

Representation from Wimborne Town Council

Object – Wimborne Minster Town Council have been asked to consider a licence application for Majestic Wines that proposes to sell alcohol until 11 PM. Upon review, we note that other Majestic Wines stores generally close by 8 PM, with a few exceptions extending to 9 PM at the latest. Given this, we are unclear why a later closing time is being requested for the Wimborne location.

We have concerns that allowing sales until 11 PM could lead to increased anti-social behaviour, street drinking, and litter, particularly in a predominantly residential area. Therefore, the Town Council objects to this application and suggests that the licence be brought in line with the standard closing times of other Majestic Wines stores, ideally no later than 8 PM.

Representation 1

I am writing to formally object to the licensing application submitted by Majestic Wines for the premises located at 7 West Borough, Wimborne.

I do believe that the opening of Majestic Wines will have a positive impact on West Borough and am happy that a commercial company will be renting the ground floor of this impressive building.

I note that the general closing time of other Majestic Wines is 7-8pm and on Sundays is 5pm so I do not understand why this premises are asking for an 11pm licence?

7 West Borough lies in the Wimborne Minster Conservation Area and having a late-night licence to sell alcohol I believe will encourage disorder, antisocial behaviour and alcohol abuse. As the owner of xxxx we already suffer with noise nuisance and antisocial behaviour late at night from other licenced premises including the Wetherspoons Pub across the road. Already we often find people urinating, throwing up and piles of litter in front of our front door. Providing a premises that sells alcohol until 11pm opposite an incredibly busy pub will only encourage young people to continue to drink, which from a health perspective is not in keeping with the aims and objectives of the Wimborne community.

In view of the above I would ask the licensing application to be changed.

Representation 2

I am writing to formally object to the application for a late night license by Majestic Wine, located at 7 West Borough, Wimborne. As a resident xxx, I have significant concerns about the potential impact this license could have on the local community.

Firstly, the extended hours are likely to exacerbate existing issues with anti-social behaviour. Increased availability of alcohol late into the night will encourage groups of people to gather and loiter outside the shop. This gathering could lead to noise disturbances, which are particularly disruptive during late hours when residents are trying to rest.

Secondly, there is a concern about noise pollution from slamming car doors and loud conversations as people come and go from the shop. This noise will be especially intrusive in the quiet night-time hours, affecting the peace and quiet that residents expect during these

Appendix 3

times. The noise and commotion from increased vehicular traffic can significantly disrupt the sleep and general well-being of the local community.

Additionally, we already have issues with Wetherspoons in the vicinity, resulting in many calls to the police about anti-social behaviour. Allowing another establishment to sell alcohol late at night could further strain local resources and exacerbate these problems.

In 2023 alone, there were 733 crime incidents reported in Wimborne Minster. The most common crime types were violence and sexual offences (35.9%), anti-social behaviour (22.4%), and criminal damage and arson (9.1%). The least common crime types included drugs (1.1%), robbery (1.0%), and theft from the person (0.3%). The high incidence of violence, sexual offences, and anti-social behaviour is particularly concerning, as these could be further aggravated by extending the hours of alcohol sales.

Furthermore, other Majestic Wine locations that are not situated near residential areas have a latest closing time of 8 PM. Our four closest stores—in Poole, Lymington, Salisbury, and Dorchester—all adhere to this latest closing time. There is no compelling reason to deviate from this standard in our community, where the potential for disruption is significantly higher due to the proximity to residential properties.

While I am happy that a respectable company like Majestic Wine is coming to the town, allowing late night sales of alcohol may inadvertently encourage drinking in public spaces, which often leads to littering, vandalism, and a general sense of disorder. The presence of intoxicated individuals in the area can create an unsafe environment, making residents feel uncomfortable and potentially deterring them from using communal spaces.

If such late openings are permitted, it is likely that deliveries will occur after closing, meaning disturbances could occur well after 11 PM or very early in the morning. This would further disrupt the peace and quiet of the neighbourhood, adding to the existing issues.

In conclusion, granting Majestic Wine a late night license would likely lead to increased anti-social behaviour, noise disturbances, and general public nuisance. I urge the licensing committee to consider these concerns and the negative impact this license could have on our community.

Thank you for considering my objection.

