



Please return to:
 The Licensing Team
 Milton Keynes Council
 Civic Offices
 1 Saxon Gate East
 Milton Keynes
 MK9 3EJ

Email: licensing@milton-keynes.gov.uk

Notification of Representation Licensing Act 2003

Licensed Premise Name and Address: Licence application
 (only 1 can be specified)

The Barbershop Brewhouse Ltd, 2 Downham Road, WOBURN SANDS, MK17 8NQ

Your Name and Address:

Lorraine Davis
 6 Downham Road
 Woburn Sands
 MK17 8NQ

Tel: ()

email address:

Do you want someone to represent your views?
 If yes please give their name and address below:

Yes

No

Tel:

email address:

Do you consider yourself to live in the vicinity of the premise?

Yes

No

What is the approximate distance between your property and the premise?10.....metres

Please indicate the grounds under which the objection is made, outline details and any evidence you have:

Crime and Disorder:	Yes	<input checked="" type="checkbox"/>	No
<p>Where alcohol is involved, the possibility for inappropriate behaviour is increased for public order offences, and traffic violations. There is no parking with the property, and currently there are parking violations in Downham Road due to increased traffic for Tesco's which is on the high street, despite the council increasing yellow lines in the road.</p>			

Public Safety:	Yes	<input checked="" type="checkbox"/>	No
<p>Issues with regard to public safety will be compromised due to increased traffic, and parking, along with parking violations, if the above property is granted an alcohol licence.</p>			

Public Nuisance:	Yes	<input checked="" type="checkbox"/>	No
<p>The location of 2 Downham Road, is within a residential area, apart from a firm of Accountants, and an access drive to Pikesley's garage. A business whose principle are later in the evening for the consumption of alcohol is not compatible with this location, due to the potential for public nuisance with regard to additional noise, environmental issues, and increased traffic. There will be the inevitable opportunities with regard to stored rubbish and materials related to a business which will be selling alcohol. Along with the existing issues related to parking violations (as outlined previously), increased traffic, in a road which is residential. All of the aforesaid will create a public nuisance and will be detrimental to residents who live in Downham Road.</p>			

Protection of children from harm:	Yes	<input type="checkbox"/>	No
<p></p>			

IMPORTANT NOTICE:

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Anonymous representations will not be accepted.

It is an offence to knowingly or recklessly make a false statement in connection with an application and the maximum fine of £5000 is liable on summary conviction for the offence.

Print Name: Lorraine Davis
--

Signature: <i>Lorraine Davis</i>
--

Date: 2 nd July 2021

Eddie Fisher

From: Lorraine Ayres < >
Sent: 02 July 2021 11:07
To: Licensing
Subject: [EXT] Notice of Application for Premises Licence - The Barbershop Brewhouse Ltd, 2 Downham Road, WOBURN SANDS, MK17 8NQ

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

I am a resident of Downham Road, and I object to the licensing application based on the following concerns:

1. The location of 2 Downham Road, is part of a residential housing area. Downham Road comprises of mainly residential properties apart from a firm of Accountants, and an access drive to Pikesley's garage.
2. A business whose principle hours of business are later in the evening and this is not compatible with this location.
3. Where alcohol is involved, the possibility for inappropriate behaviour is increased. There are residential properties and gardens in the immediate vicinity, a service access to a garage, along with the inevitable opportunities that stored rubbish and materials present to a residential area.
4. There is limited parking at the top of Downham Road, and there are already traffic related issues, with cars blocking the access into and out of this road, due to individuals visiting Tesco's and parking inappropriately despite additional parking restrictions. Along with others cars and vehicles using Downham Road as a parking facility for Woburn Sands High Street. A bar in Downham Road with no additional parking facilities, will increase the existing traffic related issues, where there are already major problems.
5. If the premises is turned into a licensed bar, there will be an increased number of people accessing the bar in the evening, additional noise, and traffic, and this will be detrimental to those residents who live in Downham Road. Generally any activity involving increased numbers of people, vehicles, and alcohol is not appropriate for a residential area and it increases the likelihood of being a public nuisance.

Regards

Lorraine Davis
6 Downham Road,
MK17 8NW



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Notification of Representation Licensing Act 2003

Licensed Premise Name and Address: Licence application
(only 1 can be specified)

The Barbershop Brewhouse Ltd, 2 Downham Road, WOBURN SANDS, MK17 8NQ

Your Name and Address:

Jason & Megan O'Malley
4 Downham Road
Woburn Sands
MK17 8NQ

Tel: _____

email address: _____

Do you want someone to represent your views?
If yes please give their name and address below:

Yes

No

Tel: _____

email address: _____

Do you consider yourself to live in the vicinity of the premise?

