

Appendix 2 – Representations from Other Persons

Christine Rennie & Wilf Harding
125 Teg Down Meads, Winchester, SO22 5NN
Received 27 June 2021

Subject: Roebuck Inn Variation

Re: Greene King Retailing Limited, Abbot House, Bury St Edmunds, Suffolk, IP33 1QT for a Variation for The Roebuck Inn, 57 Stockbridge Road, Winchester, Hampshire, SO22 6RP
To: Winchester City Council

We oppose the Roebuck's request for a variation to its delivery times for reasons of public safety, prevention of public nuisance and the protection of children from harm.

On a number of occasions we have had to walk into the busy main road due to a delivery vehicle parked on the pavement outside of the Roebuck. We also notice that some school children who have visited the Pickards shop, walk up Stockbridge road and would be similarly affected - but with their back to traffic.

Stockbridge Road is a very busy main road for both traffic and pedestrians with double yellow lines and controlled residents' parking.

During the pandemic the Roebuck's car park has been turned into an outdoor seating area with no parking and thus the only delivery parking is now either the pavement outside or the nearby residents (59 - 65a Stockbridge road) *private car park access road*. Delivery drivers have no right and are presumably unwilling to park on the signed *private access road* so now park on the pavement.

As there is now no available delivery bay, given the safety issue that the Roebuck has created itself, then we oppose the proposal.

If there are reasons to support the proposal, then we think a condition should be applied that the Roebuck should re-instate at least one carefully marked delivery bay on the previously available parking on the (South-East aspect) car park/garden.

sincerely
Christine Rennie & Wilf Harding
125 Teg Down Meads, Winchester, SO22 5NN

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Fiona Cloke

65 Stockbridge Road, Winchester, SO22 6RP

Received 27/06/2021

Licensing Section	65 Stockbridge Road
Winchester City Council	Winchester
City Offices	SO22 6RP
Colebrook Street	
Winchester	27.06.21
SO23 9LJ	

REF: Proposed Licensing Variation for The Roebuck Inn, 57 Stockbridge Road, Winchester, SO22 6RP

Dear Sir or Madam,

I am writing to object to the proposed amendment to current license condition 2 varying it from “No deliveries or collections from the premises shall take place before 0700 or after 0900 each day” to “before 0700 or after 1600 each day.” This represents **a significant extension from 2 hours to 9 hours**, (4.5x) and I am curious of the business demands justifying this scale of request given it has considerable implications for me as a neighbour of the pub.

Since The Roebuck chose to remove its car park in favour of a garden in early 2020, it is entirely reliant on usage of a very old right of way over our private car park access road for its deliveries, having no off-road provision for servicing any of its operational needs via its own not insignificant lands. As a consequence I am frequently and unexpectedly unable to freely or safely enter or exit my own adjacent private car park (shared between 65a-59) at will, as a result of significant numbers of delivery vans or lorries using the access road, unpredictably, on a regular basis, (or parking on the pavement outside the pub or the other side of our exit making it impossible to see traffic coming up or down the Stockbridge Road – creating additional danger/nuisance).

Current conditions of deliveries between 0700 and 0900 are not adhered to (See supporting materials), which gives me little hope that were the hours to be extended by approval of this variation, any improvement in the likelihood of being able to freely enjoy my own lands would be seen. If any amendment were to be considered it would be more sensible (and show neighbourly consideration) to shift the appointed 0700-0900 2 hour slot to later in the day so that we could be sure of being able to reliably leave for work or school in the morning/return without the guessing game of will there be a van there, blocking us in or out.

My objection to the proposed amendment amongst the 4 licensing objectives is thus based on causing increased Public Nuisance, and I refer in particular to clause 2.16 of the Revised Home Office Guidance issued under section 182 of the Licensing Act 2003. I have certainly seen and felt a reduction of the neighbourly living amenity and environment as a result of recent current tenant decisions, and ongoing premises and supplier management and behaviours, a position of which Greene King as the

