

1. As a resident of Iverdale Close, which up to now has been a quiet residential Cul de Sac, I would like to make my objection, to granting No 14 Mansion Lane, a licence to sell alcohol on his premises.

I feel that this is going to lead to an increase in crime in the area, as there will probably be drinking to late at night, 7 days a week, again leading to the probability of disorder as well, in Public Houses, and Restaurants under age drinking is monitored but this isn't going to be the case at the property.so I fear public safety will be at risk, with clients of the dining, turning out into our Close late at night, which will cause a public nuisance as well, I fear.

There are many children in this Close, and older people, are we going to be woken up by people leaving No 14,

Jill Miles
■ Iverdale Close
Iver
Bucks
SL0 ■

-
- 2.

Lisa Taylor-Puzey
■ Iverdale Close
Iver, Bucks
SL0 ■

5th January 2022

I would like to make a representation against the approval of an alcohol licence for the applicant 21/01374/LAPRE 'Little Wonder' 14 Mansion Lane, Iver Buckinghamshire SL0 9RH.

This licence is for a residential home to become an 'ad hoc' bar/restaurant. The location is at the entrance to a small residential Close. Neighbours range from the elderly through to pre-school children. There is no off-street parking available at the site or nearby, Mansion Lane parking is on a narrow road known for speeding vehicles.

The 'ad hoc' nature of the licence and business means users of the business could be in the area all week between 12.00 and 23.00. Immediate neighbours would not be able to enjoy their homes and gardens without the intrusion of licensed premises nearby. The exposure to the smells, noise, music is detrimental to the lives of those with homes near to the business.

As previously stated the business is in a residential area with no area of separation from the families that are close neighbours. Children returning from school/clubs would have pass within feet of the property, thereby encountering patrons or deliveries.

In the event of an emergency, access to site is restricted by a narrow road and the number of parked vehicles from the Iverdale Close and Mansion Lane residents. The access is to the dining area is on Iverdale Close via a narrow driveway or through the small garden and the house from Mansion Lane. Both points of access would involve patrons congregating on a narrow path. Deliveries to the site would cause further traffic and danger to both Iverdale

Close and Mansion Lane pedestrians and road users. On street parking would further endanger pedestrians and road users alike.

Within the Close we aim to reduce the levels of crime and disorder by being mindful considerate neighbours and the introduction of a food and drink-based business on our doorstep will by its very nature attract more visitors to the area.

If you are in any doubt about approving this application, please do visit the location, at a time when you might want to go to a restaurant and see just how unsuitable this home is to be a licenced venue.

Kind regards

Lisa Taylor-Puzey

Copy: Buckinghamshire Council – Planning department

3.

■ Iverdale Close
Iver, Bucks, SL0 ■
10 January 2022

To Members of the Licensing Committee

Re: 21/013741/LAPRE Alcohol Licence 14 mansion Lane, Iver

We would like to comment on the above application in relation to the following licensing objectives:

- 1) The Prevention of Public Nuisance
- 2) Public Safety

1) The Prevention of Public Nuisance.

The sale of alcohol both on and off the premises will, in our opinion, contribute to public nuisance.

The licence application is for the sale of alcohol from 1200 – 2300 seven days per week which will inevitably create an increased noise nuisance. Alcohol generally creates a convivial atmosphere reducing inhibitions and there is a possibility of overindulgence, intentional or otherwise.

The structure from which the sales are to take place is a garage sited in the grounds of a modest residential property with an extremely small courtyard/garden. The premises are situated exceedingly close to other residential properties. The closest residents will be prevented from enjoying the amenity of their gardens, owing to noise disturbance, potentially for long hours seven days a week.

There will also be noise nuisance, potentially daily, from people exiting the site late in the night. In such a confined residential area where children reside, this causes serious sleep disturbance.