Representation 3

I welcome the application by Majestic Wines to move to Wimborne and to take on the large old Nat West building.

In relation to part J and L of the application-

The standard days and times and open to the public : it seems completely ridiculous to have such lengthy opening hours of 8am to 11pm every day of the week.

I understand an application has a 'have a go' element about it. But it would be refreshing if this wasn't this case.

And instead an element of consideration. An understanding shown to West Borough being a highly residential street, also with 3 flats directly above the premises. All living with a sense of respect and harmony to the need to make money and the need for peace and sleep.

There are considerations to take into account in the application- that alcohol will be drunk 'off premises'. This essentially means if people leave The Man in the Wall opposite, or other

establishments, at around 11 pm, they could go to Majestic and buy booze and sit outside on the bus bench and drink.

We already have extreme noise to deal with most days of the week and on a warm evening often people sitting chatting outside til the early hours that no-one has moved on or has the authority to move them on (in relation to M (d) of the application: patrons will, if necessary, be reminded to respect neighbours)

Having a shop open 7 days a week on the street will be a big change without these lengthy hours.

I would consider the hours of Majestic Poole much more in line with a lease on West Borough - Mon- Wed 10-7, Thurs-Fri 10-8, Sat 9-7, Sun 10-5

Although I feel Saturday is an early opening and would prefer 9:30 like White Stuff in the square who took over HSBC.

I have concern about metal shutters too (very noisy at opening and closing time) and hope this is not part of a plan, although I don't see it in the application.

EMAIL 2 after Correspondence from Applicant

Thank you for forwarding Mr Tomlinson's letter.

It has not alleviated concerns as there has been no change to the circumstances of the hours open.

I don't wish to withdraw my letter, representation.

Wimborne has a very special 'feel' to it and I presume that is what Majestic would like to be a part of and benefit from. Wimborne, to me, retains this good feeling because every street has a different vibe. West Borough is a good blend of residential and business. And the residents make a lot of compromise every day and night to maintain this. We are routinely, especially now in the Summer months, kept awake til 1:30 am.

I understand there are permits that allow for temporary hour changes that would support extra hours for special promo evenings or holidays. Which would support their company and not set a permanent potential opening of 8am - 11pm. I am also concerned if these hours were given they would set a precedent and affect a future lease agreement (unknown business) if Majestic move on.

It is a real shame if businesses choose to actively not contribute to keeping residents in towns, keeping them as living breathing places. Not shuttered, dark and empty at night.

Representation 4

I am writing to formally object to the licensing application submitted by Majestic Wines for the premises located at 7 West Borough. Firstly, I would like to express my satisfaction that Majestic Wines has chosen to open a store in Wimborne. This is a positive development for our community, and I am confident that their business will thrive here. The presence of a reputable retailer like Majestic Wines is a welcome change, particularly because it brings a sense of variety to our local commercial offerings. In a town where new establishments often lean towards pubs or restaurants, it is a relief to see a retail operation that promises to contribute to the diversity and vibrancy of our local economy. This move aligns with the community's desire to have more varied retail options rather than increasing the number of venues associated with late-night social activities.

Appendix 3

However, despite my support for their presence in Wimborne, I have significant concerns about the proposed extension of operational hours until 11pm.

Firstly, it is pertinent to note that the average closing time for Majestic Wines establishments is typically around 7pm. There appears to be no justifiable reason why this particular location should deviate from the standard operating hours observed at their other outlets. The proposed extension to 11pm is incongruous with the existing operational hours and sets a concerning precedent.

As residents xxx, we are already subjected to significant disturbances caused by late-opening venues such as Wetherspoon's, the Tap House, Olive Branch, and the Royal British Legion. The addition of another establishment with extended hours will exacerbate the noise pollution and general disruption we currently endure. This area, being primarily residential, is ill-suited to accommodate yet another venue contributing to late-night activity and associated disturbances.

Moreover, it is not only the residents living directly above the premises who will suffer, but also those residing to the rear. These residents will have to endure late-night vehicular traffic along Redcotts Lane, bringing with it loud voices and other disturbances. This will all occur during the sensitive hours when people are entitled to rest and quiet.

