



Licensing and Gambling Acts Sub-Committee

Date: Monday, 9 February 2026
Time: 1.15 pm
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum: 3)

Louise Bown, Emma Parker and Claudia Webb

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact 01305 224877 john.miles@dorsetcouncil.gov.uk

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OPPOSITION TO PREMISE LICENCE APPLICATION

4 STROUD CLOSE COLEHILL BH21 2NX

Public safety /Prevention of Public Nuisance:

Firstly, our overriding view is that this application is inappropriate for a house in a small residential close.

The property which the applicant has recently moved into is very different from his former location where a licence was granted. This former residence is situated on a quiet country lane with electric gates to the drive which is flat with a gravel covering. It appears vans would have had enough space to pull in and turn round to exit completely off the public highway and out of sight. This is not the case at Stroud Close. There is direct access from the street to the house on a steeply sloping forecourt with no gate or any physical security measure. The off-street parking area of this new property is already full with family cars and offers no space for delivery or customer vehicles to pull off the narrow close.

A photo is attached of the former residence of the applicant showing the house and drive.

The applicant's response to our concerns focuses on the fact that Beaucroft Beverages is a just a hobby. It is, in fact, one of five companies registered at 4 Stroud Close and it must be assumed therefore, that Beaucroft Beverages contributes to the overall household income. A significant amount of money has been spent promoting the business with a professionally designed website to attract customers and actively seek new stockists. Traffic can be expected to be large vans delivering stock or collecting for online orders. As business growth is clearly an objective of the applicant when does the scale of the business become a public nuisance? It cannot be guaranteed. What recourse do the inhabitants of the Close have if the licence is permitted and the traffic volume does become an obvious nuisance.

It is likely that traffic will increase in the close as the proposed business hours are between 08:00 and 18:00 Monday to Friday and 08:30 to 12:30 on Saturdays. As the business grows it is likely that local customers will wish to collect their orders to avoid delivery charges. The applicant states that no customers are allowed to visit the address. How can this be guaranteed when the business address is published on the website.

Another significant risk and indeed fear is that of fire. The garage where the applicant produces and stores the product is situated within very close proximity to our main bedroom. Any explosion and subsequent fire would quickly spread and would cause significant damage or injury.

Attached are images of the proximity of the store of alcohol to our property. The position of our main bedroom can be seen on the other side of the hedge to the garage where the applicant intend to store his stock.

Distilleries handle quantities of ethanol which is highly flammable. As the applicant states on his website he distils his beverages. Where does this part of his manufacturing process take place? Is this in his garage also? If so, high risk alcohol is being handled and not just storage of filled bottles.

Has the applicant carried out a fire risk assessment? Is there adequate ventilation as vapour build up could easily ignite. Are explosion proof fixtures used in areas where spirit vapours may be present and are fire extinguishers readily available. Is the fire brigade aware of the business operations taking place at the address. The applicant's response to these concerns shows little understanding of the

very real concern of residents. His statement that bottles are stored in a basement with a metal door do little to reassure. Has the fire brigade visited the property and issued fire risk certificates. If so, can residents please see this up-to-date documentation.

The sale of alcohol online on the applicant's website clearly broadcasts the location of the stored alcoholic beverages and that this alcohol is stored within a residential property in a quiet residential close. This carries security risks for all surrounding properties. We are concerned that strangers and possibly youngsters will be attracted to the area which may lead to trespass or opportunistic crime.

Is the applicant trained to operate the business safely and hold the appropriate licences? Can these licences be produced for the residents to be reassured. These are concerns shared by most of the immediate neighbours. We are against the application out of real concerns that it will harm the character of a previously quiet and crime free close.



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Response to licence application [REDACTED], [REDACTED]

All our submission centres around

Public safety /Prevention of Public Nuisance

I would like to make two introductory points.

Firstly, our overriding view is that this application is inappropriate for a house in a small residential close such as Stroud Close. Whilst considering our position we asked a few neighbours for their views and as news of the application spread, 17 out of 18 individuals, living around number 4, signed a petition affirming the view that a licence to sell Gin through an online shop, was inappropriate in a small close such as ours.

1 The photograph shows how close together houses are. This photo was taken from our [REDACTED] There are 4 properties in the frame 3,4,5 and the garden of no 10. You can see how close together they are.

2 The map shows the layout of the whole Close, houses are close together and the road is relatively narrow with a small turning circle at the end of the close. We know that Mr Trimmer held a licence at his last property, we would like to draw attention to how different 4 Stroud Close is to [REDACTED], which was situated on a quiet country road, with enough space for vans to pull off the road and turn around out of public sight. In Stroud Close space at the front of number 4 is limited and on a corner.

And secondly, Mr Trimmer's response to our concerns focussed on the fact that it was just a hobby- we do not consider this relevant, since businesses grow and circumstances change.