There is indication on the plan of only one WC facility, sited in a bathroom in the house. As this would be for both male and female guests it a potential nuisance problem. Some alcoholic beverages cause the need for more frequent comfort breaks than would otherwise be required. There is no definite indication on the application of the maximum numbers that will be catered for.

The provision of food at all times is mentioned in the licence application, presumably to mitigate the effect of alcohol served alone. However, the resulting odour from 'all time' food preparation is another nuisance to other residents.

2) Public Safety

We believe the outbuilding where the alcohol is to be served and stored is constructed of unsuitable materials. A site inspection would appear to be called for.

In addition to the above, should a licence be granted to the above premises it would set a precedent for every dwelling, in our cul-de-sac, that has a garage to be eligible for a similar licence.

In summary, we object to the granting of this application. However, we respectfully request that should this licence be granted, it is only granted on condition. The condition to be, that the licence may only come into effect if planning for 'change of use' is granted to the garage premises. We make this request on the understanding that Bucks Council has a backlog of enforcement issues. We feel this would be good practice to avoid unnecessary public expenditure.

Suzanne & Andrew Bendall (Residents of █ Iverdale Close)

4. In relation to Mr Costa's application I have a number of concerns and several queries that hopefully you could advise me on.

Mr Costa is setting up a restaurant from which he will sell alcohol for consumption both on and off the premises. He describes his enterprise as 'the provision of late night refreshment'. He describes his proposed clientele as being few in number, sober individuals, who will arrive in presumably only one or two cars in total. We are led to believe that sound will be minimal and the lives of current residents will not be adversely impacted.

If we take each of these points individually,

He does not appear to have applied for a change of use for the building (which has not been a shop with licence to sell alcohol since 1962), or as far as I can determine, much in terms of planning permission for the work he has already carried out. I also don't see on this application, a request for a food licence. The diagram he has issued you with also does not show the gazebo in the garden near Mansion Lane, which I suspect will increase the numbers he caters for in the summer months. His view on parking for his clientele is wildly optimistic.

He has requested the licence to run from 1200 to 2300, with an end time for alcohol sales being 2330. In no way can this be taken as purely the provision of late night refreshment. In order to cover his costs he will therefore either have to operate the restaurant throughout

the day, do takeaways, or sell more alcohol than we are led to believe. This in itself will increase footfall and traffic both on Mansion Lane and Iverdale Close, forcing schoolchildren and the elderly residents onto congested roads, as a result of a large amount of parking on the pavement. To date this has stopped bin lorries and ambulances from getting down Iverdale Close and with this application it will only get worse. I think this might all be described as decreasing public safety, and increasing public nuisance. In addition the very fact that alcohol will be available for sale late at night will undoubtedly increase the number of people congregating around a dangerous junction late in the evening, either waiting for taxis, driving under the influence of drink, or simply because it's somewhere they can buy and consume alcohol, with the resultant noise and antisocial behaviour.

Noise from No. 14 will be an issue, especially for the houses nearest to the restaurant, definitely in summer when doors are open, the gazebo is in use, alcohol flows, and sound travels. It should not be forgotten that this is a residential area, with young families with children, and the elderly, who up to this point have lived in a quiet relatively rural environment. In addition, the storage of alcohol in a detached setting will undoubtedly prove too much of an attraction for some, with the additional potential for an increase in crime.

I think Mr Costa has already shown his disregard for the existing residents by putting his bins on the pavement outside his premises. This will create an increase in vermin as the weather gets hotter.

Mr Costa would have us believe that he intends to settle there with his two children, somehow I find that difficult to believe of a man who has several restaurants in the city. I surmise that the initial application for an alcohol licence is a speculative venture with a lot more behind it, and we will not see the true picture until it is too late.

I know that only a few of the points I have made relate to yourselves as a planning department, but unfortunately at the moment it seems impossible to register on the Chilterns and South Bucks site and no one in the planning department is answering their phones.

