruin the character, charm and peacefulness of the area.

I therefore respectfully request that the Licensing Committee refuse this application.

Could I please have an acknowledgment of receipt of my representation.

Kind regards,

(13)

Dear Mr Parnham

I am writing to raise objections to the Licensing application for 212 Watchhouse Road.

My objections are:

Late opening hours for the sale of alcohol pose a public nuisance due to noise and antisocial behaviour. These premises are in a quiet residential area on a village green and many of the residents have young families or are elderly. The noise of cars parking and late-night activity around the shop up to 11pm poses a nuisance to all the residents.

Public safety: The premises is situated on a junction with a sharp turn. There have already been several accidents around the village green due to the narrow roads and blind junctions.

The protection of child harm: By opening a shop which sells alcohol, vapes and cigarettes this poses harm to local children who will may purchase such items. This location is close to several schools.

Kind regards

(14)

To whom it concerns

I would like to object to the current application for 212 Watchhouse Road, Galleywood, Chelmsford, CM2 8NF for the sale of alcohol for extended hours and late into the night.

The sale of alcohol for extended hours is unnecessary as Galleywood is already well served by the co-op and Morrisons, and also the Tesco express nearby.

Approving this application is likely to encourage antisocial behaviour and crime in the area, and local residents next to and near the shop are likely to be the ones to suffer. The risk is much greater at night when people visiting the shop are likely to have already consumed alcohol. This poses an increases threat to local residents, many of whom have children. Also as stated above, it is unnecessary given the number of shops already selling alcohol in the local area.

Approving this application is also likely to increase noise for local residents late into the night when residents are trying to relax and go to sleep, again this is a particular concern for residents with children, of which I am one.

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Please consider the impact on neighbours and local residents and the peaceful village of Galleywood when considering this application.

Thank you.

Yours sincerely

(15)

To the licencing authority,

I am writing to object to the application for a late night alcohol licence for 212 Watchouse Road, Galleywood, Chelmsford.

The sale of alcohol for extended hours is unnecessary as Galleywood is already well served by the Co-op and Morrisons, and also the Tesco express nearby.

Approving this application will encourage antisocial behaviour and crime in the area, and local residents next to and near the shop are likely to be the ones to suffer. The risk is much greater at night when people visiting the shop are likely to have already consumed alcohol. This poses an increased threat to local residents, many of whom have children. As stated above, it is unnecessary given the number of shops already selling alcohol in the local area.

Approving this application will increase noise and nuisance affecting local residents late into the night when we are trying to relax and sleep; and significantly increases the risk of harm to children as well as leading to an overall reduction in public safety.

Please consider the impact on neighbours and local residents and the peaceful village of Galleywood when assessing this application.

Thank you.

Yours sincerely

(16)

END