



Chelmsford City Council Licensing Committee

DATE: 20th June 2025

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

Report by: Director of Public Places

Officer Contact:

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

Purpose

The purpose of this report is for members to consider a Premises Licence Application given by Piratheepan Thavarasa, made under section 17 of the licensing act 2003, for the grant of a premise licence in respect of 212 Watchouse Road, Galleywood, Chelmsford, CM2 8NF having regard to 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

Members are advised that they have the following options when determining this application.

- Grant the application, on the terms and conditions applied for

- Grant the application on the terms and conditions applied for, modified to such extent as considered appropriate to promote the licensing objectives.
- Refuse the application in whole or in part.

An appeal in respect of any determination made in connection with this application may be made to the Magistrates Court, within 21 days of the notification given by the licensing committee, by the licence holder, Chief officer of police, or any other person making relevant representation.

1. Background and Introduction

- 1.1 The premises is located along Watchouse Road which joins Pipers Tye and has residential properties either side and behind. A map of the area is provided at **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 6th May 2025, 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 new premises licence application provides for the licensable activity which is the sale of alcohol, between 06:00 to 23:00 Mondays to Saturdays, and 07:00 to 22:00 on Sundays. Plans have also been submitted and are attached as **Appendix C**.
- 2.4 Mr Thavarasa is the proposed designated premises supervisor having obtained a personal licence from Thurrock 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, twenty-two (22) representations were received, all objecting to the application, one rep was from a City Cllr, one from a responsible authority (Essex fire) and the remaining ones are from members of the public. A copy of these objections is attached as **Appendix D**.

- 3.3 Conditions were agreed with Essex Police, a copy of these are attached as **Appendix E**.

4. Conclusion

- 4.1 Members are reminded that Section 13 of the Council's Statement of Licensing Policy relates to the procedures and responsibilities of the Licensing Committee. This includes the structure of sub-committees, the criteria for decision-making, the application of conditions, and the delegation of functions to officers.

Section 13 does not raise any procedural or policy issues that would affect the determination of this application.

- 4.2 This application has been correctly submitted and processed in line with the requirements of the Licensing Act 2003.
- 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
- Appendix E – Agreed conditions

Background reading:

Application held by licensing authority

Corporate Implications

Legal/Constitutional: The Licensing Sub-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: The operation of the premises may lead to a slight increase in local traffic and waste production, though these are consistent with the commercial nature of the area.

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 Sub-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 per required by legislation

Relevant Policies and Strategies:

Statement of licensing policy



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

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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"/>

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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="watchhouse 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"/>

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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

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INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details 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

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?

☒ 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.

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?

☒ 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.

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

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OPERATING SCHEDULE

When do you want the premises licence to start?

 15 / 07 / 2025
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.

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If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

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PROVISION OF PLAYS

See guidance on regulated entertainment

Will you be providing plays?

☐ Yes

☒ No

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PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

☐ Yes

☒ No

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PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

☐ Yes

☒ No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

☐ Yes

☒ No

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PROVISION OF LIVE MUSIC

See guidance on regulated entertainment

Will you be providing live music?

☐ Yes

☒ No

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PROVISION OF RECORDED MUSIC

See guidance on regulated entertainment

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Will you be providing recorded music?

☐ Yes ☒ No

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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

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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 06:00

End 23:00

Start

End

SATURDAY

Start 06:00

End 23:00

Start

End

SUNDAY

Start 07:00

End 22:00

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

piratheepan

Family name

Thavarasa

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"/>
Personal Licence number (if known)	<input type="text" value="1419"/>
Issuing licensing authority (if known)	<input type="text" value="thurrock 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'.

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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.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

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.

Continued from previous page...

TUESDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="07:00"/>	End	<input type="text" value="22:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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.

Install CCTV, Implement Underage sale restriction, Proper waste management, activities on allowed time, adequate safety and security for customers

b) The prevention of crime and disorder

Conduct risk assessment, 24hrs CCTV records for minimum of 30days record, Report any criminal incidents to police, Collaborate with Chemsford council and address any crime and disorder issues.

c) Public safety

Ensure premises operate with safe capacity level by providing means of escape on emergency, maintain adequate first aid facilities in the premises and train the staffs to handle medical emergencies, fire safety, emergency procedures and safe handling of equipments, provide adequate lighting and security measures to deter crime and ensure safety.

d) The prevention of public nuisance

Proper waste management in system, implement noise control, control of outside lighting and ensure customers leave premises quietly and responsibly

e) The protection of children from harm

Implement strict age verification procedures and checks to prevent the sale of alcohol or other age restricted goods to minors, provide staff training for age verification recognizing the underages and reporting, displaying clear signage about age restriction and consequences of supplying alcohol to underage and ensure premises are safe and appropriate environment for children free from any potential hazards

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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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.

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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

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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.

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- 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...