I would appreciate any guidance you could give me on this subject

I understand that there are only 4 reasons for objecting to an application, but with the 19th coming up quickly there seems to be no alternative but to state the case as I see it and request advice as to what my next steps should be ATB

Clive Mosses, [REDACTED] Iverdale Close, Iver, Bucks SL0 [REDACTED]

5. To whom it may concern,

We are writing to strongly object to the premises license application that has been submitted by Mr Roberto Costa of 14 Mansion Lane, Iver.

We live directly next door to the property (our address is [REDACTED] Iverdale Close, Iver). The former garage/building which they will be using for hosting events is the boundary line between our properties, there is a narrow pathway (which links our front and back garden together) and then our house. At the narrowest point, the gap is only 110cms (the widest point is still only

188cms) separating their event building from our home. We have two young children, one of their bedrooms is on the corner of our home at the front i.e. adjacent to the Mansion Lane property where the access to the event building is, so it is very likely to disturb them.

Due to the already mentioned very close proximity of our home and their event building, any noise that comes from that building whether it is music, loud voices, laughter, people arriving and also leaving the property late at night, cars coming and going etc, it will be a nuisance to us, as it will inevitably cause noise disturbance. We are unsure from the application but assume there is the possibility that (mainly during Summer months) guests may well spend time in the garden during their events causing even louder noise, possibly late into the evening.

We attended an Ivers Parish Counsellors meeting where this was an item on the agenda. I think it's important to mention that 100% of the counsellors on that call, and also a large number of the public that joined as well, were against this application. Also, I understand no planning applications were submitted to change the building use from a garage to commercial, so believe it's important to find out first if the work that was carried out was applied for/agreed. One of the counsellors mentioned that on the deeds it is clear that the garage should be used for residential use only.

Our road is in a quiet residential area and we believe that a premises license, allowing there to be alcohol consumed and bought on the premises, 7 days a week from midday to 23:00, will only bring; noise disturbance, issues with parking and unsociable visiting times. Parking on the road is already limited with residents of Iverdale Close and Mansion Lane parking on the road. With the addition of a premises license, and the extra visitors this will bring to the road (I understand there could be 6-8 guests at a time and therefore potentially the same number of extra vehicles to park), it will only cause more problems for the residents of both roads. Once Iverdale Close has filled up with parking, this will force others to park on Mansion Lane which is already a fast and dark road so with people parking on that road it will cause obstruction making Mansion Lane very dangerous for cars on the road but also on the pavements with blocking access for walkers with buggies, wheelchair users etc. Therefore, being potentially harmful for children. With us being direct neighbours of the property in question, we believe we will suffer most with people parking outside and potentially blocking our drive. We understand Mr Costa has attempted to address the parking issue by saying that his visitors will block his own drive however this would only accommodate one extra car and, in doing so, this could also block our own drive, which is adjacent to theirs, and which of course would be a nuisance. Another concern are cars being left overnight whether they have had to park on Iverdale Close, Mansion Lane or blocking drives. This again would cause a nuisance as they can't easily or quickly be moved if they are causing an obstruction.

With regards to the prevention of crime and disorder, our worries are people coming out of the property late at night having consumed alcohol; are they going to risk driving, wait outside for taxis and therefore cause further noise disturbance (such as; talking, laughing, car doors slamming, their gate sliding open/shut etc) right outside our home not to mention extra smells of possible smokers and food smells from the 'dining room', potential damage to cars parked and finally although they have a toilet in their home which we understand would be provided for their guests use, if 6-8 guests are leaving late at night and they don't want to go into the home to save disturbing Mr Costa's own young children from sleep, there could be

the potential of people urinating in the street. We would sincerely hope not, but you never know! It's definitely a concern at least.

The quiet residential area was one of the reasons we were attracted to this particular area of Iver and we would be hugely disappointed if this was threatened. It could also have a huge detrimental impact to the value of our property, if we chose to sell in future. Also, finding someone to buy could be problematic as how likely would it be that someone would buy a property that had a gourmet dining room/event space literally centimetres away with all the issues mentioned above.

