



**Bottisham Parish Council**

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**Chairman:** Jon Ogborn **Vice Chair:** Nadene Cundell **Clerk:** Sam Chambers-Turner

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Ref: 25/00296/LIQ\_02

17<sup>th</sup> April 2025

Licensing Section  
East Cambridgeshire District Council  
The Grange, Nutholt Lane  
Ely, Cambridgeshire, CB7 4EE

**Subject:** Objection to Licencing Application  
Bottisham Budgens, Units 2-6, 56 High Street, Bottisham, Cambridge, CB25 9DA

Dear Sir/Madam,

We are writing to formally object to the licencing application concerning the proposed Budgens convenience store at Units 2-6 56 High Street, Bottisham, Cambridge, CB25 9DA.

The objection is based on the following licensing grounds alongside additional concerns noted below:

**Objection Grounds**

1. The Prevention of Crime and Disorder
2. Public Safety
3. The Prevention of Public Nuisance
4. The Protection of Children from Harm

**Preliminary Statement**

Before setting out the details of our objection, Bottisham Parish Council would like to make the following clear:

At a recent Full Council meeting, the majority of councillors voted to object to this application as evidenced in 7<sup>th</sup> April 2025 meeting minutes. This decision followed an open public session, during which residents raised strong concerns and informed the Council of a petition being compiled in opposition. Over 110 signatures have already been gathered from nearby residents, all of whom were directly consulted about the application.

Bottisham Parish Council is firmly of the view that there is no demonstrated need for another convenience store in the village - particularly one with an alcohol licence. The village is already well served by existing outlets. The Co-Op, located just yards away from the proposed site, already offers convenience foods, household goods, and alcohol. Additionally, alcohol is available at The Bell public house, the Bottisham Sports and Social Club - located a short walk away via a public footpath and Classic Spice restaurant where alcohol can also be consumed. In total, this proposal would represent the fifth premises offering alcohol within approximately 0.01 square miles.

This application does not address an unmet or unique need in Bottisham. Rather, it duplicates existing services and risks undermining the sustainability of current local businesses through oversaturation. Furthermore, the proposed Budgens would occupy five retail units, reducing the opportunity for a more diverse mix of businesses in line with the original vision for this development, which promised artisan and independent shops.

The Parish Council is also mindful that a new retirement village with affordable housing is due to be developed nearby, and this is likely to include its own small-scale convenience offering. That too must be taken into account when assessing long-term retail provision in Bottisham.

Whilst we recognise that some of the points noted below fall outside the direct scope of this licensing application, it is nevertheless essential to stress the Parish Council's serious concerns regarding the lack of planning consideration and its impact on the community.

For all these reasons, we urge the Licensing Authority to consider the cumulative impact of existing licensed premises in the area and to resist granting further alcohol licences in what is a small, predominantly residential, rural village.

## **1. The Prevention of Crime and Disorder**

Bottisham already experiences significant levels of crime relative to its size. Downing Close, where the Bottisham Sports and Social Club is located, has recorded 12 incidents in the last 12 months of which 6 have involved theft and 6 of anti-social or violent behaviour. The club is next to a cemetery where people are known to congregate and drink alcohol. Granting this new licence risks replicating these problems in a new location.

Students from Bottisham Village College have historically required supervision at the nearby Co-Op due to incidents of theft (including alcohol), vandalism, and anti-social behaviour. The Co-Op owner confirmed during the Bottisham Parish Council meeting (07/04/2025) that the store loses £600–£1200 per week to theft. The addition of another licensed premises is only likely to exacerbate this.

No evidence has been provided that Budgens will implement comparable security or supervision measures to those in place at the Co-Op.

Alcohol sales from 6 AM to 10 PM, seven days a week could encourage public drinking and associated disorderly conduct, particularly in unsupervised areas such as the village open spaces, churchyard, and streets. Only recently residents reported broken glass and vomit outside their property on the High Street making it very unpleasant to have to clear and wash down.

Extending the availability of alcohol in a quiet residential area between homes is likely to fuel crime and disorder and increase disturbances along the High Street.

This development risks creating a larger "drinking corridor" extending from the Triangle down the High Street, Downing Close and Stocks Close, Holy Trinity Church (the latter two within the conservation area, spreading noise, litter, anti-social behaviour, and alcohol-related incidents across the heart of the village.

## **2. Public Safety**

The proposed site lacks sufficient off-street parking for this size of unit and the other units that businesses too will utilise. On-street parking will worsen an already hazardous situation on the High Street, increasing the risk to pedestrians, cyclists, and road users.