The scale of the operation is of concern. In your application you say my 'very limited' sales are either local orders or online postal orders.

What is the capacity of your Still?

What is the length of time from putting in the neat alcohol into the Still to bottling the gin?

Licensing hours of 8.00 – 6.00 every day and 8.30 to 12.30 on a Saturday confirm concerns about the business expanding if the licence is granted. The evidence of his web site is that Mr Trimmer is actively seeking new customers and stockists for Beaucroft Beverages. This is clearly a business likely to grow.

In addition, we note that Mr Trimmer has four other companies registered at 4 Stroud Close: Triad, Taron, ATC Contractors and At Lets, do these businesses also involve traffic into the Close?

Storage In his response to our objections Mr Trimmer said that he will store up to 46 bottles in the garage basement, on the licence application he says he has the capacity 0-4,999. Could you clarify what that means? If allowed will the licence identify the limit of what can be stored in a residential property? Mr Trimmer you describe the garage basement as having concrete on all 4 sides with a metal locked door. What are the floor and the ceiling made of?

Will there be air conditioning in the storage area? The south side of our properties become very hot on hot summer days.

Fire hazard and Risk Assessment Storing commercial quantities of alcohol in a residential garage constitutes a fire risk to residents, since it is unlikely that residential fire protection would be adequate in the case of a fire. The property is situated on the corner and is very close to other homes- a mere few feet in one instance, the spread of fire could put lives at risk. Has an official fire risk assessment been carried out? Have any recommendations been carried out?

Advertising As I have already said Stroud Close is a small, quiet, residential close. Advertising the sale of alcohol on-line will clearly broadcast the location of the store and the availability of alcohol stored in a residential property. This carries security risks for number 4 and surrounding houses. We are concerned that strangers will be attracted to the area which may lead to trespass or opportunistic crime in nearby houses or gardens.

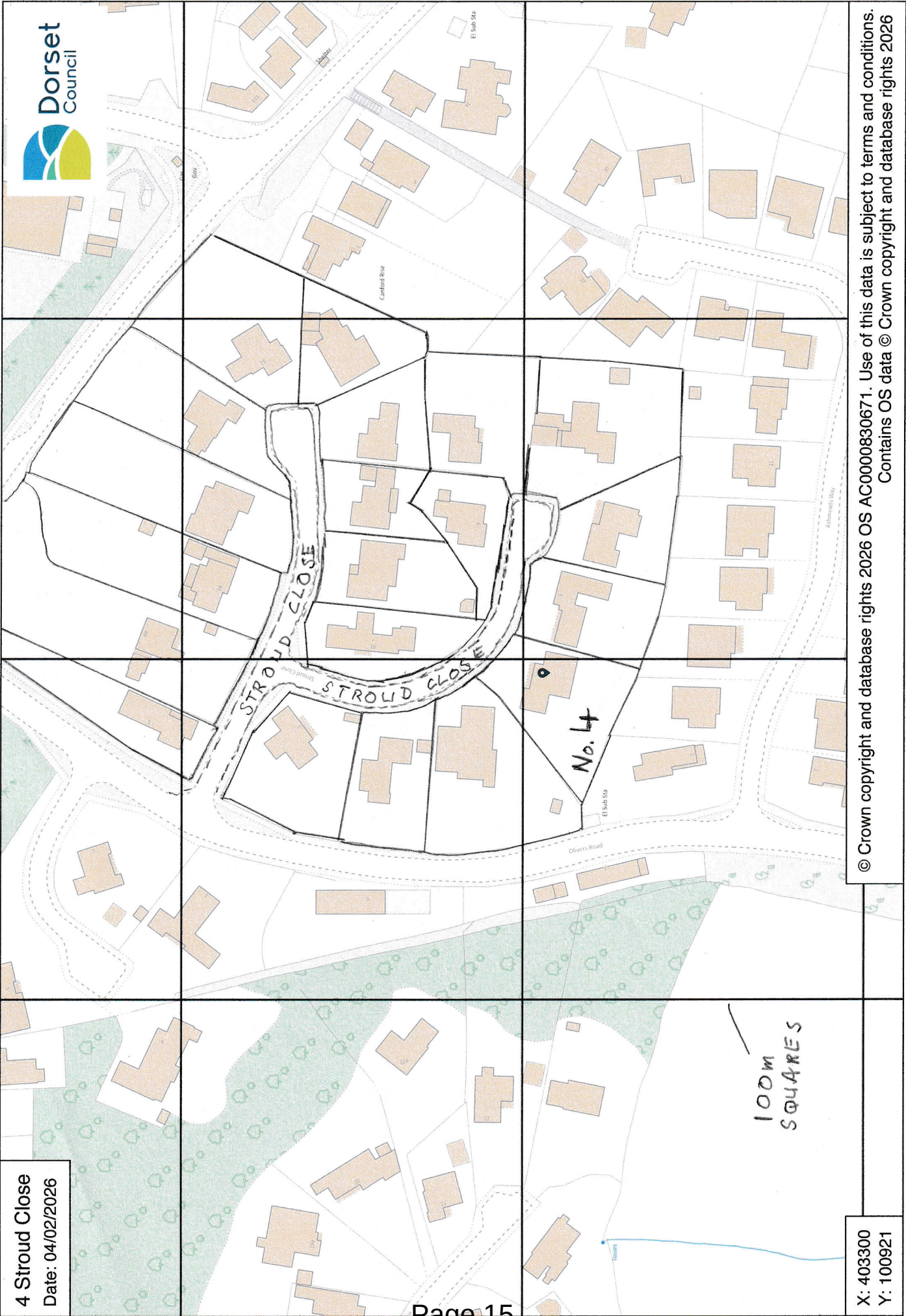
Air pollution- Since the close is small, vans or lorries would need to reverse out or turn on a small turning space, either way this would create noise and, more of a worry, diesel fumes., a known health hazard. [REDACTED]. We are concerned because our garden, where we love to sit, [REDACTED] Mr Trimmer's front garden where deliveries would be received. (as shown in the photograph)

