



**CHESTERFIELD**  
BOROUGH COUNCIL

### LICENSING AUTHORITY

Environment Services, Chesterfield Borough Council, Customer Service Centre, 85  
New Square, Chesterfield, S40 1AH Tel: 01246 345230

### Representation Form

#### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

We ...**WILLIAM AND ALEXANDRA LANDER**..... wish to make  
a representation in relation to an application that has been made in respect of the  
premises described in Part 1 below

#### Part 1 – Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map  
reference or description

THE BISTRO AT DUNSTON HALL GARDEN CENTRE  
DUNSTON ROAD  
C

Post town **CHESTERFIELD**

Post code (if known) **S41 9RL**

Name of Premises Licence holder or Club holding Club Premises Certificate (if  
known)

**BEVERLEY ANN PATERSON**

Number of Premises Licence or Club Premises Certificate (if known)

## Part 2 – Representer details

### (A) DETAILS OF INDIVIDUAL REPRESENTOR (fill in as applicable)

Mr ☒ Mrs ☒ Miss ☐ Ms ☐ Other title (for example, ☐ Rev)

Surname

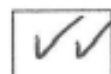
First names

LANDER

WILLIAM AND ALEXANDRA

Please tick ✓ yes

I am over 18 years old or over



Current postal address if different from premises address

DUNSTON COTTAGE, DUNSTON ROAD, CHESTERFIELD

Post town

CHESTERFIELD

Postcode

S41 9RL

Daytime contact telephone number

Email address (optional)

### (B) DETAILS OF OTHER REPRESENTOR (Business, Residents Association etc)

Name and address
Telephone number (if any)
E-mail address (optional)

**This Representation relates to the following licensing objective(s)**

**Please tick one or more boxes ✓**

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

✓
✓
✓

**Please state the ground(s) for making the Representation (please read guidance note 1)**

**The Prevention of Crime and Disorder**

PLEASE SEE ATTACHED TYPED  
SHEET

**Public Safety**

PLEASE SEE ATTACHED TYPED  
SHEET

**The Prevention of Public Nuisance**

PLEASE SEE ATTACHED TYPED  
SHEET

**The Protection of Children from Harm**

VIA

## **CRIME AND DISORDER POINTS.**

AS THE LICENCE HAS NOT BEEN GRANTED YET NOR HAVE THE PREMISES BEEN BUILT, EVIDENCE RESULTING FROM THE DIRECT SALE OF ALCOHOL AT THESE PREMISES CANNOT AT THIS STAGE BE GIVEN. HOWEVER EXPERIENCE DERIVED FROM SERVING AS A POLICE OFFICER IN SHEFFIELD FOR 30 YEARS, DURING WHICH TIME I HAVE IN THE COURSE OF MY DUTY CARRIED OUT BOTH OBSERVATIONS AND ENFORCEMENT, INCLUDING ARRESTS, TO CURB BOTH CRIME AND DISORDER AT OR NEAR SIMILAR VENUES TO THE ONE PROPOSED HERE. ENABLES ME TO SAY THAT CONSUMPTION OF ALCOHOL IN CERTAIN INDIVIDUALS LEADS TO INHIBITIONS BEING LOWERED AND ACTS OF BOTH CRIMINAL DAMAGE AND PUBLIC DISORDER OCCURRING, SUCH AS DAMAGE TO PARKED VEHICLES PRIVATE PROPERTY, LOUD SHOUTING AND FIGHTING ESPECIALLY AMONGST GROUPS OF PEOPLE WHO HAVE BEEN DRINKING ALCOHOL. THESE ACTS OF CRIME AND DISORDER WERE MORE PREVALENT IN AREAS OUT OF PUBLIC SCRUTINY AND IN AREAS OF POOR LIGHTING.

THE LOCATION OF THE PROPOSED PREMISES ARE AT A FORMER GARDEN CENTRE WITH NO OTHER PROPERTIES OTHER THAN MY PROPERTY ON THE ACCESS ROUTE TO THE VENUE FOR ABOUT HALF A MILE, THE PROPOSED HOURS FOR THE SALE OF ALCOHOL ARE FROM 12 NOON TO 23.00HRS, WHICH TAKES US WELL INTO THE HOURS OF DARKNESS. THE ONLY ACCESS TO THE PROPOSED PREMISES ARE EITHER ON FOOT OR IN A VEHICLE, THERE IS NO PUBLIC TRANSPORT, THERE ARE NO FOOTPATHS ON THE ROAD, WHICH HAS A 50MPH SPEED LIMIT, THERE IS NO STREET LIGHTING. ANY PEDESTRIANS WALKING TO OR FROM THE PREMISES ESPECIALLY AFTER HAVING CONSUMED ALCOHOL ARE AT GREAT RISK OF HARM FROM TRAFFIC. IN DAYLIGHT, SOBER, WALKERS HAVE TO CONSTANTLY PRESS THEMSELVES INTO THE HEDGE SIDES TO AVOID VEHICLES ON THE ROAD. IF TRAVELLING BY VEHICLE UNLESS THE DRIVER STRICTLY ADHERES TO LEGAL ADVICE ABOUT NOT DRINKING AND DRIVING OTHER RISKS ARE OBVIOUS.

I HAVE LIVED AT MY PRESENT ADDRESS SINCE 1966 I CANNOT RECOLLECT ANY CRIME OR DISORDER ATTRIBUTABLE TO THE SALE OF ALCOHOL NEAR MY PROPERTY.

## **PUBLIC SAFETY POINTS**

THE PUBLIC ROAD TO AND FROM THE PROPERTY IS UNLIT, HAS A 50MPH LIMIT AND HAS NO FOOTPATHS, THERE IS NO PUBLIC TRANSPORT ON THIS ROAD. ANY PEDESTRIANS USING THE ROAD ESPECIALLY DURING THE HOURS OF DARKNESS ARE AT GREAT RISK AND IF THEY HAVE CONSUMED ALCOHOL AND THEIR REACTIONS ARE SLOW, ALL THE MORE SO.