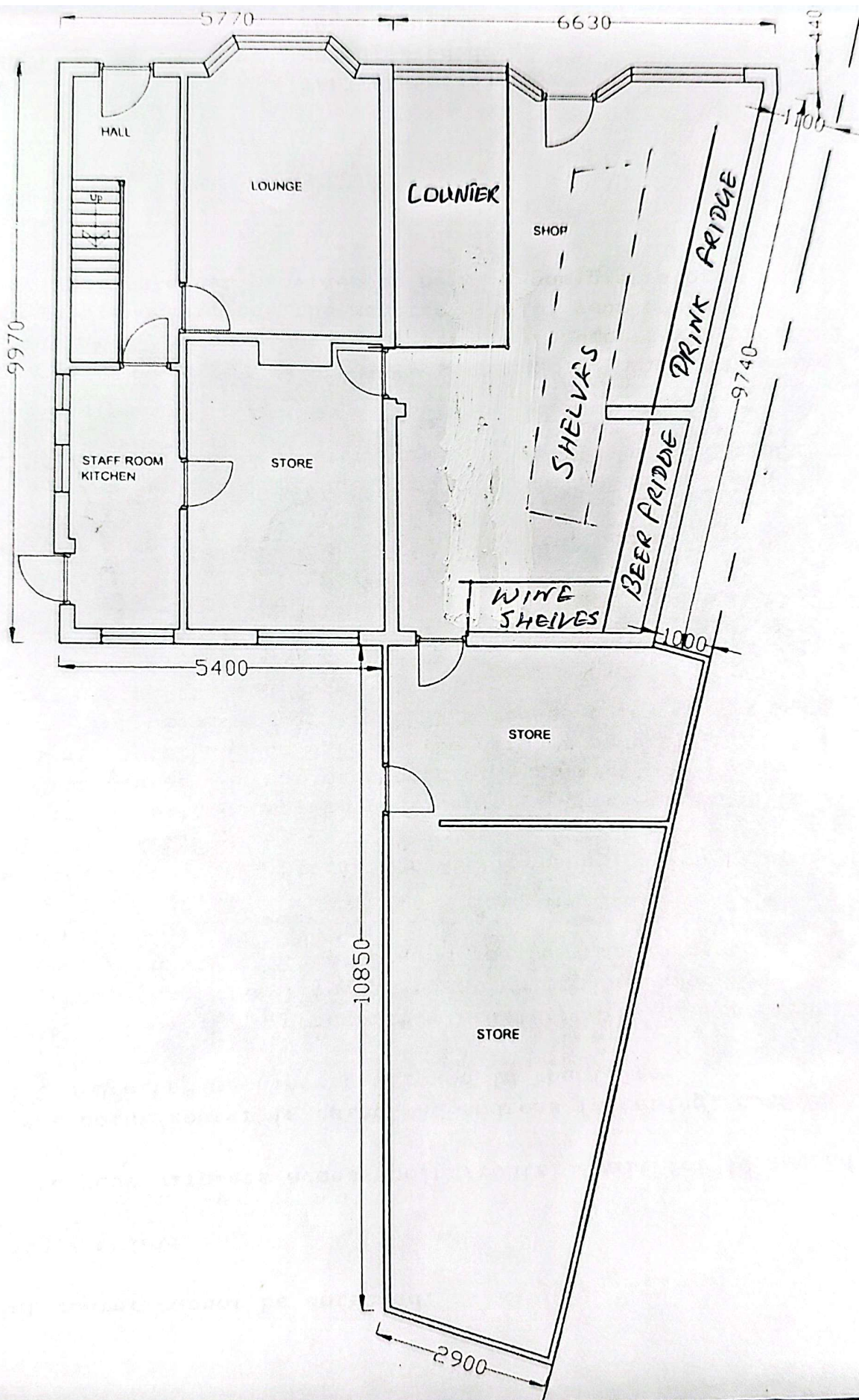
Once you're finished you need to do the following:

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



1

Our Ref:

Date: 231227

09 May 2025

Dear Sir,

LICENSING ACT 2003

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Premises: 212 Watchhouse Road, Galleywood, Chelmsford, CM2 8NF.

TYPE OF LICENCE:

The Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") has audited the information submitted in support of the above application and concludes that insufficient information has been made available to determine whether the licensing objective for public safety has been met. Consequently, until such time as further information has been provided and the process completed, you should accept this letter as notice of the Authority's intention to make formal representation to the relevant Licensing Authority stating that the objective for public safety appears not to have been met.

The following additional information is required to enable the process to be completed and the Authority to reach a decision regarding the application.

The plans submitted show insufficient detail for the Authority to comment.

The submission includes one floor plan of the premises. Please provide a plan for the premises in which the licensable area is identified. Due to the layout of the premises which includes inner rooms, the plan should also include details on the fire alarm system and fire precautions in place.

Should there be any significant concerns regarding the application(s) you will be notified in due course.