Yes

No

What is the approximate distance between your property and the premise? 5 metres. We live next door!

Please indicate the grounds under which the objection is made, outline details and any evidence you have:

Crime and Disorder:

Yes No

The sale of alcohol for an on or off premise license increases the likelihood for public disorder. There is also an increased chance of traffic violations or drink driving offenses.

There is no parking of any kind at the property. Illegal parking at the top of Downham Road has always been a challenge and compounded in recent years with the arrival of Tesco's. The recent addition of yellow lines by the council has had little or no effect whatsoever, and the addition of this operation is only going to make matters worse.

We also seriously concerned of damage to our property living next door.

Public Safety:

Yes No

Risk to public safety will increase through additional traffic. With zero parking for customers of the proposed facility will further congest the area and lead to more parking violations.

Broken bottles and glassware could also be a concern.

Public Nuisance:

Yes

The proposed site is located in a residential area. Woburn Sands already has many pubs and licensed restaurants so there is no requirement in this location for any additional pubs/brewery's. If a business of this nature had to be housed in the village, there are vacant properties on the High Street, which must be preferable to a residential location. The UK hospitality sector is desperate for employees, so there is no need for additional jobs to be created in this sector.

A business focused on brewing and selling alcohol should not be located in a residential area. It will surely increase the risk of public nuisance through additional noise, and probable anti-social behaviour. There is also the issue of increased traffic mentioned earlier. All of the above will create a public nuisance and will be detrimental to residents who live in Downham Road.

Protection of children from harm:

Yes No

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Print Name:

Jason & Megan O'Malley

Signature:

Jason & Megan O'Malley

Date:

3rd July 2021

Notification of Representation - 12 JUL 2021

IMPORTANT:

To submit a representation to the application above you may use this form, or contact us in writing separately. Once submitted to us your representation will become a public document and will be provided to the applicant. The applicant may wish to speak to you about your representation. Anonymous representations are only accepted in exceptional circumstances. It is an offence to knowingly or recklessly make a false statement in connection with this application.

The Barbershop Brewhouse 2 Downham Road Woburn Sands MK17 8NQ

Last Date for Representations: 29 July 2021

Your Name: Nigel & Valerie Baker

12 Downham Road Woburn Sands MK17 8NQ

Tel

Email

Which of the Licensing Objectives does your representation relate:

- | | | |
|--------------------------------------|---|-----------------------------|
| 1. Crime and Disorder: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 2. Public Safety: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 3. Public Nuisance: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 4. Protection of children from harm: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

Please explain how the above objectives would be undermined if a licence is granted?

This is a residential street not a high street, we have already many drinking establishments causing nuisance and noise particularly at weekends in the High Street. This would only encourage more people to be rowdy and loud in our road - furthermore there is no parking facility.

You can continue on a separate sheet if necessary.

Can the applicant do anything to address your concerns? Yes No

Please state any measure or requirement that the applicant could undertake to resolve your concerns.

Find more suitable premises on the High Street for example. A few places are currently empty.

Signed: Nigel Baker

Dated: 7/7/21

Notification of Representation Licensing Act 2003

Licensed Premises Name and Address

Barbershop Brewhouse
2 Downham Road
Woburn Sands
Milton Keynes
MK17 8NQ

My Name and Address

Miss Joanne E. Green
17 Downham Road
Woburn Sands
Milton Keynes
MK17 8NG

Tel: email address:

I do not want anyone to represent my views

I live within the vicinity of the premises at an approximate distance of just over 50 metres

My grounds for objection to both the hours of selling alcohol (7am – 10pm) and also serving alcohol for consumption on and off the premises (11am – 10pm)

A. Crime and Disorder.

1. Woburn Sands is becoming a destination of choice for people outside the vicinity for the consumption of alcohol. At present there are at least 15 premises where alcohol can be bought, consumed with food, or consumed on the premises. At least two of these sell alcohol from 7am – 10pm and the rest throughout the day with some licensed till late. One more will increase the likelihood of disorder, particularly when Covid restrictions are lifted and society reverts to some form of normality. In the case of the above premise application, this would be in a residential street with lower levels of lighting than the High Street where higher light levels tend to diminish both the likelihood of disorder or the continuance of it.
2. The establishment for which the license has been applied for is very small with no private frontage, meaning that customers are likely to spill over onto the narrow pavement, especially if they are going outside to smoke. No amount of CCTV coverage and H & S training etc will stop this happening nor will a 'little black book' of incidents of disorders and ejections make any difference to this issue until after the event happens. Any ejected customers may mill around the area along with the smokers.