The site is located near Bottisham Village College (1,500+ students) and Bottisham Primary School (approx. 304 children). Students frequently walk or cycle along the High Street. Increased vehicle traffic and on-street parking during school drop-off and pick-up times will heighten accident risk.

Delivery lorries, HGVs, and the 32+ school-related bus movements each weekday will further strain the High Street, which is also used by agricultural and other bus and service traffic.

The resulting congestion will increase dangers, particularly given the absence of dedicated crossings and the 30mph speed limit on these busy routes.

Many homes on the High Street lack off-road parking, further contributing to road narrowing and forcing vehicles to weave dangerously through parked cars.

The proposed site lies within 30m of a Conservation Area, which has previously enjoyed peace and limited commercial intrusion. Its previous uses (e.g. motor mechanic, scientific instrument maker) operated within normal business hours, unlike the extended trading hours now proposed.

The change from low-impact commercial use to a high-traffic, alcohol-selling convenience store would radically and negatively alter the character and safety of this area.

### **3. The Prevention of Public Nuisance**

Early morning and late-night deliveries (between 6 AM and 10 PM), waste collections, and employee vehicle movements will result in consistent noise and disruption to nearby homes.

Some of these homes are listed buildings without modern sound insulation, thatched roofs and other cottages built circa 1879. Residents will suffer from increased traffic noise and store-related disturbances without any meaningful respite throughout the week.

An increase in litter from convenience food and alcohol packaging is likely, particularly as discarded bottles and cans make their way into the nearby Conservation Area.

Bright lighting from signage, security installations, and internal illumination will contribute to light pollution and affect the amenity of neighbouring properties and the historic character of the area. Notably, Units 2 and 3 are within an Area of Special Control of Advertisements, where stricter regulations on signage should apply to protect the visual amenity of the location.

Heavy delivery vehicles will add to the degradation of an already potholed High Street, increasing public nuisance through road noise and further congestion.

Residents should not be subjected to disturbances caused by individuals loitering or consuming alcohol near their homes, especially in an area that has traditionally been quiet and residential in nature.

### **4. The Protection from Children from Harm**

Extending alcohol availability so close to both Bottisham Village College and Bottisham Primary School raises serious safeguarding concerns.

There is a real risk of underage drinking and proxy purchases, particularly without clear and robust compliance and enforcement measures in place.

The Co-Op currently limits the number of students allowed in-store at any one time due to previous issues with theft and anti-social behaviour. This measure is supported by staff from Bottisham Village College, who assist with supervision during peak times such as mornings, lunch breaks, and after school. We are concerned that if similar safeguards are not implemented at the proposed Budgens store, there could be a significant risk of these problems reoccurring or escalating.

The proposed alcohol sales risk spreading unsupervised youth gatherings, theft, and drinking along a larger section of the High Street, particularly before and after school hours.

The proposed Budgens shares a site with another business that reportedly hosts children's birthday parties. The proximity of an alcohol-serving premises directly next to a child-focused business is wholly inappropriate and increases the potential for harm and disruption to children.

### **Additional Concerns**

**Cumulative Impact** - We are of the view that there are already a sufficient number of alcohol outlets in Bottisham, and increasing this number only raises the likelihood of excessive consumption and related harms. We respectfully ask the licensing authority to consider the cumulative impact of the existing licences already in operation in the village, and to resist permitting additional ones in what is a small and already well-served rural community.

**Setting A Precedent** - Furthermore, we are concerned that if the shop is permitted to open and operate on this site, it may set a precedent. The applicant may return with repeated licence applications or apply for retrospective planning permissions. The current construction and external appearance of the units do not align with the architectural character or functional layout typically required for a convenience store, especially within a Conservation Area. This proposal risks becoming the thin end of a wedge, undermining proper planning processes and community-led development.

**Concerns Regarding Notification Process** - It is the belief of Bottisham Parish Council that the statutory licensing application notice for this proposal was not adequately or prominently displayed in accordance with regulations. The notice was reportedly positioned within a relatively private area of the site, which is currently under construction and not clearly visible from the adjacent public road. Given the ongoing construction—now over eight months in duration—and the nature of the location, which is typically only accessed by those using the garage services business, it is highly unlikely that the wider public would have seen the notice.

The presence of 24/7 surveillance towers and extensive signage marking the premises as a construction site would further deter residents from entering the area, thereby limiting public awareness. It was only by chance that the Parish Council became aware of the licensing application. This raises significant concerns that the statutory requirements for public notification may not have been effectively met, potentially breaching the intent, if not the letter, of display regulations designed to ensure meaningful community consultation.