Please quote our reference number in any future correspondence.

Yours faithfully

Daisy Nitzani

Protection

2

Dear sir,

We would like to put forward our objection to the licence application for 212 Watchhouse Road.

We feel that that a late night premises selling alcohol could very much increase the traffic to what is still a relatively quiet residential area. This could also cause extra rubbish and noise to the area.

At the present time there are already plenty of local shops selling alcohol nearby: Tesco Express in Baddow, The Co-op in Barnard Road, Morrisons Daily at Galleywood shops and

slightly further afield the Co-op, Morrisons Daily and Premier store at the Vineyards. There are also three nearby public houses.

I hope you will take this objection into consideration.

Regards,

3

An application has been submitted for 212 Watchhouse Road for an alcohol license and to change the shop to an off license. This is wholly inappropriate, it is a fully residential area with no other shops around. The current use of the store does not impact residents as it is open usual office hours and does not sell items that encourage anti social behaviour.

The alcohol license request is from 6am in the morning. Hundreds of children walk this way to school, why would it be appropriate to sell alcohol from 6am. We already have a Tesco express and Morrisons that sell alcohol and have long hours we don't need another shop. The Tesco and Morrisons are also in a parade of shops and not next to residential properties. The community does not need an off license, This is going to cause issues with parking, noise, anti social behaviour and members of the public lingering in a fully residential area. I completely oppose this licensing application, hours they have applied for licensing and the hours of opening.

4

Regarding the application submitted for 212 Watchhouse Road for an alcohol license and to change the shop to an off license. This is wholly inappropriate, it is a fully residential area with no other shops around. The current use of the premises does not impact residents as it is open usual office hours and does not sell items that encourage anti social behaviour.

The alcohol license request is from 6am. Hundreds of children walk this way too and from school. I don't think it is appropriate to sell alcohol, especially from 6am. We already have a Tesco Express and Morrisons that sell alcohol and have long opening hours, we don't need another shop offering exactly the same. The Tesco and Morrisons are also in a parade of existing shops. The community does not need a random off license in the middle of a fully residential area.

There is also a Co-op located on Barnard Road that is subject to constant anti-social behaviour and countless police incidents and an off licence located here would just encourage spread of the same behaviours.

This is going to cause issues with parking, noise, anti-social behaviour and members of the public lingering in a fully residential area. I completely oppose this licensing application, hours they have applied for the licensing and the hours of opening.

5

I am writing to raise a formal and strong objection to the premises licence application submitted by Mr. Piratheepan Thavarasa for 212 Watchhouse Road, Galleywood, Chelmsford. The application proposes the conversion of the premises into an off-licence,

with the sale of alcohol permitted from 06:00 to 23:00 Monday to Saturday, and from 07:00 to 22:00 on Sundays.

This application is wholly inappropriate, both in terms of location and proposed operating hours. It poses significant risks to public safety, community wellbeing, and the residential character of the area. My specific concerns are as follows:

1. Wholly Inappropriate Location

212 Watchouse Road is situated at the quieter end of Watchouse Road in Galleywood, a small, rural village. While there is a parade of shops approximately 0.5 miles up the road, the immediate area surrounding 212 is predominantly residential, with no other businesses in close proximity. The property is directly opposite a field where horses are kept, which is emblematic of the area's peaceful, countryside nature. This location is fundamentally unsuitable for an off-licence, particularly one with extended hours. It is entirely out of character with its surroundings.

2. Excessive and Irresponsible Proposed Hours

The hours proposed in this application are, quite frankly, unreasonable and unjustifiable. The request to begin selling alcohol from 6:00 AM, seven days a week, is especially troubling. There is no justification for alcohol sales at this time of day in any residential area - let alone in a quiet village setting.

Early morning alcohol sales invite the risk of inappropriate loitering and potential antisocial behaviour during hours when families and children are starting their day. The proposed operating hours are excessive, show a clear disregard for the needs and expectations of local residents, and significantly increase the risk of disruption, noise, and public nuisance.

3. Proximity to Children and School Routes

A significant number of children pass this premises daily on their way to and from school. The presence of an off-licence in such close proximity raises serious concerns about their exposure to individuals purchasing or consuming alcohol, particularly during the morning and afternoon hours. This not only poses safeguarding risks but also undermines the safe, family-oriented environment that Galleywood residents hold dear. Additionally, the early morning and late-night hours proposed for alcohol sales increase the likelihood of alcohol consumption before or after driving, putting children and pedestrians at further risk from potential drunk drivers in the area. This is an unacceptable threat to the safety of the community.

4. Existing Local Issues and Unnecessary Duplication

The local area is already well-served by multiple established businesses selling alcohol, including Tesco Express, Morrisons, and the Co-op, all of which are situated in appropriate commercial zones. Additionally, the White Bear Pub, located on the same road opposite Morrisons, already provides alcohol sales within walking distance. The presence of these outlets, coupled with the proposed off-licence, makes it clear that there is no need for another alcohol provider in this location.