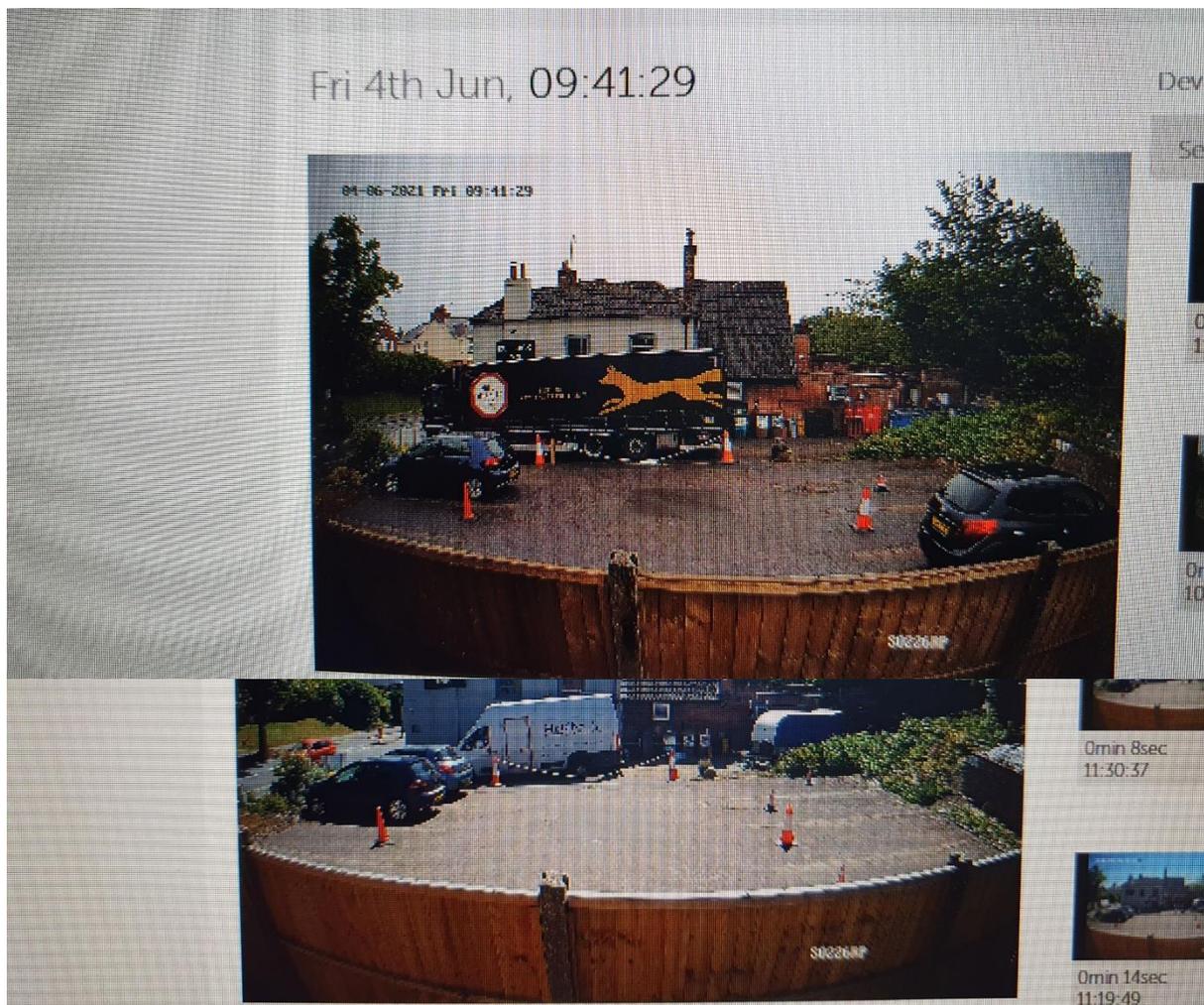
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landowner and License holder have already been made aware, but appear to have limited influence over.

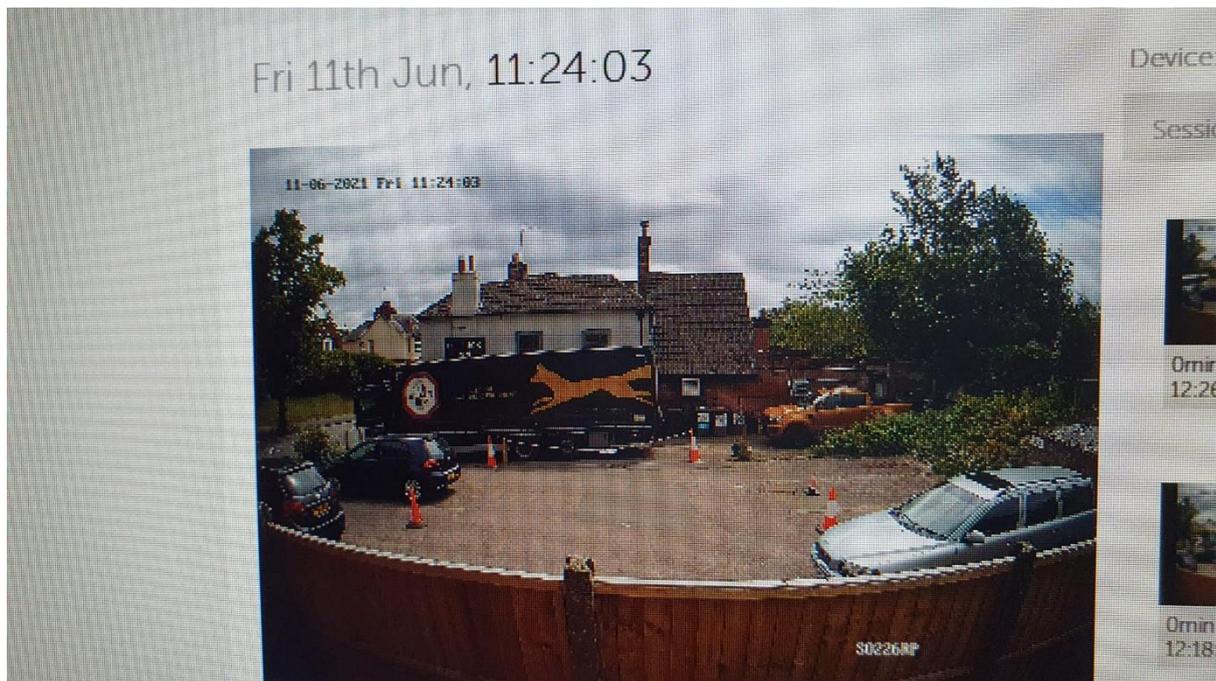
Whilst not directly pertaining to this licensing variation, perhaps additional restriction of the volume of tv or music playing in the garden, with the sound / bass beats travelling and creating additional public nuisance for those of us hoping to enjoy our own gardens nearby could be considered in light of the perhaps presumptuously already-in-place external bar servery.