B. Public Safety

1. There is very little parking in Downham Road and, at the top of the road nearest the High Street where this applicant's premises are located, it is further limited because

flat dwellers above the shops and offices have nowhere to park other than on the road, and the Tesco's store in the High Street attracts customer parking which is often in excess of the Tesco's Car Park opposite the premises

2. The premises themselves are totally inadequate for the use to which they would be put, with no sinks being shown on the plan of the 'drinking space' and no basin in the lavatory, which accesses straight off the bar. All of this is totally unsatisfactory and constitutes public safety issues for the customers. At present, the lavatory shown on the applicant's plan is not accessible from the drinking space, being accessed off the open-air passageway to the left of the premises, and is not part of the property in question. (The red outline of the curtilage shows the extent of the drinking space – which does not include the lavatory).
3. There is only one narrow entrance with the same narrow exit which constitutes a fire hazard.
4. The premises are right on the pavement with no private outside space in front. The outline plan of the drinking space shows a narrow 'external' counter behind the double doors (which swing out over the pavement and part cover the back access to Pikesley's garage workshop) presumably to sell from directly to the public standing on the narrow steep sloping pavement.

C. Prevention of Public Nuisance

1. Downham Road is a narrow residential road and as such is not suitable for a drinking establishment. It would cause public nuisance to those living in the road.
2. The parking issue is not only a public safety issue but also a public nuisance one. As Downham Road is a through road from Aspley Hill to The High Street used mainly through the day but little in the evenings, an increase in traffic will be inevitable and very noticeable.
3. The possibility of smokers loitering around the premises and in particular down the side passageway and possibly up the outside stairs to the old barber shop to the left of the premises would increase public nuisance in the vicinity.
4. Deliveries made will further clog up the street as there is no access to the premises other than off the narrow street.
5. The likelihood of rubbish piling up in the open side passageway (not part of the premises) is high. Rubbish collection is only weekly and there is no space for a commercial rubbish container.

D. Protection of children from harm

1. Although no school is in the vicinity, there are a lot of children living in Downham Road who could be influenced by the near proximity of a drinking establishment (the other drinking establishments are all across roads to reach them). Training on the law pertaining to underage sales and 'Challenge 25' does not prevent youngsters being drawn to such an establishment in such a totally unsuitable location.

Miss Joanne E Green

17th July 2021.



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Milton Keynes Council
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Milton Keynes
MK9 3EJ

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Notification of Representation Licensing Act 2003

Licensed Premise Name and Address:
(only 1 can be specified)

2 Downham Road, Woburn Sands, Milton Keynes, MK17 8RF

Your Name and Address:

Mr Christopher Lowe
Camfield Chapman Lowe
Chartered Accountants,
9 High Street
Woburn Sands
MK17 8RF

Tel: _____ email address: _____

Do you want someone to represent your views? Yes No
If yes please give their name and address below:

Councillor David Hopkins

Tel: _____ email address: cdh@mkc.gov.uk

Do you consider yourself to live in the vicinity of the premise? Yes No
What is the approximate distance between your property and the premise? ...Adjoining.....metres

Please indicate the grounds under which the objection is made, outline details and any evidence you have:

Crime and Disorder: <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X	No
See attached letter		

Public Safety: <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X	No
See attached letter		

Public Nuisance: <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X	No
See attached letter		

Protection of children from harm: <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> X	No
See attached letter		

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Print Name: Mr Christopher Lowe, Camfield Chapman Lowe	Signature: 	Date: 28/7/21
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Camfield Chapman Lowe

Chartered Accountants •

Advisers • Tax Consultants

9 High Street
Woburn Sands, Milton Keynes
Bucks MK17 8RF

www.camfieldchapmanlowe.co.uk

Mrs A Jordan
Town Clerk
Woburn Sands Town Council
The Memorial Hall
4 High Street
Woburn Sands
MK17 8FE

28th July 2021

Our Ref: CDL/cdl/Premises/9HS

Dear Sir

Re: Application for Premises Licence - 2 Downham Road, Milton Keynes MK17 8RF

Background

We are a professional firm of chartered accountants, regulated and monitored by the Institute of Chartered Accountants in England & Wales occupying the immediately adjoining premises to the above. We have been established in Woburn Sands for over twenty years and supply our professional services to a great number of local businesses and individuals, as well as participating in the community. Our staff headcount can be at times up to twenty individuals, all of whom bring an economic benefit to the local high street as well as the additional monies spent by our clients who visit.