Moreover, the Co-op on Barnard Road, despite being situated in a commercial area, already experiences ongoing antisocial behaviour and frequent police attendance. Introducing an off-licence in a more isolated and residential setting is likely to replicate, if not worsen, these issues - without the necessary infrastructure or oversight to contain them. The community is

already adequately served, and the addition of another alcohol-selling outlet would only increase the potential for disturbances, noise, and other negative impacts on the surrounding area.

5. Negative Impact on Residential Amenity

The introduction of an off-licence in this setting will inevitably lead to an increase in noise, litter, disruption, traffic, parking issues, and the potential for antisocial conduct. The rural and residential character of Galleywood is a key reason why many residents live here. This application would compromise that character and set an unacceptable precedent for future development.

Conclusion

This application is wholly inappropriate in terms of location, timing, and community impact. The proposed hours are excessive and out of step with the quiet nature of the area. The operation of an off-licence at the end of a residential lane, opposite grazing land, and along a major school route is not only ill-conceived but risks significant and lasting harm to the safety, tranquillity, and wellbeing of the community.

I therefore urge Chelmsford City Council to reject this application in its entirety.

6

Hello

I would like to object to the application for the following premises to receive a licence to operate as an Off Licence:

Application for 212 Watchouse Road, CM2 8NF to operate as an Off Licence

Public Safety

1. The entrance is immediately adjacent to a difficult road junction that is already subject to an unusually high volume of minor accidents.

a. The entrance is adjacent to the Pipers Tye triangle. Hundreds of cars, plus commercial traffic including articulated lorries from Parklands Farm & Rignals Lane Industrial Estate come through this difficult junction.

b. A large number of these vehicles choose, or have no option but to drive up immediately next to the driveway entrance to 212 Watchouse Road

- some of these vehicles have to look backwards at a difficult angle to see if it is safe to join traffic on Watchouse Road travelling in a West direction (a frequent bus route)

- equally some vehicles wish to turn back on themselves to drive towards Great Baddow (the majority of cars & vans prefer to drive up to 212 Watchouse Rd, as they find that driving the narrow part of the Pipers Tye triangle is more dangerous & difficult to see safely when to join Watchouse Road travelling to Great Baddow).

c. Attempts to reduce the speed of traffic entering Galleywood from Great Baddow have not had much success & a high number of vehicles approach 212 Watchouse Road well above the 30mph limit

(an advisory indicator of vehicle speeds near 212 Watchouse Road has not been effective & is not functioning)

the reduction of the speed limit between Great Baddow & Galleywood to 40mph has unfortunately not reduced the speed of many vehicles who seem to find the rural route with numerous bends to be a challenge.

2. The children walking to Great Baddow Secondary School (& others walking to Baddow etc) walk along an increasingly narrow path past this difficult junction opposite 212 Watchouse Road.

3. The volume of traffic using the existing premises (car spare parts, with less people able & willing to work on their cars) has been very low & decreasing in recent years while the general level of traffic has been increasing. A significant increase in traffic for another retail premises that is open from early morning until very late at night will cause an increase in problems with this junction within 1 metre of the entrance to 212 Watchouse Road.

The prevention of crime and disorder

This part of Galleywood is a quiet area adjacent to the pleasant grass triangle of Pipers Tye, which incorporates the village book exchange (a converted red telephone box). We believe the addition of an off licence in this area will attract people to congregate on the green area (a spot with more than normal accidents) & this may lead to inevitable temptation to cause damage to the young trees planted & the book exchange, which so far have not attracted idle youths etc.

The protection of children harm

As stated above the children walking the narrow path opposite the already difficult junction.

The likely gathering of youths drinking in this quiet area may create a problem area due to the nature of the area.

The prevention of public nuisance

The proposal for early morning opening & very late closing 7 days a week will be a significant nuisance for the properties in this part of Galleywood & specifically near to the premises:

- a. due to the problems of increased traffic with the adjacent difficult junction
- b. with vehicle doors closing & noise of visitors (pedestrian & from vehicles) .

Although the existing retail premises has low traffic volumes & is open at much less than the proposal on the application, there are a number of existing visitors that do not bother to pull into the driveway, but park their vehicles on Watchouse Road, or partially on the road & path (an extremely busy bus route & through route for vast numbers of residents in Great Baddow, Sandon, Danbury & all areas east of Galleywood). This may be because they have missed the entrance, or just because they prefer for other reasons to pull up on the road (such as lazy, or not getting caught getting back out amongst the traffic).

1. 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, which can accommodate a maximum of four vehicles at a time. Cars reversing to exit the property could pose risks to pedestrians and nearby residents. Deliveries will further complicate access and increase disruption.

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.

5. 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 horses, 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.