Yours faithfully

Fiona Cloke



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Appendix 2 – Representations from Other Persons

Susan Lynn Thomas
61 Stockbridge Road, Winchester, SO22 6RP
Received 29/06/2021

To whom it may concern,

I am writing to object in the strongest possible terms to the proposed extension of permitted hours for deliveries to and collections from The Roebuck Inn, 57 Stockbridge Road, Winchester.

My objections are on the grounds of public nuisance, risk to public safety, and risk of harm to children, as detailed below.

I own number 61 Stockbridge Road and I have two private parking spaces on land directly adjacent to the Roebuck Inn, as do each of the houses numbered 59, 61, 63, 65 and 65A Stockbridge Road. Residents of these properties enjoy a right of access to their parking spaces via a private strip of land, adjacent to the Roebuck, which is owned by 65A. The Roebuck have the right of access to a small area at the back of this strip. Having been allowed to get rid of their previous car park, the pub management now use this strip of land for their deliveries and collections.

Each instance of delivery to/collection from the pub can therefore deprive the residents of 59 to 65A of access to/from their parking spaces, causing a significant public nuisance. Furthermore, access can be obstructed at completely unpredictable times, which can cause problems with attending work, attending healthcare appointments, collecting children from school/childcare, or any other number of basic daily commitments. Extending the hours during which The Roebuck Inn is permitted to obstruct vehicular access to/from our properties will clearly exacerbate the problem and create an additional public nuisance.

The Roebuck's current licensing arrangement allows deliveries and collections to take place between the hours of 7am and 9am. I personally was not previously aware of this restriction, and would like it noted that I have observed (and have photographic evidence) that The Roebuck management is already in breach of the terms of their licensing agreement. Indeed, deliveries and collections often take place outside of the currently permitted hours (see images 1-3). In view of the fact that the Roebuck management have ignored the existing restrictions on times for deliveries, I see little reason to suppose that they can be trusted to comply with any new licensing conditions.

As a result of the complete removal of their previous carpark, the Roebuck management is currently operating a business requiring regular deliveries and collections on a busy main road, with absolutely no off road parking available to them. There are double yellow lines on the road directly outside the Roebuck. The road is also a regular bus route. Vehicles cannot park entirely on the road without completely blocking traffic. As a result, delivery and collection vehicles are often parked completely or partly on the pavement (see images 4 and 5) and pose a real threat to public safety for other vehicles, cyclists and pedestrians alike. Blocking the pavement creates a considerable hazard for pedestrians, particularly wheelchair users, parents with children in pushchairs, and unaccompanied children (Westgate secondary school is nearby). In addition, vehicles parked on the pavement obstruct the view for drivers such as myself when exiting our car park. It should also be noted that delivery vehicles for the Roebuck have no off-road turning circle, and have to reverse from/onto the