### **Considerations**

While we recognise that additional retail offerings may have some benefits, such as potentially alleviating congestion at the Co-Op and providing alternative shopping options, the negative consequences of having another license / alcohol outlet outweigh these potential advantages.

It is also the opinion that this store does not align with the current business ecosystem for this site and nearby and feel it would disrupt other businesses and the sheer scale of the business is not necessary.

We also respectfully ask that the Council considers the overall **scale and appropriateness** of this proposal in the context of Bottisham's village setting and character. While we acknowledge that the Council cannot control the identity of the end user once retail permission is granted, we believe that the nature and potential impact of this proposed use—particularly the inclusion of extended alcohol sales—warrants careful scrutiny. It is essential that any development aligns with the expectations and needs of a rural community and upholds the integrity of the village environment.

Additionally, we request further clarification on the following:

1. Has there been past community interest in diversifying retail options within Bottisham? If so, does this proposal align with those preferences?
2. What classification of use does the Units 2 – 6 falls under?

### **Conclusion / To Summarise**

The proposal fails to meet key licensing objectives:

- **Preventing crime and disorder** – The sale of alcohol over extended hours could increase disorderly behaviour in what is a quiet location in the village.
- **Securing public safety** – Increased congestion and parking issues (convenience parking on road side) pose risks to pedestrians and road users.
- **Preventing public nuisance** – Noise, litter, and late-night activity will negatively impact residential amenity.
- **Protecting and improving public health** – Additional alcohol availability may contribute to health-related issues.
- **Protecting children and young persons from harm** – Underage drinking and associated risks are a concern with a provider that does not know the village and anti-social behaviour issues had

Considering these concerns, we strongly urge the Licensing Authority to refuse the premises licence application. We request acknowledgment of this objection and ask to be kept informed about the decision-making process. Furthermore, we would appreciate the opportunity to attend and speak at any relevant meetings regarding this matter.

We request acknowledgement of this objection and would appreciate being kept informed of the progress and outcome. We would also like the opportunity to speak at any hearings or relevant meetings regarding this matter.

Yours sincerely,

**Sam Chambers-Turner**  
**Clerk to Council**



Cc: Cllr Alan Sharp, Cambridgeshire County Councillor  
Cllr Anna Bailey, East Cambridgeshire District Council  
Cllr Charlotte Cane, District County Councillor  
Cllr John Trapp, District County Councillor  
David Morren, Head of Planning, East Cambridgeshire District Council



**THE LICENSING ACT 2003  
REPRESENTATION FORM FOR OTHER PERSONS**

An 'other person' is any individual, body or business entitled to make representations to licensing authorities in relation to applications for the grant, variation, minor variation or review of premises licences and club premises certificates regardless of the geographic proximity to the premises.

Full name	Bottisham Parish Council
Title	
Postal address (inc post code)	The Clerk 41 Stow Road Stow-Cum-Quy CB25 9AD
Contact telephone number	
Mobile telephone number	07369 248 998
Email address	clerk@bottisham-pc.gov.uk

Name of premises you are making a representation about	Bottisham Budgens
Address of the premises you are making a representation about	Bottisham Budgens Units 2 -6, 56 High Street (The Old Garages) Bottisham CB25 9DA

This section is about your representation which must relate to one or more of the Licensing Objectives.	
Please detail the evidence supporting your representation under the relevant headings, the reason for raising the representation and include all matters you wish to be considered (use additional sheets if necessary).	
When considering representations the Licensing Authority may take into account documentary evidence or other information produced by 'other persons' either before the hearing or, with the consent of all parties, at the hearing.	
What licensing objective(s) does your representation relate to?	Detail the evidence supporting your representation, or the reason(s) for your representation (use additional sheets if necessary)
<b>The prevention of crime and disorder</b> <ul style="list-style-type: none"> <li>Bottisham Village College students already require supervision at the nearby Co-Op due to many incidents of vandalism, theft</li> <li>The addition of another licensed premises in a quiet residential area and village increases the risk of crime and disorder</li> <li></li> </ul>	<b>Public safety</b> <ul style="list-style-type: none"> <li>Insufficient dedicated parking will lead to unsafe on-street parking, blocked driveways, and more congestion on the already busy High Street.</li> <li>Close proximity to Bottisham Village College (1500+ students) increases risk to children during school hours, especially with added traffic and delivery lorries.</li> </ul>