Kind regards,

8

I am writing to formally object to the proposed development of an off-license at 212 Watchhouse Rd. I have serious concerns about the impact this establishment could have on the community.

The neighbourhood is primarily residential, and introducing an off-license could lead to increased noise, anti-social behaviour, and a higher risk of disturbances, particularly late at night. Additionally, 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 our area.

I strongly urge the relevant authorities to reconsider granting permission for this establishment and to prioritize the interests of local residents who seek to maintain a peaceful and safe living environment.

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

Sincerely,

9

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

I am extremely concerned about the situation due to us and a number of direct neighbours with young children and teenagers, 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.

I feel that this would cause Anti -social behaviour and Would cause a problem of drinking in public around pipers tye green which is a focal point of the parish and having a building that could sell alcohol for 17 hours a day every day of the week will encourage this sort of behaviour. Please bear in mind that pipers tye/ watchouse rd and surrounding areas are a residential area with lots of children that live around the green.

The Parking and arrival/ departure of this premises is a another major concern as this particular part of watchouse rd / piper tye green already is prone to car accidents 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 public safety especially with the lack of lighting in the area late a night it will just matter of time that there would be a accident.

There is already issues in the area where police are called out regularly to drunk and disorderly behaviour around the other shops in the area that sell alcohol and I don't want this to happen outside my house where young children live.

Plus with the re hab centre that is now in stock, 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 once they find this off licence and 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.

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 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.

Also the opening hrs would be a public nuisance especially for my family as we can already hear the cars come and go that come to galleywood autos in the day up to 5pm when they close , therefore the late night cars and customers would cause me and my children to wake late at night and not get to sleep which would directly affect our health.

I also can't believe as direct neighbours that we haven't been notified by the council of this application as I believe this application has been applied for since the beginning of may!

I hope we your get the support on opposing this application

Many thanks

10

Dear Sir,

Please give consideration to our objection to the proposed License.

1. Parking in the forecourt of the shop is limited and requires a great deal of effort to turn a vehicle round to exit. Even worse for the trucks and delivery drivers. This will result in vehicles reversing onto, or parking, on the road outside.
2. Early morning and late evening opening will disturb the peace and quiet of the residents and affect their quality of life.
3. Consideration should also be given to the children that congregate on this corner when walking to school and use it as a crossing point.

Yours faithfully

11

Ref: Licence Application for an Off Licence at 212 Watchouse Road.

Dear Mr. Simon Parnham,

I wish to register my objection to the above application on the following grounds:

1. This premise is in a quiet residential village area with residential properties immediately adjacent.
2. Given the proposed trading hours, there would be noise disruption from customers and their vehicles from very early in the morning to late at night.
3. There was once an off-licence at the Galleywood shops which attracted young people who would stay outside the shop, drinking and creating problems for the residents close by. And I fear that this proposal would provide a focal point for late night rendezvous.
4. The streets are not well lit and women, in particular, would find it intimidating when walking past the premises at night from the bus stop which is outside 200 Watchouse Road.
5. It could also pose a problem from children walking from Great Baddow school to Galleywood.

12

Dear Mr Parnham , my husband and I are against the application for a licence to sell Alcohol at 212 Watchouse road.

We are a quiet rural area at the edge of the village with fields opposite and a village green, we don't want antisocial behaviour linked with the purchase of alcohol late in the evening.

The stores car parking (only small) comes out onto the busy road junction of Pipers Tye used by many large Lorrie's from the Rignals lane trading estate and farm tractors. Over the years there has been many traffic accidents at this junction.

It will be a public nuisance being open so many hours in the day and extra vehicles parking on the busy Watchhouse road (bus Route) or Pipers Tye.

There are also many infants and juniors going to school having to cross the stores car park and all the senior children going the Baddow High school.

13

Dear Simon Parnham,

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

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. There are vehicles pulling up throughout the day at the current shop which doesn't concern me as it is within reasonable hours.

Public Safety

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.

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.

Representations

Appendix D

There are already two premises in the village where alcohol can be purchased, there isn't a need for a further one. The long opening hours are completely unacceptable and show no consideration to neighbouring properties.

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.

Kind regards,

14

For the attention of Simon Parnham (Case Officer).

Re: Opposition to Proposed Off-License Application for 212 Watchhouse Road Galleywood .

I am writing to express my concern and strong opposition to the proposed establishment of a new off-license shop in Galleywood. I feel this development would have a negative impact on both the character of our community and the wellbeing of its residents.

Galleywood has long been cherished for its peaceful, village-like atmosphere—something that sets it apart from more urbanised areas of Chelmsford. Introducing another off-license shop risks undermining this atmosphere by increasing the potential for anti-social behaviour, particularly during evening hours. Other communities have experienced a rise in public disturbances, underage drinking, littering, and noise issues following the opening of similar premises, and it is reasonable to be concerned that Galleywood could face similar problems.