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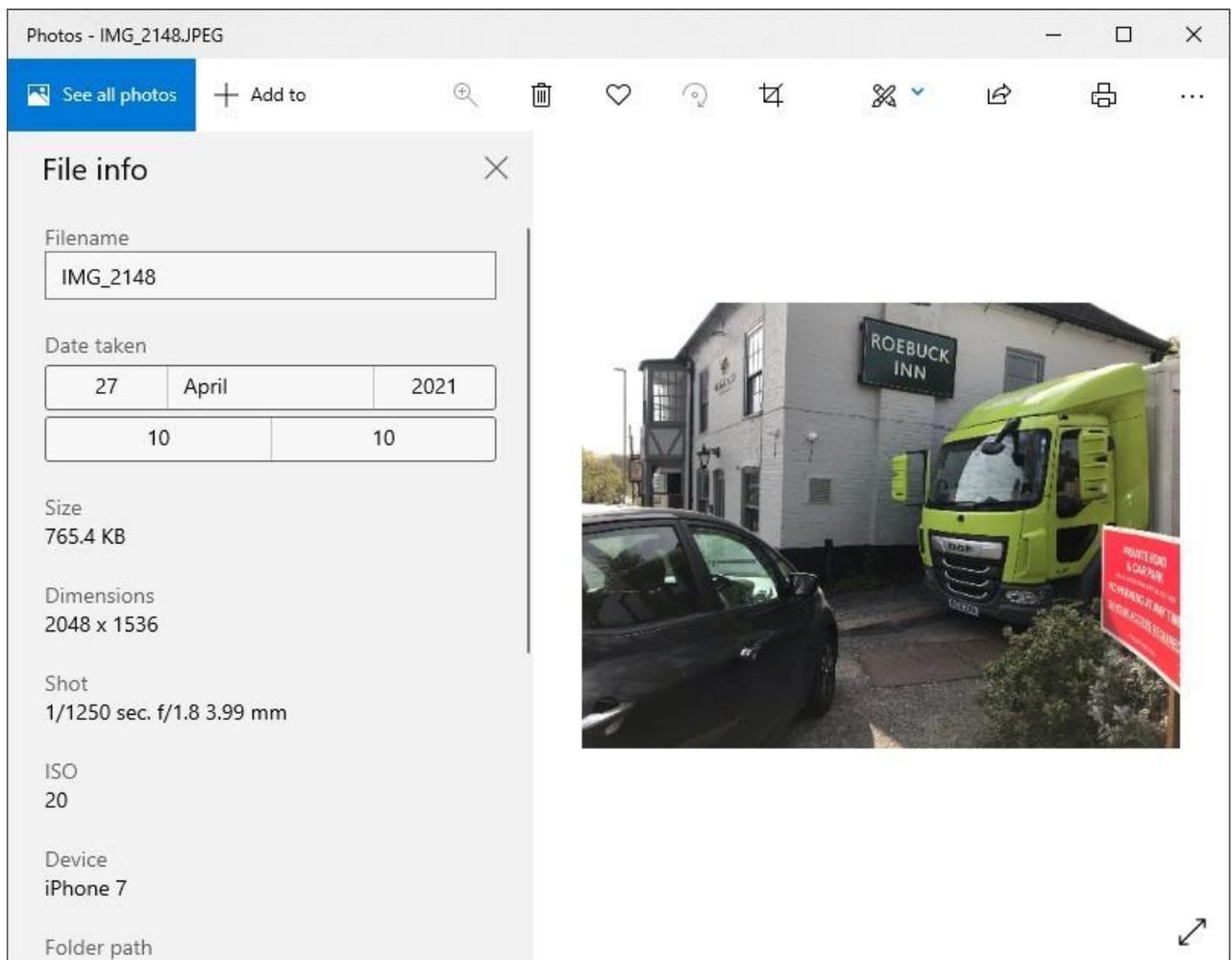
busy main road with limited visibility for themselves and oncoming traffic. Extending the hours during which access is permitted in this way will increase all these risks to public safety and local children.

As alluded to above, it should be noted that the problems set out above have entirely arisen because The Roebuck was granted planning permission to remove all their off-road parking, in order to create a larger outside hospitality space. The residents of 59 to 65A made representations to the planning department to object to this change of use, but their objection was not considered because of changes to the planning laws made due to COVID- 19.

In summary, The Roebuck Inn is a business requiring daily vehicular access which is situated on a main road with no off road parking, and no safe on-road parking. This is causing a major public nuisance to local residents, as well as a considerable risk to public safety, including the safety of children. Increasing the hours during which the Roebuck can make deliveries and collections can only serve to worsen an already dire situation.