### The Prevention of Crime and Disorder

- The High Street is also a school bus route (32+ movements daily), shared with pedestrians, cyclists, and agricultural vehicles and other service buses making increased vehicle traffic especially hazardous.
- The sale of alcohol from 6am – 10pm seven days a week is likely to encourage public drinking and associated disturbances in areas such as the green spaces, churchyard, and other unsupervised spaces. This is store is meters from the conservation area and around listed & heritage properties.
- Bottisham already has notable levels of crime for its size - 12 incidents in Downing Close last year (6 theft, 6 anti-social/violent).
- Alcohol is consumed near the cemetery by the Sports & Social Club, raising concerns about repeating issues elsewhere.
- Co-Op reports £600–£1200 weekly theft (including alcohol); students from Bottisham Village College have required staff supervision in-store due to theft and anti-social behaviour.
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### Public Safety

- The High Street is also a school bus route (32+ movements daily), shared with pedestrians, cyclists, and agricultural vehicles and other service buses making increased vehicle traffic especially hazardous.
- This area (High Street) is already effectively a single-track road due to the already significant number of cars parked on the curbside (as houses nearby don't have off road parking. This will significantly exacerbate the problem and worsened with delivery lorries and service buses and agricultural machinery that uses this route.
- Alcohol sales from early morning to late evening may encourage loitering, street drinking, and intoxicated behaviour — posing risks to families and elderly residents.
- The site is in a predominantly residential and butts onto a **Conservation Area**, previously home to low-impact businesses. The shift to a high-traffic, late-opening store is inappropriate.
- Visibility for neighbouring driveways will be impacted by street parking, further endangering pedestrians and cyclists.
- The village also includes a primary school (304 children aged 3–11), without dedicated crossings and on 30mph roads — adding further safety risks.

### The Prevention of Public Nuisance

- Early and late deliveries (6 AM–10 PM), industrial waste collection, and staff traffic will increase noise, especially disruptive to residents in listed properties lacking modern insulation.
- Likely rise in litter (alcohol containers, food packaging) will degrade the visual amenity of the Conservation Area.
- Bright lighting, signage, and security systems may cause light pollution — Units 2 and 3 fall within an Area of Special Control of Advertisements, making this more concerning.
- The shift to daily retail and alcohol sales in a peaceful residential setting introduces ongoing disturbances, especially for homes near the store.
- Residents report already experiencing disruption — the proposal will increase noise, litter, and road damage from HGVs, compounding these issues.

### The Protection of Children from Harm

- Another unit selling alcohol in the proximity to Bottisham Village College and Primary School makes this site unsuitable for alcohol sales — risks include underage access, proxy buying, and exposure to alcohol-related behaviours.
- Co-Op has implemented strict supervision measures (teacher presence during peak student times) due to past theft and anti-social incidents.
- Budgens has provided no evidence of similar controls, and school staff cannot be expected to manage additional premises.
- Youth congregation and theft may shift down the High Street, increasing risk and impact.
- Another business on site hosts children's parties — placing alcohol sales next door is inappropriate and potentially harmful.
- Road safety issues
- The units were due to be small & artisan

The prevention of public nuisance	The protection of children from harm
<p>Suggested conditions that could be added to assist the Licensing Authority in determining this application, or other suggestions you would like the Licensing Authority to take into account (use additional sheets if necessary)</p> <p>See additional letter</p>	

If the Licensing Authority considers that relevant representations have been raised, a mediation meeting between the relevant parties (if all agree) may be arranged to try to reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub-Committee will be arranged unless all representations are withdrawn.

All representations in their entirety will be disclosed to the applicant for a premises licence or club premises certificate.

Signed:	Date: 17 <sup>th</sup> April 2025
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Please print designation: Sam Chambers-Turner, Clerk to Bottisham Parish Council

Please return this form along with any additional sheets to:

Licensing Team  
 Environmental Services  
 East Cambridgeshire District Council  
 The Grange  
 Nutholt Lane  
 Ely  
 CB7 4EE

Telephone: 01353 665555

Email: [licensing@eastcambs.gov.uk](mailto:licensing@eastcambs.gov.uk)

**This form must be returned within the statutory period, which is 28 days from the day after the day on which the applicant served the application on the Licensing Authority.**

**Due to tight timescales involved and to assist the determination of the application process any representations should be forwarded to the Licensing Authority as soon as possible and preferably within 14 days of notification of the application.**

**If in any doubt, please contact the Licensing Team as above.**