We have concerns about the above application as follows:

a) On site consumption and smoking facilities

We have been made aware of a letter dated 27th July from FJF Licensing Solutions to the town clerk for Woburn Sands. In this letter they refer to an 'outside smoking area', which is an area of less than four metres square linking our premises to their premises.

This area is used for the storage of office waste for collection from our premises, and that of the estate agents Brown & Merry, together with the other two tenants of the premises. This use is permitted under the terms of our lease. No account appears to have been taken of this permitted use. Invariably also, because of the size of this area and that there is no direct access on to this area from the above premises, it is likely that smoking will not be restricted to this area and will 'spill out' on to the adjoining pavement, interfering with pedestrians.



ICAEW
CHARTERED
ACCOUNTANTS

Camfield Chapman Lowe is the trading name of Camfield Chapman Lowe Limited, a company incorporated in England and Wales.
Registered Number: 6394536 Registered Office: 9 High Street, Woburn Sands, Bucks. MK17 8RF
Director: Christopher D Lowe B.Sc., F.C.A.
Registered to carry on audit work in the UK & Ireland by the Institute of Chartered Accountants in England & Wales,
Office also at Winslow, Bucks. Telephone: 01296 715980

There are a number of our offices which have windows overlooking/opening (within a few feet) on to this potentially designated 'smoking area', which during office hours (normally 8am to 6pm), have their windows open particularly in the warmer weather, starting in spring. Desks in those offices are adjoining the windows so as to ensure adequate lighting for staff using IT equipment. Allowing an outside smoking area would undoubtedly interfere both through noise disturbance and the nuisance of cigarette smoke, with the quiet enjoyment of terms of our lease. Clients often visit for business meetings and this would not be facilitated by the above.

Further this area provides the main fire & safety exit route from our building (therefore we have a right of way) and we would have concerns about litter etc which would be a potential eyesore as, well as health hazard. In this proposed smoking area, because there are a number of poorly lit corners, my staff have found evidence of substance abuse, which we understand may have been supplied locally.

b) Toilet and Personal Hygiene Facilities

The premises referred to in this application, have currently no independent toilet and hand washing facilities of its own. The only facility is an outdoor toilet, with no hot water, accessed from the proposed smoking area and that facility has to be shared by two other businesses occupying the site.

c) Traffic Congestion

The arrival of Tesco's, with its very limited car parking space accessed from Downham Road directly opposite the above premises has transformed the volume of traffic and parking facilities in Downham Road for the local residents. More houses have a greater number of cars and majority of houses do not have garages or adequate driveways. This results in car being parked on pavements, providing dangerous obstructions to the elderly and those families with young children in pushchairs and prams. Indeed, it is thought that it is now impossible at many times for emergency services such as the fire brigade and ambulances to fully access the homes because Downham Road is not wide enough to accommodate parked cars on both sides.

Additionally, the end of Downham Road is the pickup and drop of point for a number of the school buses. During these periods, which can be quite extended in the afternoon, there are parents waiting to pick up their children, leading to traffic chaos and cars regularly disregarding local traffic enforcement measures.

d) Trade

From the brief details we have seen it is unclear as to whether there would be any production to be carried out on site which would carry with it further interference with our offices, such as odour or noise.

Summary

We would naturally welcome a new business to Woburn Sands, extending the range of facilities for local people and contributing to the local economy.

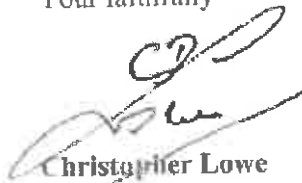
Our objections stem from the use of the outside areas, particularly during our office hours. If the application had been made for a retail outlet only, with no onsite consumption, then a number but not all of these objections could have been avoided.

We are the major tenant on this site and at no point were we approached by the applicant or agent for our views or to discuss our concerns.

Finally, should the application go ahead as proposed, this is likely to be the final straw and we may choose to relocate from Woburn Sands because of the lack of alternative office accommodation in the village. After more than twenty years supporting the community and providing employment opportunities for countless local people this would, in our view, be a very disappointing conclusion to our association with the local community.

Naturally, we are prepared to discuss further or attend meetings. We have expressed our concerns to Councillor David Hopkins and we understand that he has made application to attend the meeting to consider this application.