Furthermore, this type of premises does not align with the traditional and residential aesthetic of the village. Rather than contributing to the charm and heritage that Galleywood is known for, an off-license would detract from it, especially if placed in proximity to homes, schools, or other family-oriented amenities.

There is no demonstrable need for an additional alcohol outlet in this area, and it is difficult to see how the proposed shop would serve the public interest. Instead, it may serve only to erode the sense of safety and cohesion that Galleywood residents deeply value.

I respectfully urge you and the Council to take into account the concerns of the community and to reconsider approval of this development. Preserving the character, safety, and livability of Galleywood must remain a priority.

Thank you for your attention to this matter. I would welcome any opportunity to discuss it further and would appreciate being kept informed of any updates regarding the application.

Yours sincerely,

15

Dear Mr Parnham

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

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

16

Dear Simon

I am writing to express my concerns about the application for an off licence on watchhouse Road as I do not think an establishment of this kind with long opening hours is needed or appropriate for the location which is a quiet village with predominantly families and elderly residents. There are a number of other shops (Morrisons, Co op and Tesco's) local to the area that sell alcohol.

My objections are on the basis of the prevention of crime and disorder. My concern is that a shop selling alcohol late at night will attract people from out of the village and having consumed alcohol are likely to cause disruptive and criminal activity and being a small residential village there is no police presence and little street lighting at night.

I am concerned that this will have an impact on public safety. The area is largely populated with families and there are children living either side of the property with many more children that walk past on the way to school both primary and secondary. My concern is that children will have greater exposure to alcohol and the behaviour of those under the influence of alcohol and given that many of the teenagers walk around in groups there will be a greater risk and encouragement of underage drinking.

The late-night sale of alcohol will create an environment that normalizes alcohol consumption amongst

the many children in the area potentially leading to future alcohol-related problems.

With the potential increase in people driving to the property this also poses an additional road safety risk. There have already been a number of accidents on the road outside the property and this is likely to worsen with additional traffic and as already stated this is a route where children cross the road walking to school. The bend from Pipers Tye to Watchhouse Road is sharp and with additional traffic there will inevitably be more incidents. There will be a likelihood of congestion that will not only be a nuisance to the direct neighbours but may prevent the flow of the traffic around the village.

I am also objecting on the basis of public nuisance. The additional vehicle and pedestrian traffic will cause additional noise late at night and early in the morning, this will disrupt my children's sleep as our bedrooms overlook the property. This will also create light pollution late at night as there is little street lighting.

The green opposite could then become an area for people hanging out drinking, getting drunk, urinating, arguing and littering the green which is the focal point of the village.

For these reasons I strongly urge the planning committee to reject the application.

Yours faithfully

17

I wish to object to the application for a licence for 212 Watchhouse Road, CM2 8NF in Galleywood. The long opening hours with early morning opening times are likely to be very disruptive to nearby neighbours as this is a residential location and it is surrounded by homes in close proximity to the location. It is opposite a park and adjacent to a road junction so excess parking/traffic is also likely to cause issues for local residents and road users.

Having customers visiting the store during the planned opening hours will be very disturbing for local homeowners due to noise from cars, car doors slamming etc and it is just not an appropriate location for this kind of business.

18

Dear Simon,

I am writing to formally object to the planning and licence application for the proposed off-licence at 212 Watchhouse rd, Galleywood, CM2 8NF.

My objection is based on concerns directly relating to the four licensing objectives set out in the Licensing Act 2003:

1. The Prevention of Crime and Disorder

There is significant concern that granting a licence to sell alcohol at this location will contribute to an increase in anti-social behaviour, petty crime, and public drinking. The proposed off-licence is situated in a quiet, predominantly residential suburb characterised by family homes, retirement properties, and a close-knit community atmosphere. The area is home to many elderly residents, young families with children, and individuals who value the peaceful and safe environment that defines the neighbourhood. Streets are generally calm, and there is a strong sense of neighbourliness and mutual respect. The presence of schools, parks, and community centres nearby further highlights the area's suitability as a family-oriented and retirement-friendly location. Introducing an off-licence here would fundamentally alter the character of the area, potentially attracting antisocial behaviour, late-night disturbances, and loitering, which would be wholly inappropriate and detrimental to the wellbeing of residents.

2. Public Safety

An off-licence in this location poses a risk to public safety. The premises is close to a busy road and public transport links, which may encourage on-street drinking and gatherings that could increase the likelihood of accidents or confrontations, particularly during high footfall times. Increased footfall from individuals seeking alcohol may also affect the feeling of safety for local residents, especially the elderly and vulnerable.

3. The Prevention of Public Nuisance

Late-night alcohol sales can lead to noise disturbances, littering (e.g., bottles, cans, packaging), and general disruption for nearby residents. The presence of an off-licence may attract individuals who congregate in the area, causing ongoing nuisance particularly in the evenings and at weekends. Such disturbances would negatively impact the quality of life for those living nearby.