Susan Lynn Thomas
61, Stockbridge Road
Winchester
SO22 6RP

Image 1



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Image 2

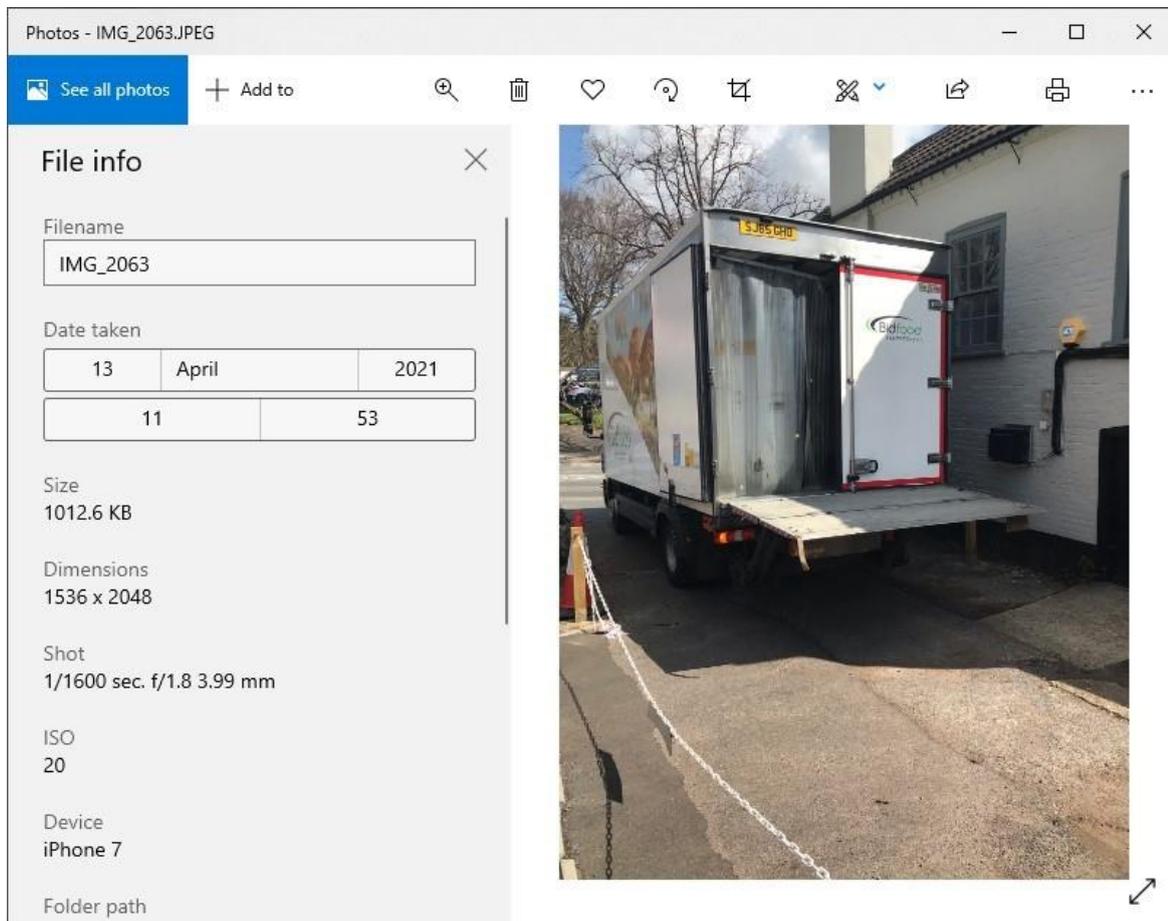
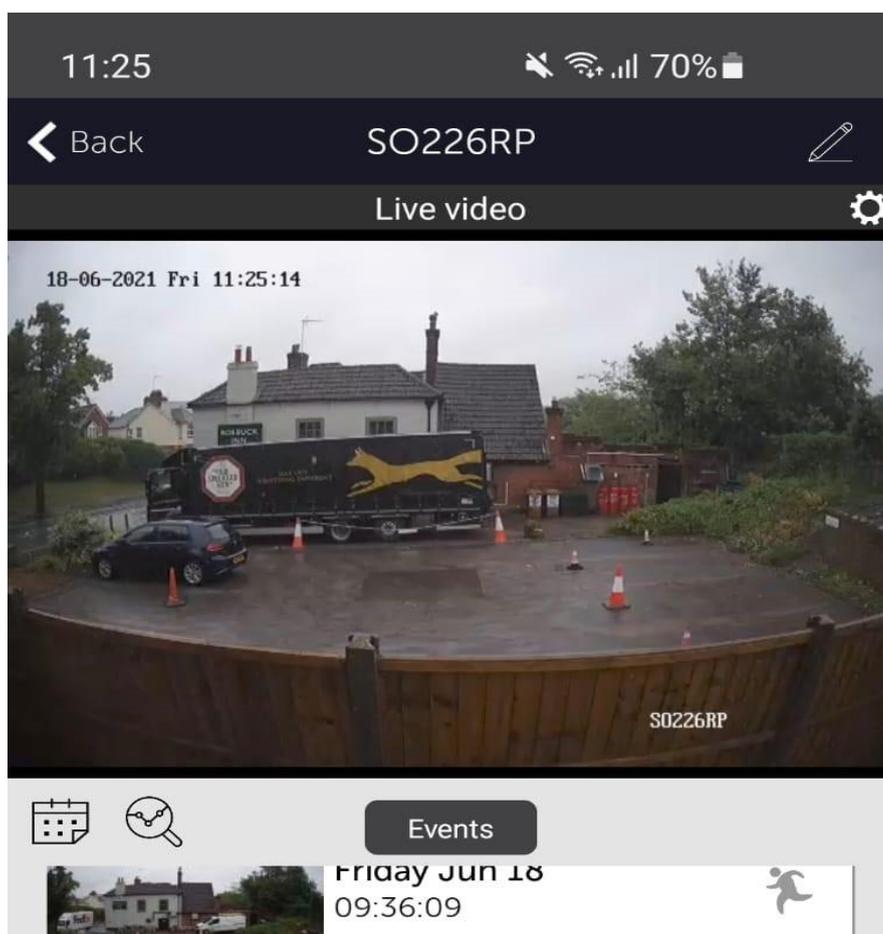