As a resident xxx, I can attest to the fact that it is easy to hear what goes on. Voices can be distinctly heard, along with the banging and slamming of doors. Extending the closing time to 11pm, followed by the necessary time for staff to tidy up and leave, could mean that internal disruptions continue until, and even past, midnight. This extended period of noise and activity would significantly intrude upon the peace and quiet that residents are entitled to, particularly during late-night hours when rest is paramount. The cumulative effect of these disturbances would be severely detrimental to our quality of life, as the noises from patrons leaving, cars starting, and general closing activities would resonate throughout the building and the surrounding area.

Furthermore, the approval of this application would likely promote binge drinking, a societal ill that our community should be striving to diminish, not facilitate. It is well-documented that the availability of alcohol late into the night correlates with increased incidents of noise disruption and antisocial behaviour. The presence of an off-licence open until 11pm would undoubtedly attract individuals seeking to prolong their drinking sessions, thus causing further disruption and misconduct in our already noisy neighbourhood.

Additionally, the potential for increased litter is a significant concern. Our hard-working street cleansing teams already have their work cut out, and the extra burden caused by the littering habits associated with late-night drinking would exacerbate their workload. This not only affects the aesthetic appeal of our area but also poses health and safety risks.

It is also worth noting that all other off-licence establishments within the town centre close well before 11pm. This application, if granted, would singularly position this Majestic Wines outlet as a late-night destination for alcohol purchases. The resultant influx of individuals during late hours would significantly compromise the tranquillity and safety of the local residents.

In light of the aforementioned concerns, I respectfully urge the Licensing Authority to consider the adverse impact that extending the operational hours of this premises will have on the residents of West Borough. The existing late-night venues already impose considerable strain on our community, and the addition of another such establishment would only serve to heighten these issues.

Thank you for your attention to this matter. I trust that the Licensing Authority will take into account the welfare and quality of life of the local residents in making its decision.

Representation 5

We are the owners of xxxxxx, this has been our home for xxxx. There are 2 other residential flats on the first and second floors of xxxxxx. Whilst all of the flat owners welcome Majestic Wines Warehouse Ltd., the occupants of xxx strongly object to the proposed opening hours on the grounds of preventing noise, nuisance, crime and disorder.

1. Prevention of noise and nuisance to residents on West Borough and in Redcotts Lane

We can see from the application, Majestic Wines proposes opening hours of 8am until 11 pm, seven days a week.

We expect the noise pollution which will be generated by staff and customers between the hours of 8am and 11pm to spoil quiet enjoyment of our home, particularly during the evening and on weekends. Previously, voices of a very small skeleton staff could be clearly heard whilst The NatWest Bank was in operation below. However, this was tolerable because their close of business was 5pm. We trust the council will ensure the developer is required to soundproof the walls so airborne noise cannot travel through the fabric of the listed building.

When Majestic Wines opens we will experience 2 new occurrences -noisy deliveries, as well as staff and customers entering via the rear of 7 West Borough. The 2 new entrances, recently granted planning permission, will be beneath our bedroom. We know from experience of the neighbouring restaurants, Rosemary and Renoufs, that staff leave some considerable time after a close of business at 11pm. This will significantly disturb our sleep if late night licensing is granted!

In addition, an NCP car park is newly located behind 7 West Borough and in Redcotts Lane. It will be available to the customers of Majestic Wines and its use at night will greatly increase if late licensing is granted. The noise pollution generated by additional traffic in the lane and the constant movement of parking cars will be directly outside of our bedrooms and it will prevent us from sleeping. It will also disturb many elderly residents and other families already living in Redcotts Lane.

We believe Majestic Wines' proposed opening hours are excessive and unreasonable, and do not take into account the rights of the residents living above to acquire rest and some quiet enjoyment of our homes. We are extremely disappointed to see these extended opening hours, considering other Majestic Wines Warehouses trade between 10-7pm.

It is very important we try to preserve some form of peace and quiet at night for the well-being of people living in West Borough and Redcotts Lane!

2. The prevention of public nuisance, crime and disorder

We can see from the application, Majestic Wines would like to sell alcohol until 11 pm, seven days a week.