We have huge concerns regarding this application, as set out above, and hope that the matter is rejected by you.

Thank you for taking the time to consider our objections. We would be happy for someone to come and take a closer look at our property to see just how close their event building is to our home and therefore see how unpractical this is and how much of a nuisance this would really be.

Kind regards,

Mr & Mrs Mepham

6. The Ivers Parish Council wish to make representation regarding the above licencing application. We object to the application being granted.

Issues arise at this site in respect of all four licencing considerations:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The site will not have appropriate security to manage potential crime and disorder from the "guests" who attend the venue. In addition, the site is located at a distance from other commercial premises which may have some crime prevention measures in place that could assist. The Ivers Parish area does not have a police station. The police service the area from Amersham. Unfortunately, this fact seems to be well known and the area is targeted given the response times. Late trading premises such as the Co-op in both Iver Village and Iver Heath are targeted by raids, small gangs and "beggars". It is probable this site's location will prove to be attractive to perpetrators of crime.

Public Safety will be at risk via the nature of the activity (consumption of alcohol) and the high probability of customer noise and misbehaviour. Additionally, there is no provision for parking at this site - either in Mansion Lane or the side street of Iverdale Close. Road safety issues are a concern as the junction of Iverdale Close and Mansion Lane is a dangerous and busy junction and cars already park on either side of the junction.

Public Nuisance is highly probable as a result of customer behaviours and the high density of the residential buildings in the immediate area. Iverdale Close is a narrow street with semi-detached housing. The applicant's premises adjoins another house and its garden sits beside yet another house. There is simply insufficient distance from the proposed operation to the residences. The noise of the activities on site and the guests arriving / leaving throughout the extended trading hours, 7 days a week will be significant.

Protection of Children is an issue due to the expected number of people arriving continuously - this area would cease to be one where residents know if a "stranger" is in the area to become one where "strangers" are always present. I am advised that the children in the area are currently able to freely visit neighbouring houses given the sense of community and no through traffic. The vehicles that enter Iverdale Close are predominately residents, the absence of through traffic allows the children relative freedom of movement in the area.

Residents have reported their grave concern for this licencing application. The premise is a semi-detached house on a corner block, located in a residential area. There is no current or previous property planning applications for this property relating to change of use. In 1978 a planning application was granted for the construction of a double garage; this was approved on the condition that the garage was used "as ancillary to domestic use only".

To restate our position The Ivers Parish Council is objecting to this licencing application.

Regards
Nicole McCaig
Business Administrator
Tel: 01753 655331
www.iversparishcouncil.gov.uk

7.

█ Iverdale Close,
Shredding Green,
Iver,
SLO █
7th January 2022

Dear Sir/Madam,

I wish to make representation to object to the Premise Licence Application 21/01374/LAPRE

Public Safety

Iverdale Close is a residential Cul-de-Sac, with has barely sufficient parking for both the residents of the close and those residents of Mansion Lane who choose to park their vehicles in Iverdale Close, often cars are parked both sides of the road at the 'entrance' to Iverdale Close.

We currently have two empty properties in Iverdale Close, No.8 and No.7, it might be reasonable to assume when these two properties are sold, the new residents of each property may bring at least one, or more likely two cars which will parked somewhere in Iverdale Close.

Parking in Mansion Lane is also at a premium, residents' cars are parked either on the pavement or on the road outside No.16 - No.44 Mansion Lane.

Mansion Lane is a 'Rat Run' and is used for access to and as a short cut between the M40 J1 and the M4 J5 with vehicles often failing to reduce speed as they approach the 30mph section of road.

The above points result in a dangerous junction, when turning in and out of Iverdale Close, there have been a number of collisions on this junction and I believe the wall at No.14 has been rebuilt at least twice after being struck by a vehicle, and I have had a number of near misses at this junction. There have been occasions in the past where the refuse collector's vehicles have been unable to access Iverdale Close because of cars being parked on both sides of the road and our bins have gone unemptied.