Your faithfully



Christopher Lowe
Managing Director and Owner



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Milton Keynes Council
Civic Offices
1 Saxon Gate East
Milton Keynes
MK9 3EJ
Email: licensing@milton-keynes.gov.uk

**Notification of Representation
By Individual or Business in the Vicinity of the Premises
Licensing Act 2003**

Premise Name and Address: (only 1 can be specified) The Barbershop Brewhouse, 2 Downham Road, Woburn Sands, MK17 8NQ

Your Name and Address: Alison Jordan, Town Clerk Woburn Sands Town Council The Memorial Hall, 4 High Street Woburn Sands MK17 8FE
--

Tel: 01908 585368		email address: a.jordan@wstc.org.uk	
Do you want someone to represent your views?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes please give their name and address below:			

--

Do you consider yourself to live in the vicinity of the premise?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
What is the approximate distance between your property and the premise? metres			

Please indicate the grounds under which the objection is made, outline details and any evidence you have:

Crime and Disorder:	Yes X	No <input type="checkbox"/>
<p>The number of licensed establishments or those licensed to sell alcohol in Woburn Sands is very high for the size of the town (16 in all counting pubs, eateries, shops etc) which makes Woburn Sands an alcohol destination town and an extra establishment just increases the possibility of attracting crime and disorder. The small size of the establishment means that drinkers are likely to spill over onto the road/pavement attracting others to the vicinity.</p>		

Public Safety:	Yes X	No <input type="checkbox"/>
<p>There is no parking that end of Downham Road which is already congested with Tesco's customers parking and the premises are right on the pavement, the outline plan of the premises shows immediate access off the pavement and the possibility of serving via a hatch straight onto the road (like some ice cream parlours). This would mean their customers blocking the pavement to pedestrians walking past; customers and pedestrians having to stand or step into the road; while vehicles park on the road side and manoeuvre in and out of Tesco car park. Their own delivery vehicles will also coming and going while customers are trying to access the building. The plans of the room show no sinks and the planned toilet (which is not part of the present curtilage they have leased) does not exist yet, not does it have a basin nor double doors to access it off the drinking space. So public health is called into question. There is only one entrance and exit so fire escape is impossible.</p>		

Public Nuisance:	Yes X	No <input type="checkbox"/>
<p>It is on a residential road of family homes and as such not suitable for a drinking establishment. Customers potentially drinking in the street is also a public nuisance as well as a safety issue, as is the parking issue. Delivery vehicles coming and going from 7am to 10pm seven days a week with no carpark will have to pick up and drop off on street which would also be a nuisance.</p>		

Protection of children from harm:	Yes X	No <input type="checkbox"/>
<p>The increase of traffic from vehicles for the businesses delivery service is a potential danger for children living in this road.</p>		

Print Name: Alison Jordan

Signature: *Alison Jordan*

Date: 26/07/21

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wavendon
Milton Keynes
MK9 3HG

13 July 2021

Neil Allen - Head of Regulatory Services
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Milton Keynes
MK9 3HG

Dear Neil

I refer to a licence application in Woburn Sands for a liquor licence for brewing and retailing alcohol in a former barber shop on a residential street, Downham Road.

In principal, would a change of use most likely be needed to enable on premises drinking and off licence trading or is that a planning matter?

If they started trade without planning permission, I assume MK Council could and should immediately suspend such trading until the due process was followed?

From my little recent experience on licencing I recall the four headings for refusal could be stated as being;

- a. Prevention of crime and disorder.
- b. Public safety
- c. Prevention of public nuisance
- d. Protection of children from harm.

However, there is no parking associated with this site other than a dedicated Tesco Car Park. The nearby High Street has a plethora of nighttime restaurants and bars already – I counted 16 at the last count. The small size of this premises would make customers ‘spilling out into the street’ far more likely. Brewing is an occupation that leads to often quite noxious odours and residential homes and businesses are located adjacent to the site. The street is already crammed with cars from residential use. I would imagine it fails therefore at (b) and (c)

I’m not sure what the procedures at licencing are nowadays but if this is due to come to a committee, I would like to register to attend to represent residents and nearby businesses impacted by this scheme..

~

Yours sincerely

Clr. David Hopkins
Representing Wavendon, Woburn Sands, Walton (part), Bow
Brickhill and Little Brickhill at MK Council



Consultee Map – The Barbershop Brewhouse Ref 159213





Milton Keynes Boundary

Barber Shop

Other on licensed premises