As residents of West Borough, we already experience considerable noise, public nuisance, crime and disorder resulting from late night licensing and activities at The Man in The Wall (a Wetherspoons), The British Legion Club and The Tap House bar. Loud voices and loud music can regularly be heard whilst we are inside of our home. On weekends, enjoyment of our home is often spoiled by this and our sleep is disrupted by the behaviour of drunk patrons leaving these venues! In the past, it was mostly at a tolerable level, however, following Covid19 lockdowns we continue to see and hear of increasing issues with crime and disorder at night into the early hours of morning. For example, outside of our home we experience people shouting, fighting, taking drugs, fornicating, littering, vomiting, urinating and leaving human excrement, as well as vandalism to private property.

3. Public safety

Who is presently in control of patrons leaving quietly at night?

Currently, the existing businesses granted late night licensing demonstrate they're unable to control their patrons drinking and subsequent anti-social behaviour after leaving the premises. With respect, how will Majestic Wines do any better if patrons are intoxicated? If another business is permitted to sell alcohol until 11pm, in such close proximity to existing venues, there will be an increase in crime and risk to public safety in our street at night.

By day, West Borough and Redcotts Lane are both quiet streets shared by considerate, respectful families and businesses who value Wimborne and our community. Please protect the right we have to rest, enjoy our homes and feel safe at night!

Thank you for considering our objections.

Representation 6

As a resident living close to this property, I welcome Majestic Wines taking this property.

However, I object to the proposed opening hours, specifically 11pm, as I believe this will lead to Public Nuisance and Crime and Disorder. The decision making on the application should take into consideration the close proximity to other licensed premises along West Borough, most notably The Man in the Wall.

A quick online check of the other nearest branches of Majestic Wines shows that Poole, Dorchester, Lymington, Salisbury, Taunton, Southampton and Winchester all close at either 7pm or 8pm depending on the day of the week.

Yeovil closes 6pm & 7pm and Exeter closes at 7pm.

Therefore I see no reason why this premises should be granted a licence until 11pm.

It should also be noted that not only is the premises surrounded by residential properties, particularly along West Borough and Redcotts Lane, but there are three flats directly above the application site.

EMAIL 2 after Correspondence from Applicant

To reiterate my previous letter, I welcome the premises being let to Majestic Wine Warehouse and my concerns relate solely to the opening hours.

I appreciate your explanation regarding the opening hours as "in reality" rather than the hours being sought, but once granted, the premises can stay open until 11pm, 7 days a week, whether that is the intention or not.

I also understand the desire to have commercial flexibility, but this is simply a convenience for Majestic Wines. There is the opportunity to use TEN's for any individual events and such notices would come under the scrutiny of Environmental Health – an important consideration given the proximity of residential properties and with the three flats directly above the premises.

The License application form allows for seasonal variations and non-standard timings which would be sufficient to cover the Christmas period.

Therefore, I believe the only reason for requesting 11pm, 7 days a week is because it's the easiest approach. Other mechanisms exist within the licensing regime to cover the Christmas period and one-off events.

As there is no change to the licence application, I see no reason to withdraw my original objection.

Representation 7

I write to express my concerns as a resident of the flats above the majestic wines that is currently being renovated.

The opening and closing hours you are proposing is certainly for a fact going to cause the following issues for nearby properties and myself within the upstairs flat's.

*There will be an increase in crime and disorder in the area.

*Nuisance and noise disruption.

*Possess a safety risk to the public.

I feel these points need to be taken into consideration before allowing this establishment to be open during these hours. This will also be an additional waste of tax payers money when the Dorset police are needed more to attend disruptions caused by having another alcohol establishment in this area.

Representation 8

We cannot and would not say that the granting of this licence would cause a public nuisance, but equally it is not possible to say it would not. Late evenings, West Borough, which can be a congested road, also gets busy with people leaving and moving between the many venues that are open. I believe there are already 7 licensed premises in this short section of West Borough. Venues such as the Tivoli Theatre and the Allendale Centre also disgorge large numbers of people around this time and some of these have expressed nervousness.

Whilst I do not expect that Majestic Wines clientele are likely to be a threat, it is the cumulative effect of all these outlets that is the perceived worry. This is why we have suggested that Majestic Wines limit their application to the normal trading hours (to 7.00 or 8.00pm) and at least for the first year apply for extension licenses for the special events such as wine tasting or the run up to Christmas. We hope that then they would then be able to demonstrate that no additional nuisance results.