My understanding is that parking is not an acceptable reason to reject a licence application as with or without a liquor licence people may choose to attend the premise to dine, I would suggest people would be more inclined to dine at a premise that serves liquor than one that does not. It is my opinion that it is not possible for Iverdale Close and Mansion Lane to accommodate any extra vehicular movements from, dinners, staff and deliveries/business waste collections without significantly increasing the risk of danger to residents of the locality.

Parking would seem to be a consideration from Mr. Costa's perspective as he makes mention of it on the notice he posted on his gate (see attached) though, if Mr Costa's paying guests are parked on his drive, and Mr Costa is cooking for them, where might Mr and Mrs Costa be parking their respective vehicles?

Public Nuisance

Iverdale Close and Mansion Lane are residential areas, we currently do not have non-residents who have paid to drink and dine in the road where we live, then starting car engines, slamming car doors and chatting as they leave late at night, one might imagine the garden being pressed into service as a venue during the summer months. We have residents who work early mornings and/or work from home (myself and my wife included) who do not wish to be disturbed on any basis, regular or infrequent.

There are also residents who work outside of a regular 9-5 who want to be able to park somewhere close to their respective homes after they have been at work all day.

If a Premise Licence were granted for this property, it could just be the first step, and in a couple of years' time we end up with a restaurant/pub at the top of the road we live in.

This application has already caused public nuisance, I now have one more thing in my life causing stress that I have to worry about. Iverdale Close is a quiet residential Close, it certainly has been for the past twenty nine years that I have lived here and I want it to remain as such.

Prevention of Crime and Disorder

There are statistics from various credible organisations which demonstrate the link between alcohol and crime, so by definition if alcohol is available for sale at No.14 Mansion Lane the

likelihood and severity of crime in the local area will increase, everything from Public Disorder to Drink Driving.

Protection of Children from Harm

There are a number of young families in Iverdale Close and Mansion Lane, children are arguably the most vulnerable members of our society, so whilst there may not be specific issues linked to a Premise Licence at No.14 Mansion Lane, it is likely any affects from the aforementioned points, such as noise nuisance and vehicular movements, will have a greater impact on local children.

Yours Sincerely

Mark Bristow

Dear Neighbours,

Please accept my apologies if I haven't been clear about the plans for the supper club, which is located in the grounds of my home, and you have been simply notified by the Notice of Application for premises licence attached to my gate.

I would like to take this opportunity to introduce myself, my name is Roberto Costa, I am an Italian restaurateur and I currently own restaurants in London.

As the Italian gourmet ambassador, I am truly in love with high quality products, the territories where they grow and the Italian biodiversity which makes them unique, so I had the idea of turning the old garage of my new home into a small intimate supper club, with only one table for a maximum of six people, where I will occasionally organise private dinners for guests to experience a fine dining experience.

I will be taking reservations in advance, to work on a different menu each time, and the guests who book into The Supper Club will be lovers of exquisite home cooked Italian food which I will personally cook and serve myself. 10% of the sales from the dining experiences will be given to the UCLH Hospital Neo Natal intensive care department in London.

I've lived in London for many years and I love it, so along with my passion for Italian Food, and my 30 years of experience in the hospitality industry both here in London and in my home country Italy this made me want to share my experience. You are all very welcome to come and see my place at any time my door will always be open for you to answer any questions.

Rest assured that I do not have any intention of having big noisy parties, there will be no rowdiness, no parking issues, guests will be able to park on/ in front of my drive. This is my home and this is where I live with my 2 children, one of 4 years of age and the other one who is only 8 months old hence the refined manner in which I will be operating the business. This is simply about enjoying home cooked Italian food in a intimate quiet setting at home.

If there is any other information relating to The Supper Club or you want to come and view my Supper Club, please feel free to contact me at any time, I will be fully available and more than happy to answer to any of your questions.