4. The Protection of Children from Harm

The proposed premises is situated close to schools, parks, and residential areas frequented by families and children. The increased availability of alcohol, particularly if sold at discounted prices, may encourage underage drinking or make alcohol more accessible to minors through proxy purchasing. This raises serious concerns about the safeguarding of children and young people in the local area.

In light of the above concerns, I strongly urge the Licensing Authority to refuse this application in order to uphold the licensing objectives and maintain the safety and wellbeing of the local community.

Thank you for considering my objection.

Yours sincerely,

19

Cllr Potter, City Councillor for Galleywood ward

The license application is for a property at 212 Watchouse Road in Galleywood.

The property is the left hand side of a pair of semi detached properties in a residential area.

Many years ago a change of use was given to this property from residential use to shop use – and has in fact been the Galleywood Motor Spare shop for over the 40 years. With the following opening hours.

Tuesday 9 am–5 pm

Wednesday 9 am–5 pm

Thursday 9 am–5 pm

Friday 9 am–5 pm

Saturday 9 am–5 pm

Sunday 10 am–1 pm

Monday 9 am–5 pm

As stated above it is situated in a very large residential area of Galleywood, with no other shops around.

Most of the properties are semi detached but there are also detached properties close by together some very old properties built over one hundred years ago with province.

Opposite the site is the old village pump with the parish council endeavouring to keep this area an open aspect for that end of the village....having secured the old red telephone box as well.

The site is some half a mile from a Co-op shop in Barnard Road, where alcohol can be purchased, and about three quarters of a mile away in the centre of Galleywood is the village shops, where alcohol may be purchased in the small supermarket and post office.

In the other direction about half a mile away towards Great Baddow you have another supermarket in Dorset Avenue selling alcohol, together with the main shops of Great Baddow where several shops sell alcohol.

Whilst we must not be looked upon as opposing residents who drink alcohol, there is no need to need to make it so easy for alcohol to be obtained. A Licensed shop selling alcohol in the middle of a large residential area where there are five or more shops within close proximity – another shop selling alcohol is not necessary !!!

Whilst the area may be easy for motorists to drive up onto the shop driveway, it is the slamming of car doors, talking, shouting late at night especially for the right hand side detached property adjoining the Galleywood Motor Spares shop. You can see from the times set out below – this license is for double the hours – especially night time - that this Motor Spares shop is open at present.

Please compare opening hours

Galleywood Motor Spares shop

Monday to Saturday 0900 to 17.00hrs

Sunday 1000 to 13.00hrs.

A total of hours 51 hours

Proposed off-license

Monday to Saturday 0600 to 23.00hrs.

Sunday 0700 to 22.00hrs.

A total of hours 117 hours

Because of the vicinity of this property - it is on the school walk for children/youths from Galleywood walking to and from Great Baddow High School - and whilst parents endeavour to discourage their children from drinking alcohol at an early age, we do not want to make it easy for their get hold of such drink.....whilst I know the sale of alcohol is limited to over 18, and on identification – when it is made so prominent and easily obtainable – you never know if there is an older person willing to purchase alcohol for youths

I have copies of other residents objections to this Licensing application and fully endorse and agree with all of their comments.

20

Dear Sir/Madam

Off Licence Application - 212 Watchouse Rd, Galleywood CM2 8NF

I wish to formally object to this application. This objection is submitted both on my own personal behalf and on behalf of several Galleywood residents who have reached out to me,

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some of whom may be unable to contact you directly. There are significant concerns regarding this application, and I wish to raise the following objections.

1. Prevention of crime and disorder:

The establishment of a licensed premises in this residential area could lead to various forms of anti-social behaviour. This would necessitate additional police resources, which is particularly challenging given the current constraints on police budgets.

Please note: Nearby is a City Council-owned Park and Pipers Tye which also includes the village sign and pump, a traditional red telephone box now serving as a library, post box and the recently planted Mayors' tree. These features could be at risk of vandalism from visitors who may become attracted to the area to purchase alcohol and consume close to the premises, potentially leading to disruptive behaviour such as noise, intoxication, and disorderliness.

2. Public safety:

If this application is approved, the area may experience an increase in vehicular activity. While the premises do have parking available at the front (what was originally the semi-detached properties driveway), it is likely that users may need to reverse onto the main road. The close proximity of the junction with Pipers Tye should be taken into consideration. Although this method of operation is currently in place, the proposed extended opening hours will inevitably increase the frequency of such occurrences, thereby increasing the associated risks. It is important to note that children and elderly individuals often cross the road at this location, and there is a 30-mph vehicle-activated sign nearby, indicating that traffic speed is a concern in this area.

3. Prevention of public nuisance:

212 Watchouse Road is surrounded by residential properties. The premises itself forms part of a semi-detached house.

The small family-run car spares shop has shorter opening hours and does not stay open late as proposed in the licence application.

