

APPENDIX 7

REPRESENTATIONS

Dear Sir / Madam,

I would like to object to the granting of a license to Vinity Wines, of "Coppers" 80, Ledborough Lane, Beaconsfield, Buckinghamshire.

This is a residential area, not a commercial one and in particular, the sale of alcohol from a house in our neighbourhood is completely inappropriate on several levels.

There are many suitable commercial and industrial sites locally where space can easily be rented to undertake such an activity.

I particularly object on the grounds that:

1. The garage in question is *not* invisible, either from from the road or other properties , as is falsely suggested in the application.
2. Storing large volumes of alcohol in a domestic environment is inviting criminal activity into the area (i.e. burglary). This should require a secure walled unit with security wire atop and a steel door, not a flimsy garage roll-back door.
3. Particularly if their business increases, there will be several van pick-ups every day which will pose additional traffic-related danger to both children walking to school (High March is a short walk up the road) and the many dog-walkers that walk along this Lane to reach the adjacent fields.
4. Noise. No mention is made of the additional noise that will be made by successive teams picking up and loading crates several times/day. This is unacceptable in such a quiet residential neighbourhood.
5. This undertaking is likely to attract more rodents which may then spread to surrounding houses and present a consequent health hazard.

I would be grateful if I could be kept apprised about this application.

Many thanks.

Mr Joe Marais MBChB FRCS(ORL)



Dear Sir/Madam

I am writing with respect to an application by Vinity Wines Ltd for a premises licence for the off-site supply of alcohol in respect of a double garage at 80 Ledborough Lane, Beaconsfield.

The is a residential neighbourhood and wholesale alcohol business is totally inappropriate. It would be unsafe and a health and safety issue should there be a licence issued.

Our objection is:

Health and Safety issue should there be a fire

Increase in noise and pollution
Commercial use of a residential building inappropriate.
Storing Wholesale alcohol levels and selling such alcohol from a residential building is inappropriate
Increase in traffic of Vans/Lorries
Commercial use of a residential building would make any insurance null and void
Dangerous future precedent

We strongly object to this application

We appeal to the Licensing body to reject this application.

Kind regards

Hatem Algraffee and family

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam,

We are neighbours of the property at 80 Ledborough Lane, Beaconsfield which is the subject of a Licensing Application for the wholesale sale of alcohol from the double garage at no. 80 Ledborough Lane. We live in the Ledborough Gate close next door and our communal driveway runs immediately adjacent to 80 Ledborough Lane (a few yards). We are writing to object to this application on the grounds that street (ie Ledborough Lane) is wholly inappropriate and unsuitable a location for a wholesale alcohol distribution business and such commercial use of a residential building in this road is inappropriate.

The property and Ledborough Lane generally (as you can see from local Planning materials) is within an area defined as "Special Character" and identified as within the "Woodland Roads" Character Area within the South Bucks Townscape Character Study. We do not believe a wholesale distribution business (of any kind) is consistent with this very quiet residential area.

We set out below our objections and grounds and kindly ask you to consider these.

- Prevention of public nuisance objective

We believe the application is not being wholly accurate in its portrayal of the nuisance this will create. There are many residential premises in the vicinity of the double garage. There are 31 houses and families in the Ledborough Gate close (plus 5 other houses off the driveway) and all them using the driveway and pavement directly running next to (and parallel with) the garage proposed in this premises application. Our driveway has much pedestrian use, dog walking (many people from our close and many more from even further up Ledborough Lane walk directly past no. 80 to get to the Ledborough Woods and fields walking path entrance at the bottom of Ledborough Lane), children and parents walk past the property to play or in the course of taking to school etc. The double garage is visible from the road side and other properties near the proposed premise – indeed the driveway to the garage is only a few yards from the Ledborough Gate driveway and

pavement. It is impossible to say that the deliveries will only amount to 3/4 a week as any business looks to expand and so this will surely increase and become possible to constitute many deliveries and collections per day - so we disagree there will be minimal impact on the overall traffic flow. We do not see how the deliveries would be restricted from increasing materially in future to a much greater level.

To our eyes, this amounts effectively to industrial storage and distribution of wholesale alcohol.

- Prevention of crime/disorder objective

If material quantities of ("high end", expensive) wine are kept in a locked double garage with CCTV overlooking the entrance way (NB there is no obvious evidence of that 24 hour CCTV in place) there is most certainly an increased crime risk for theft and attraction of such criminals to the general neighbouring area. Valuables attract theft including industrial quantities. This seems much more suitable a storage business for an industrial estate or lock-up facility, not a residential address. If this is a personal business being run from home we doubt that the "CCTV is monitored regularly" as that would require full time monitoring and security staff which we doubt is the case. Thieves do not know that the business will not hold cash at the property and so sellers of expensive wines could be expected to have cash or other valuables to hand as well as the expensive wines themselves. Generally we believe this does increase crime risk in the general area as it could attract criminals who also see other opportunities at neighbouring residential properties.