With all my sincere regards,

Roberto Costa

My telephone number: 07765476584 My email address: rcosta@rcgroup.online

8.

Linda Laszewski Hill
26 Iverdale Close
Iver
Buckinghamshire
SL0 9RL

10th January 2022
Licensing Section
Buckinghamshire Council
Council Offices
King George V House
King George V Road
Amersham
HP6 5AW

BUCKINGHAMSHIRE COUNCIL
KING GEORGE V HOUSE

13 JAN 2022

**POST ROOM
RECEIVED**

Dear Sirs,

**Re: Objection: Licensing application 21/01374/LAPRE - Licensing Act 2003
'Little Wonder ' 14 Mansion Lane , Iver, Buckinghamshire SL0 9RH**

In reference to the proposed application for a 'premises licence' made by the proprietor namely Mr. Roberto Costa, of the above named property where it is intended to supply and sell alcohol on the premises Monday to Sunday between the hours of 12.00 to 23.00 hrs is opposed, and I register objection in the following terms.

The premises namely 14 Mansion Lane SL0 9RH referred to as 'the property,' a family home, occupies and shares a corner plot with Iverdale Close, which is a residential cul de sac set out in two parts. The property has double entrance gates to a driveway situated in Iverdale Close, with limited hardstanding/off street parking for a family sized vehicle. All direct neighbouring properties are of standard terraced and semi detached 2/3 bedroom style construction, built in the 1950's and early 1900's with predominately shared /own driveways. The road is circa 4.5 meters (15 ft) wide with narrow pavement either side which extends around the applicants' property on one side only into Mansion Lane. Many two vehicle households together with visitors, carers etc are required to park with two wheels on the pavement as the roadway is too narrow to allow two directional traffic.

The resident cohort is elderly and vulnerable together with young families with nursery, primary and secondary school age children. All residents,

without exception, enter and leave Iverdale Close at the junction with Mansion Lane to go about their day to day business and are required to pass the applicants property.

Following the purchase of the property by the applicant in April 2021, the home appears to have undergone major redevelopment works. The garage of circa some 56 cubic meters, based on the typical neighbourhood model has been demolished and replaced by an alternative structure which is the focus of the licensing application. A further additional permanent structure synonymous to a Gazebo design (visible from the road) has also been erected on the property parallel with Mansion Lane, encouraging greater entertainment capacity. A new vertical board, trellis topped wooden fence in excess of 2 meters has been attached to the inside of the current brick built walled fence, surrounding the property's garden, part of which fronts the road on Mansion Lane. Whilst this is not visually in keeping with the style of the locality, the economical design and layout does not lend itself to the prevention of crime and disorder, with no acoustic barrier, particularly on premises where alcohol is sold, served and stored.

Foreseeable impending and persistent noise levels, some seven days a week, due to potential overcrowding, drunkenness, resulting anti social behaviour, public order infractions , predictably lead to loss of quiet enjoyment and are beyond a mere nuisance residents should expect to endure, at a time when policing services in the area are under resourced.

Public bus services in the area do not sufficiently meet the needs of many residents and do not run into the evening to serve the applicants proposed opening hours. It is anticipated therefore that staff, customers vehicles, and taxi's, will create additional nuisance from noise and rowdiness when leaving the premises, particularly late at night as behaviour cannot be guaranteed. Such lack of infrastructure further serves to encourage contravention of drink driving legislation.

The road entrance/exit, as previously described is narrow with parked cars either side. Visibility is thereby reduced in any event. Public health and safety risks are consequently heightened by virtue of the expected frequency of delivery vehicles to the applicants' premises.

Notwithstanding the best of intentions, it is inevitable that consistent

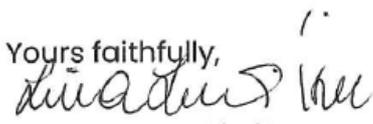
obstruction will occur leaving restricted access to residents, emergency vehicles and waste collections. Residents, myself included have experienced several such missed collections predominately due to access issues.