Current Car Spares Shop 9am – 5pm Monday to Saturday and 10am to 1pm on Sundays.

Proposed New Shop Opening & Licensed Hours 6am – 11pm Monday - Saturday and 7am – 10pm on Sundays.

The nearby Co-Op and Morrisons Daily are open 7 days a week and Great Baddow also have licensed premises. Both close at 10pm, but if this application to sell alcohol until 11pm 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.

4. Protection of children from harm:

With the proposed new longer opening hours, children in neighbouring properties will face additional noise, potentially affecting their health, wellbeing, and education due to disrupted sleep. Settling children to sleep can already be challenging, and this situation would exacerbate it regularly.

Considering this is a residential area, 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.

Given the reasons provided, I do not see a valid requirement for granting a new licence to the premises, as it will clearly lead to additional issues hence my objection.

Yours faithfully

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Good evening,

Objections to the application

Please record the following objections (I am a long term Galleywood resident):

1. There are a number of shops already selling alcohol in Galleywood (Co-op & Morrisons) with Tesco Express a short distance away in Dorset Avenue.
2. There are a number of public houses and a social club operating in Galleywood
3. Shops selling alcohol do, unfortunately, seem to attract unsocial behaviour
4. The area near this address is predominantly residential and in a quite historic part of Galleywood
5. The times of opening seem excessive and unnecessary - should the application be granted, I would hope that opening times are limited to opening not earlier than 9.00am and closing by 7.00pm.

Regards,

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Dear Licensing Team

I object to the application for a licence for the sale of alcohol for 212 Watchouse Road, Galleywood for the following reasons:

1. The premises are situated in a quiet, residential area, with family houses on all sides, and adjacent to a sizeable green area maintained by the Parish Council containing the village book exchange and a historic pump. Although the premises are presently in use as an auto spares shop, this is only open between 9.00am and 5.00pm on Mondays to Saturdays, closed on Sundays. An increase in opening hours as proposed in the application to Monday to Saturdays 6.00 am to 11.00 pm and Sundays from 7am to 10pm will cause substantial harm to the families in the surrounding area because of increased pedestrian and vehicle traffic, especially during evening hours when children are sleeping.
2. The village of Galleywood is well served with shops selling alcohol at the village centre and the Co-op on Barnard Road, all within walking distance of these premises. I am concerned that the proposed premises will attract trade from outside the area, and that this will increase anti-social behaviour in an otherwise very quiet, semi-rural area.

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3. Although there is parking space outside the premises, there is a serious risk to road safety, whether or not customer numbers increase. Cars drive into the space in front of the premises forward, but have to reverse out, onto the main road between Galleywood and Great Baddow at a very nasty bend, with a risk of serious accidents.

Regards

212 Watchouse Road – proposed conditions.

1 - The premises shall have installed and maintain a closed circuit television surveillance (CCTV) system which at all times complies with the below requirements:

- i. CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality {in all lighting conditions} particularly facial recognition;
- ii. CCTV cameras shall cover all entrances {and exits} and the areas where alcohol sales take place;
- iii. Equipment must be maintained in good working order, be correctly time and date stamped, recordings must be kept in good working order and kept for a minimum period of {31} days;

Upon the reasonable request of the police or licensing authority staff, within 48 hours viewable copies of recordings will be provided

2 - Signs must be displayed at all entrances {and exits} advising customers that CCTV is operating at the premises and shall be a minimum size of 200 x 148 mm and clearly legible at all times when the premises conducts licensable activities

3 - Other than wine or spirits, no alcohol with an alcohol by volume content above 6.5% will be sold or offered for sale.

4 - A Challenge 25 scheme shall be operated, whereby any person who appears to be under the age of 25 years of age is required to produce on request an item which meets the mandatory age verification requirement **and** is either a:

- Biometric Home Office photo ID
- European National ID Card
- Ministry of Defence Form 90 (Defence Identity Card)
- Passport (UK or International)
- Photo Driving Licence (UK or European)
- Proof of Age Standards Scheme (PASS) card

Where Home Office approved (not yet approved) digital proof of identity assurance technology is in use, this condition applies only when confirming that a person is 18 years or older following a failure of that technology to do so.

5 - The premises shall clearly display signs at the each point of sale and in areas where alcohol is displayed advising customers that a 'Challenge 25' policy is in force.

At the point of sale, such signs shall be a minimum size of 200mm x 148mm

6 - A refusals record shall be maintained at the premises that details all refusals to sell alcohol. Each entry shall, as a minimum, record the date and time of the refusal and the name of the staff member refusing the sale.

All entries must be made as soon as possible and in any event within 4 hours of the refusal and the record must be made immediately available to police, trading standards or licensing authority staff upon reasonable request.

The refusals record shall be either electronic or maintained in a bound document and retained for at least {12} months from the date of the last entry .