Image 3



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Image 4

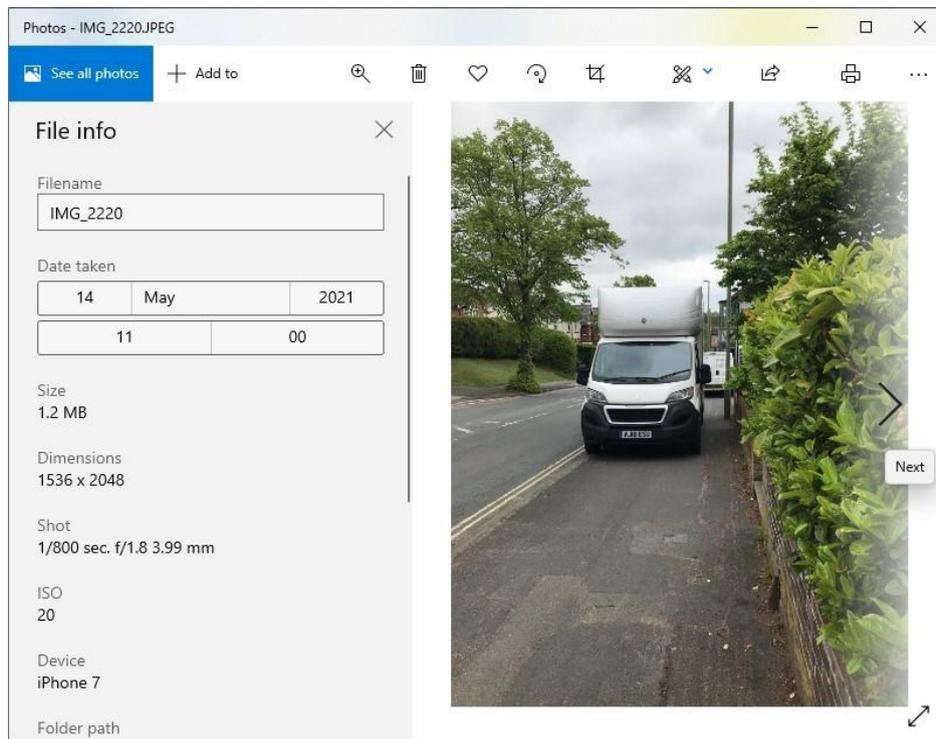
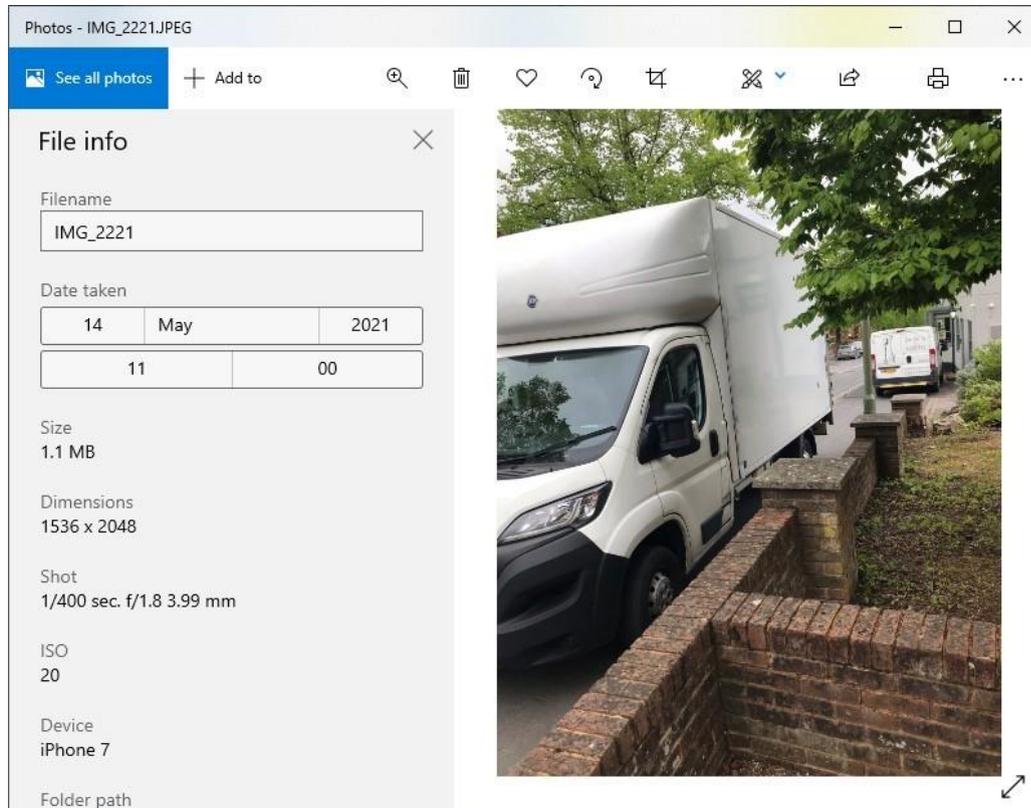


Image 5



Appendix 2 – Representations from Other Persons

Jan Harrison

63 Stockbridge Road, Winchester. SO22 6RP

Received 30/06/2021

Re: PREM305 – Condition 2

I am writing to confirm my objection to the application to extend the delivery and collections times to and from The Roebuck Inn, 57 Stockbridge Road, Winchester, SO22 6RP.

The current hours of 0700 to 0900 should remain in place and must be adhered to. In my experience the Roebuck is already breaching the current agreed hours as they are regularly receiving deliveries and collections outside these hours.