Of significant concern is that of safeguarding/protecting children from harm. Families allow their children to play in the road and ride their bicycles during school holidays and on lighter evenings. In this regard the risk of accidents as a result of a larger number of vehicles entering and leaving the road connected to the applicants' enterprise is an accident waiting to happen. It is further unreasonable and/or detrimental to expect parents to stop their children's activity in a neighbourhood that they have chosen to raise their families.

Those residents' children who use the school bus from the stop outside the Kwik Fit Garage on Mansion Lane at the junction with the Langley Park Road, will inevitably walk past the applicants' property on their way home from school and later extra curricular activities throughout the year. Children and/or vulnerable adults should not be exposed to any potential alcohol fuelled anti social behaviour, to include harassment, intimidation verbal abuse or vandalism that is more likely than not at any time of day in connection with the applicants' premises by virtue of the sale and supply of alcohol. By the very nature of the location of the applicants' property there is no alternative route in order to avoid the same.

In conclusion, it is respectfully submitted that, residents were not consulted on any 'change of use' process and that the appropriate procedures in this regard have not been followed in advance of the application herein. Granting a license for these premises will not promote the licensing objectives and in view of the above would urge the Licensing Authority to refuse the application.

Yours faithfully,


Linda Laszewski Hill

Application Ref: 21/01374/LAPRE



Entrance to 14 Mansion Lane within Iverdale Close.
Structure behind parked vehicle subject of Licensing application.

BUCKINGHAMSHIRE COUNCIL
KING GEORGE V HOUSE

Mr J L Canavan
16 Lingham Cottages
Mansion Lane
Iver
Bucks
SLO 9RN

12 JAN 2022

POST ROOM
RECEIVED

Tel: 07860 319769

By Post and by email licensing.csb@buckinghamshire.gov.uk

South Bucks District Council
Capswood
Oxford Road
Denham
Bucks
UB9 4LH

2nd January 2022

Licensing Act 2003 - Application premise licence at Little Wonder 14 Mansion Lane Iver Bucks SL0 9RH

Dear Sirs

I am making representation against the approval of this application on, but not all, of the following personal grounds.

Detriment to my well-being and mental health, this has started now with the commencement of anxiety and stress.

Myself and my wife live opposite Little Wonder 14 Mansion Lane and consider our peace and health will be greatly disturbed by the activities being carried out at the said property. The uncontrollable volume of noise during the day and late at night with loud voices (especially after consumption of alcohol) outside in Iverdale Close and Mansion Lane with car doors slamming, headlights on and cars accelerating away.

Loss of privacy and the inevitable disturbance of the peace will be hugely increased along with unsocial activities. Presumably the garden will be utilised during the day and evening in better months and this will introduce noise levels to our property not currently experiencing, our bedroom is about 10 feet back from the pavement and this disturbance will be inevitable and unacceptable.

There is no requirement for this proposed establishment and flies in the face of this quiet, family based residential area, so one must assume, it is based purely on profit motive for the current owner of 14 Mansion Lane. There is an established public house and restaurant with adequate parking within 500 meters from this property.

I see from the application, change of use from residential to commercial, has been taken for granted by the applicant. Any change of use for any reason surely must not have a detrimental impact on the local community.

Adequacy of the area for parking is already at a premium without adding staff parking and assuming high volumes of customers trying to park near the said property. Parking on the pavement is already a nuisance in this area and to try and substantially increase the volume of vehicles in this area will increase the risk of accidents to residents already trying to bypass vehicles completely blocking the pavement. The site sits on a very busy T junction so the parking of any new vehicles will restrict vision display when trying to exit Iverdale Close onto Mansion Lane including risk of an accident, not to mention vehicles turning, lorry deliveries (loading and unloading). The person resident in the property at the moment has a torrid time trying to park their car on their driveway each day even when the current volume of traffic.