We do not see any evidence of planning permission for this change of use either and no application pending. A license to sell alcohol remotely or online is one thing but what amounts to industrial storage and distribution is quite another and there are plenty of local industrial estates and premises more suitable for this in the outskirts of town.

Thank you for considering.

Andrew and Natasha Gallagher

[REDACTED]
[REDACTED]
[REDACTED]

From: Paul Nagle [REDACTED]
Sent: 15 May 2023 12:15
To: Licensing Mailbox <Licensing@buckinghamshire.gov.uk>
Subject: [EXTERNAL] Objection - Vinity Wines Ltd

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir,

I refer to the application by Vinity Wines Ltd (dated 18th April 2023) for a premises licence for the off-site supply of alcohol in respect of a double garage at 80 Ledborough Lane, Beaconsfield.

I strongly object to this application on the following grounds:

1. The prevention of public nuisance. There are 31 residential houses in Ledborough Gate, along with 5 houses on the connection road to Ledborough Lane in very close proximity to the proposed application at 80 Ledborough Lane, contrary to what's stated on their application
2. The prevention of crime & disorder. Increased risk of burglaries and attempted burglaries once it becomes known large quantities of alcohol are held on the premises.
3. The prevention of children from harm. School children regularly walk to and from local school and local school bus connections, early in the morning and late evening in seasonal darkness.
4. Public Safety. If the business grows there is a potential for a lot more traffic. The double garage is very visible contrary to what's stated in their application.

I'd be grateful if my objections can be considered.

Yours Sincerely

Paul Nagle

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs

I am writing to object to this application on the grounds that the residential road Ledborough Lane is a totally unsuitable location for a wholesale alcohol business and commercial use of a residential building in this road is inappropriate.

I add the following comments which I ask you to consider and I trust you will reject the application.

Health and Safety issue should there be a fire.

Increase in noise and pollution.

Storing wholesale quantities of alcohol and selling such alcohol from a residential building is inappropriate.

Increase in traffic due to customers and delivery vans.

Safety of school children who walk along this road going to and from school.

Safety of dog walkers and their dogs who walk along this road going to and from very nearby fields and woods.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I refer to the application by Vinity Wines Ltd for a premises licence for the off-site supply of alcohol in respect of a double garage at 80 Ledborough Lane, Beaconsfield.

I strongly object to this application on the grounds that Ledborough Lane is a residential road. Commercial activities should be undertaken within designated commercial areas not on residential roads.

I strongly do not believe that this type of wholesale business would result in 3/4 deliveries each week. Sales may very well be at shows and events but once email sales increase then of course delivery vans will be required to dispatch these orders or customers will drive to collect their orders, so it is ridiculous to suggest deliveries will be limited.

Already Ledborough Gate has seen an immense increase in through traffic due to the opening of the Beaconsfield relief road. We do not need additional vehicles on this road that will result if licensing approval is granted. This business should be in a commercial area.

Any increase in traffic results in an increase to potential harm not only to children but also to adults of all ages. It is a nightmare already trying to turn right out of Ledborough Lane as it is. Soon there will be a fatal accident. Locating a wholesale business in this location is madness.

If it is a wholesale business, and only present at shows and markets, then why has the applicant stated this.

"The premises licence holder shall ensure that all staff members engaged in selling alcohol shall receive training. This training will take place prior to the selling of our products. We operate a Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age."

This doesn't strike me that sales will only be at "shows and events" or via the internet.

Norfolk and Shropshire are very different locations to Beaconsfield. Are these two other locations situated in suburban , residential areas as well? Probably not.

Furthermore this application is not accurate. It states that Vinity wines supply only wine for home delivery yet on the UK Government company registration website it states something very different. Nature of Business. " Wholesale of wine, beer, spirits and other alcoholic beverages"

See below and this link.

<https://find-and-update.company-information.service.gov.uk/company/13788897>

Overview	Filing history	People	More
Registered office address 80 Ledborough Lane Ledborough Lane, Beaconsfield, England, HP9 2DG			
Company status Active			
Company type Private limited Company		Incorporated on 8 December 2021	
Accounts		Confirmation statement	
First accounts made up to 31 December 2022 due by 8 September 2023		Next statement date 7 December 2023 due by 21 December 2023	
		Last statement dated 7 December 2022	
Nature of business (SIC)			
46342 - Wholesale of wine, beer, spirits and other alcoholic beverages			
Previous company names			
Name	Period		
VINITY LIMITED LTD	08 Dec 2021 - 14 Mar 2022		

Finally a residential garage is not the place to sell anything, let alone wholesale alcohol.

Taking into consideration all these points I trust you will reject the application.

Kate Eckersley

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sun 14/05/2023

To the licensing committee,

I am writing to object to the application on the grounds that the residential road Ledborough Lane is an unsuitable location for a wholesale alcohol business and commercial use of a residential building in this road is inappropriate.

Other considers

Increase in noise and pollution.

Health and Safety issue should there be a fire.

Selling alcohol from a residential building is inappropriate

Increase in traffic due delivery vans. Assumes no customers will be attending - this would increase additional traffic issues

Many thanks,
Nicola Starr
Sent from my iPhone