## **THE PREVENTION OF PUBLIC NUISANCE**

IN MY EXPERIENCE AS A POLICE OFFICER THE FACT THAT THERE IS ALMOST NO PUBLIC SCRUTINY OF THE ROUTES TO AND FROM THIS VENUE, THE LACK OF ANY LIGHTING IN THE HOURS OF DARKNESS MEANS THAT PUBLIC NUISANCE SUCH AS PETTY CRIMINAL DAMAGE, COPING STONES PUSHED OFF WALLS ETC, LITTER FROM DRINK CONTAINERS THROWN DOWN, URINATING IN THE STREET, WILL TAKE PLACE.

Please use this box if you wish to provide further details, additional sheets can be used if necessary.

PLEASE NOTE THE NOTICE OFF THE APPLICATION FOR A LICENCE TO SELL ALCOHOL WAS NOT DISPLAYED AT THE PREMISES UNTIL SOME TIME AFTER 1.00 PM ON THURSDAY 18<sup>TH</sup> FEBRUARY 2021. DESPITE BEING MADE ON 5<sup>TH</sup> FEBRUARY 2021.

ALSO I CONSIDER THE LONG OPENING HOURS IE. UPTO 2300HRS EVERY NIGHT OF THE WEEK WILL BE DETRIMENTAL TO DISORDER, AND THE PREVENTION OF PUBLIC NUISANCE.

## **ADDITIONAL POINTS REGARDING THE PREVENTION OF PUBLIC NUISANCE**

ATTACHED IS A PLAN WHICH SHOWS THE POSITION OF MY PROPERTY, DUNSTON COTTAGE, IN RELATION TO THE PROPOSED AREA FOR THE CONSUMPTION AND SALE OF ALCOHOL AT, THE BISTRO, DUNSTON HALL GARDEN CENTRE.

ONE OF MY ROOMS, A BEDROOM/GUEST ROOM, HAS ITS GABLE END WALL ACTUALLY AS A PARTY WALL RIGHT ON THE BOUNDARY BETWEEN THE TWO PROPERTIES AND ADJACENT TO THE AREA PROPOSED FOR THE CONSUMPTION OF ALCOHOL. WE CAN ALREADY HEAR CONVERSATIONS BETWEEN THE BUILDERS WORKING ON THE BISTRO, WHEN IN THE ROOM AND WILL ALSO BE ABLE TO HEAR THE PEOPLE WHO ARE DRINKING THROUGHOUT THE DAY AND EVENING!

I HAVE ALSO SHOWN HOW CLOSE TO MY FRONT DOOR, APROXIMATELY NINE METERS, IS THE AREA PROPOSED FOR THE CONSUMPTION OF ALCOHOL.

THIS VERY CLOSE PROXIMITY WILL IMPACT GREATLY ON OUR QUALITY OF LIFE, AND THE PEACE AND QUIET WE HAVE ENJOYED EVER SINCE WE HAVE LIVED HERE.

THE PREVIOUS BUSINESS AS A GARDEN CENTRE USED TO CLOSE AT 6.00PM AND THE BUILDING ADJACENT TO MY BOUNDARY USED TO BE THE OFFICE AREA WITH NO MEMBERS OF THE PUBLIC IN THE AREA THERE WAS NO NOISE OR PUBLIC NUISANCE.

ANOTHER DEVELOPMENT AT THE SITE OF THE PROPOSED BISTRO IS THE CONSTRUCTION OF AN "ADVENTURE PLAYGROUND" CLIMBING FRAMES SWINGS, SLIDES ETC TYPICALLY OF THOSE SEEN AT PUBLIC HOUSES SO WHILE THE ADULTS ENJOY A DRINK THE CHILDREN ARE OCCUPIED IN THE PLAYGROUND. THIS APPEARED ABOUT 7 DAYS AGO AND PART OF IT WILL ALLOW CHILDREN TO SEE INTO MY GARDEN OVER THE TOP OF THE DIVIDING HEDGE, THE PLAYGROUND IS APROXIMATELY TWO METERS FROM MY BOUNDARY, I HAVE NOT BEEN GIVEN ANY FORMAL OPPORTUNITY TO OBJECT ON ANY GROUNDS LET ALONE PUBLIC NUISANCE, AS IT SEEMS TO HAVE BEEN BUILT ON THE CAR PARK WITHOUT PLANNING CONSENT.

I AM ALSO NOT ABLE TO FIND ANY PLANNING APPLICATION FOR THE NEWLY CUT GATE WAY THROUGH THE OLD GARDEN WALL ADJACENT TO THE FIRE ESCAPE ON THE EAST WALL OF THE PROPOSED KITCHEN OR INDEED ANYTHING TO DO WITH THE BISTRO OR GARDEN CENTRE.



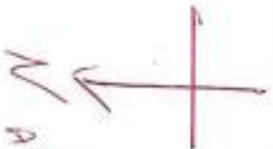
DUNSTON  
COTTAGE

Bedroom  
/ Living  
Room.

Not distance  
from my front  
door, Queen's

Party was  
proposed to  
area proposed  
for consumption of alcohol

APPROXIMATE FOOTPRINT OF MY  
PROPERTY IN RELATION TO GROUND  
FEDON PLAN OF PROPOSED AREA  
FOR SALE AND CONSUMPTION OF  
ALCOHOL



The Bistro at Dunston  
Hall Garden Centre  
Sale / supply of alcohol  
Consumption of alcohol

William N. 18 MARCH 02.03.21