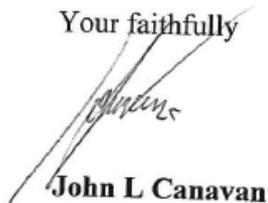
How is the proposed business going to control the commercial waste and smells from waste left in a commercial bin, where will this bin be kept? pest control will become another issue. It would seem there would be considerable health and safety issues along with fire safety issues including an adequate fire assembly point, away from the said building.

The amenity will be totally changed, people live there because they like the amenity of this area, this will take away from the residences, quality of life.

Has the applicant given you an underlying principle for this application and how it will benefit the local residence and improve our quality of life? Has the applicant provided you with the increased traffic generation expected and the original traffic survey details?

Thank you for your attention

Your faithfully



John L Canavan

PREMISES LICENSE APPLICATION

14 Manson Lane, Iver, Buckinghamshire, SLO 9RH

I strongly object to this application. This is a purely residential property and has been since at least 1960. Before that it was a house and licensed general stores. The house is on a small footprint and there is no room for any vehicle parking. Mansion Lane is a busy through road. It and Iverdale Close are largely composed of small houses with cars parked outside, the majority of them on the pavement in an unauthorised fashion forcing pedestrians onto the carriageway. There is therefore no effective nearby on-street parking. Creating a licensed premises open to the public in such a cramped situation would create noise and nuisance and would be likely to fail to meet at least two of the council's objectives in terms of public safety and the prevention of public nuisance.

I would also point out that there is a discrepancy between the closing time of 23:30 stated in the application on your website and that of 23:00 stated in the legal notice displayed outside the property. Could you confirm that either the application will be changed or the applicant will be required to display a correct notice.

Assuming that Thames Valley Police is a statutory consultee to this application, I would be grateful if you could forward my comments to them.

I note that a successful change of use planning application would be required before the premises could be used in the way outlined in this application. Could you confirm that you will be advising the applicant of this, and also advising your own council's planning enforcement section so that they can give the applicant appropriate advice.

Please let me know the result of the application.

Yours sincerely

Paul Graham

Grovehurst, Langley Park Road, Iver, Buckinghamshire, SLO 0JG

11. Dear Sir /Madam

I am a long-term resident of Iverdale Close, Iver, Bucks SLO 9RL. I would like to make representation against the Licence Application to sell alcohol within the property / garden of 'Little Wonder' at 14 Manson Lane, Iver, Bucks SLO 9RH.

Little Wonder is situated on the corner of a very busy lane and there have been several road accidents just outside the property over the last few years.

This is a fast road with no restrictions in order to protect the public from potential accidents; local travellers use the road for pony racing; cars speed along past the property and if a car is parked it is dangerous to cross the road at all without taking great care. Taking the above into account public safety would be put further at risk should guests arriving at Little Wonder decide to park on Manson Lane.

Within Iverdale Close residents, there are multiples of children of all ages and elderly and infirm people who regularly need to use the path around the corner into Mansion Lane and again could have their safety put at risk due to extra traffic on the corner of the road. There was an incident a few years ago where a driver drove straight into the garden of Little Wonder which could have caused a fatality.

Granting a licence for a late-night venue selling alcohol would impact on the health and wellbeing of elderly and very young residents who may be disturbed by noisy revellers leaving Little Wonder late at night.

There is also concern regarding anti-social behaviour or potential threatening behaviour should a resident complain about noise etc. this could lead to abuse or further incidents involving our residents.

The premises may attract late night drinkers looking for alcohol once the local pubs have called last orders, leading to a regular habit of arriving at all hours possibly intoxicated and expecting a drink.

There are pubs, shops and restaurants in the local area so I cannot see why a private licence in a garden outbuilding is required to sell alcohol in this area.

A final point addresses disabled or impaired guests who do not appear to have any facilities at the property?

I thank you for your attention to this matter and await your favourable reply.

Yours Faithfully

Ms Kathy Bedford
16 Iverdale Close
Tel: 07802679195