My objection is on the grounds of public nuisance. The Roebuck took the decision to dispense with all their parking facilities knowing full well that their tradesmen and delivery drivers would have nowhere to park. This causes a lot of inconvenience at times, to my family, friends and neighbours on the private access road owned by 65A (next to our car park) and to pedestrians on the Stockbridge Road as delivery vans are parked up and it's occasionally difficult for pedestrians to walk on the pavement or for us to enter or exit our car park. Also, vehicles coming along the Stockbridge Road cannot see vehicles manoeuvring out of the private access road when vans/lorries are blocking their view. Drivers emerging from our car park have difficulty seeing oncoming traffic whilst trying to access Stockbridge Rd when delivery vans/lorries are parked up outside the front of the Roebuck. I have a genuine concern that this could put pedestrians and drivers in a precarious position.

The obvious way to resolve this matter is if the Roebuck want to extend their delivery/collection hours, the Roebuck should reinstate 2 car park spaces on their own property which would enable their delivery drivers and tradesmen to deliver items in a safe manner which would not cause any disruption to neighbours and the general public. Failing that, the 0700 to 0900 delivery/collection timeslot should remain in place and not be extended.

Jan Harrison

63 Stockbridge Road

Winchester

SO22 6RP

Sally Ting & Andy Hung

59 Stockbridge Road, Winchester, SO22 6RP

Received 01/07/2021

**SALLY TING & ANDY HUNG59
STOCKBRIDGE ROAD SO22 6RP**

30 June 2021

Winchester City Council Licensing Authority
Colebrook Street
Winchester
SO23 9LJ

Dear Sir/Madam,

Re: Variation of the premise license of the Roebuck, No. 57 Stockbridge Road, SO22 6RP

I refer to the application for variation of licence condition made by Green KingRetailing Limited in respect of the Roebuck 57 Stockbridge Road Winchester.

I write this objection letter as the owner of 59A Stockbridge Road.

Ever since Roebuck removed its car park and turned the same into a Beer Garden, myneighbours and I have been troubled by trespass by cars of visitors or guests to Roebuck on car parking spaces, vandalism of our property at the car parking space,blocking of our assess road between our car parking space to Stockbridge Road.

Such acts have caused not only annoyance but also inconvenience to us.

Then there is problem of illegal parking of lorries delivering goods to Roebuck alongthe stretch of pavement of Stockbridge Road outside Roebuck and the entrance pointof the access road. Quite apart from the blocking of our cars to and from the access road to Stockbridge Road, the presence of those lorries and cars parking on the pavement often block the view of drivers coming out from the access road; this creates dangers to those drivers and other road users.

In order to alert the strangers that our car parking space is private land, my

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neighbours and I had caused signs to be set up at a prominent spot; and in order to stop cars and lorries from entering to our land, we had also tried to put up chains across the entrance to our car parking space. There have been several occasions that the carabiners had been found detached and broken as well as the sign pole being intentionally broken.

I understand that the Licensing objectives are:

- a. Public safety;
- b. The prevention of public nuisance;
- c. The prevention of crime and disorder; and
- d. The protection of children from harm.

I also understand that the legislation also supports a number of other key aims and purposes.

The circumstances highlighted above demonstrate clearly that the use of the road and pavement around the Roebuck by the visiting cars and lorries to Roebuck is now a public nuisance, and further such use also affected the public safety.

No doubt the Licensing authority and responsible authorities should focus on the effect of the licensable activities at Roebuck on persons living and working in the area around.

I note that the purpose of Greene King's variation application as set out in the Notice; the application includes,

"3. To amend condition 2 under public nuisance:

No deliveries or collections from the premises shall take place before 0700 or after 1600 each day - (currently reads: No deliveries or collections from the premises shall take place before 0700 or after 0900 each day)."

The parking of trucks for unloading and collection of goods are ancillary to the licensable activities at Roebuck; the effect of such activities on the use of our access road should not be ignored. Every now and then, when we drive our car out from or returned to our parking space, we would find our cars being blocked by the lorries and cars parked on the access road or at the entrance of the access road; we would have to look for or wait for the return of the driver. Such nuisance greatly reduced the amenities of my neighbours and me.