Narrowness of road-There is limited space for vans or lorries to pull off the road in front of number 4. Experience of builders working on properties, including no 4, with trade vans parked on the narrow road, confirms that this would be a problem which would be exacerbated by increased traffic. This could result in restricted access for emergency vehicles and weekly refuse collection.

Manufacture- the preparation of the beverages Mr Trimmer makes requires filtration. The process is illustrated on the Beaucroft Beverages website. It shows how herbs are steeped in gin or vodka to create the individual flavour. Where does filtration and bottling take place? Does Mr Trimmer also plan to do this in the garage? Would these additional manufacturing processes also need a fire risk assessment?

Harm to children

On the Beaucroft Beverage website age verification appears to be a tick box. At what point is the age of the purchaser checked?



4 Stroud Close
Date: 04/02/2026

X: 403300
Y: 100921

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Notice of Hearing - Beaucroft Beverages, 4 Stroud Close, Colehill

I forgot to add the below comments to the statement can you please include these?

There is mention of a fire risk within the objections, I would like to reassure the objectors and the committee that I have mitigated the fire risk from the alcohol storage and distillery process as much as possible with the installation of an automatic and manual fire extinguishers. The storage area as I have previously stated which is below my garage floor is built completely of concrete with a metal door so there is no risk of a fire spreading. This is my family home and I would never carry out any activity that could cause a fire and harm us, the car and motorcycle which I store in the ground level of my garage are a much higher fire risk than my distilling or the alcohol storage.

There is mention of increased traffic within the objections, I understand that this objection wont be included within the committees decision process but I would like to still confirm that I have no more than 2-3 deliveries a year, all of our sales are delivered either to the retailers or to the post office for postal orders by ourselves. The daily Amazon deliveries, weekly food deliveries and weekly refuse collections have far greater impact on the affects of traffic entering the close than my distilling activities aver will.



From: Beaucroft Beverages [redacted]
Sent: 03 February 2026 09:47
To: Licensing [redacted]
Subject: Re: Notice of Hearing - Beaucroft Beverages, 4 Stroud Close, Colehill

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Hi Kathryn,

Unfortunately I am not able to attend the hearing, so I will not be speaking and I will not have anyone there to speak on my behalf, please can you pass on the below statement that I would like for the committee members to read before they make their decision.

I started making gin as a hobby early in 2018 after injuring my back and having spare time whilst I wasn't able to carry out my main job as a builder, I enjoy drinking gin and enjoy exploring different flavours using different botanicals. To be able to buy the alcohol required to make my gin from a main distillery and to carry out my hobby legally I was required to obtain licences from HMRC and Dorset Council which I did.

When I applied for the premises licence at my previous address 14 Beaucroft Road, BH21 2QW one of my neighbours objected then for the same reasons that my new neighbours at 4 Stroud Close have objected. A few months after the premises licence was issued my neighbour spoke to me and apologised for objecting because they hadn't realised that this business is only a hobby for me and did and would not affect them in anyway. I have never had any complaints for my activities making gin.

Since Beaucroft Beverages started trading in 2018 it has never made a profit proving that this is only a hobby for me. 4 Stroud Close is my private personal family home and I do not and will not allow any customers to visit the property. If in the future the business became more than just a hobby I would move it in to a commercial premises away from my family home because I do not want my family home to be a place of work and in respect of my neighbours.

I am happy that if the committee wishes to that they can add any conditions to the licence to alleviate any concerns which they or my neighbours have with regards to issuing this licence.

I hope that the above information is adequate for the committee members to issue me with this licence.

Best Regards

Adan Trimmer

Company Director