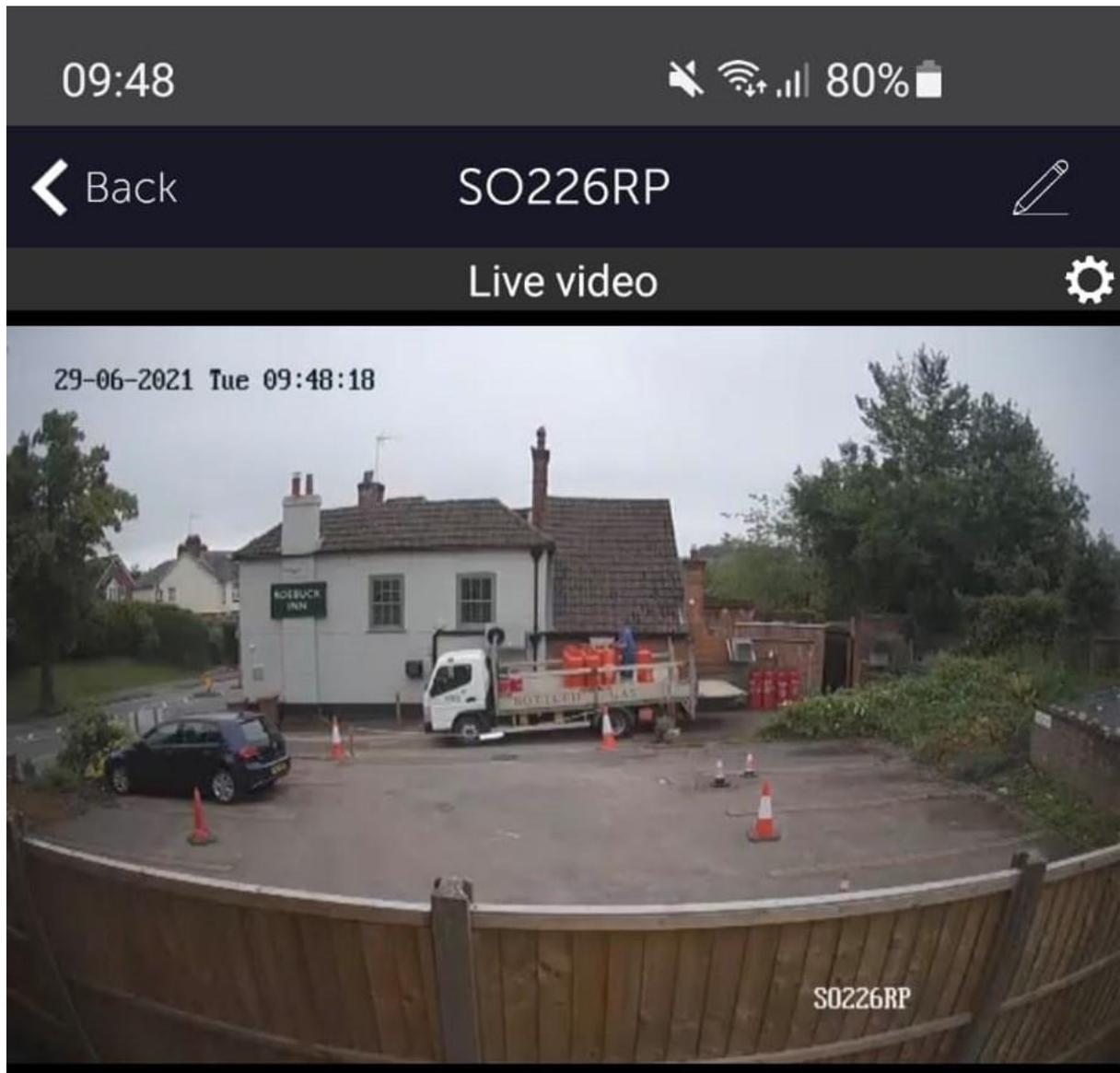
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Indeed, Roebuck has a poor track record of not complying the current condition, that is: No deliveries or collections from the premises shall take place before 0700 or after 0900 each day). For instance, on 29 June 2021, at 09:48, there is a gas bottle delivery lorry parked on our access road. See photo attached. Further, despite our repeated protests made to the operator of Roebuck, they have just continuing to ignore our complaints.

Lastly, I would turn to the protection of children from harm. I would have thought the protection should also covers the vulnerable disabled persons. When the lorries and cars are parked on the pavement outside Roebuck and our access road, children and people on wheelchairs would have no choice but to walk on the carriageway so asto bypass the stationed vehicles; similarly, when a pedestrian is carrying a baby on a stroller. Stockbridge Road is known to be a busy road used by not only cars but buses and other heavy vehicles. One can easily visualize the kind of danger that those pedestrians are facing.

If necessary, I am more than happy to provide a recorded history of problems that I have highlighted above.

Best regards,
S.H TING and A HUNG



Events



Tuesday Jun 29
09:46:07
Duration: 42s
4



Tuesday Jun 29
09:46:07
Duration: 7s
3



Tuesday Jun 29
09:45:30
Duration: 12s
4

Appendix 2 – Representations from Other Persons

Claire Andrew

69 Chilbolton Avenue, Winchester, Hampshire, SO22 5HJ

Received 01/07/2021

Dear Claire

I object to this application because it will cause increased public nuisance. The increased noise level and associated antics of customers who are inebriated will cause more general nuisance to the people living in near by houses. Houses are very close to this pub - too close for the amount of noise created by customers who have has easy access to more drinks due to this proposed addition. Even if it closes at 9pm the customers will have potentially consumed more than normal up to this point and the cumulative effects of alcohol will kick in.

The timing of deliveries to the pub should change to 9am to 11am to prevent the residents of 59 - 65a being blocked in whilst attempting to leave their private car park to get to work.

Best regards

Clare Andrew
Owner of 65A Stockbridge Rd
69 Chilbolton Ave
Winchester
Hants
SO225HJ