

**Jane Bennett**

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**From:** [REDACTED]@btinternet.com>  
**Sent:** 06 October 2016 08:05  
**To:** TDC Licensing  
**Subject:** Re Objection to An Application for New Premises Licence - 5-7 West Cliff Road CT11 9JW

Dear Sir or Madam

The site notice fails to state that the applicant is requesting permission to sell alcohol during the hours 6.00 am to 11.00 pm.

West Cliff Road is a relatively quiet road for much of the day. There is an increase in the volume of both vehicular and pedestrian traffic during the periods when people are travelling to and from work or school i.e. between the hours of 8.00 am and 6.00 pm. Acceleration and deceleration from the garage between 6.00 - 8.00 am and between 8.00 - 11.00 pm would constitute a nuisance to residents of properties adjacent to and facing the site.

The proposed hours of operation would constitute a public nuisance not just for occupants of nearby houses but for other residents of West Cliff Road and adjoining roads, particularly those where Ramsgate's tunnel system exacerbates noise from road traffic. The presence of two pedestrian crossings within a short distance of each other indicates the level of pedestrian traffic and highlights road safety concerns around the existing levels of road traffic.

The site lies within Central Harbour ward, one of the areas with very high levels of anti-social behaviour. It is on a route used by a large number of both primary and secondary school children every weekday, both those walking to and from school and those using the bus service. Levels of staffing outlined in planning application F/TH/16/0908 give rise to concern about how well the sale of alcohol could be controlled. The surrounding area is already troubled by problem drinkers. Ivy Lane, an alleyway parallel to West Cliff Road and close to the site, is much used for substance abuse.

I have already lodged an objection to with the Planning Department. A copy is attached below.

[REDACTED]  
[REDACTED] West Cliff Road CT11 9JW

**From:** [REDACTED]  
**To:** TDC Planning Services <[planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)>  
**Sent:** Tuesday, 23 August 2016, 10:28  
**Subject:** F/TH/16/0908 5-7 West Cliff Road CT11 9JW

Dear Sir or Madam

The applicant has either failed to answer some of the questions or responded misleadingly.

**Q3 Description of the Proposal**

The applicant claims work has not started. Work actually started before the application was submitted and now looks close to completion.

**Q20 Hours of Opening**

None shown.

This is of particular concern to anyone living close to the site. West Cliff Road carries local traffic. Through traffic is routed along the B2054 to the east. While it can be reasonably busy during normal working hours (8.00-18.00), outside these hours it is quiet.

Any increase in either vehicular or pedestrian traffic resulting from a filling station and shop operating outside normal working hours would constitute a considerable nuisance, not just for residents adjacent to or opposite the site but for anyone living in West Cliff Road.

For residents adjacent to and opposite the site, light pollution would also constitute a nuisance outside the normal working day.

The proposed layout for the shop suggests extended opening hours and gives rise to concern. I would strenuously object to a proposal for a filling station and shop operating late into the evening. This would most certainly constitute a considerable nuisance for those of us living close to the site and cause disturbance for other residents of West Cliff Road.

#### Q23 Hazardous Substances

The applicant has indicated that no hazardous waste is involved in the proposal and has not completed part C.

Petrol is a hazardous substance.

I understand special regulations relate to the licensing of filling stations and that there are technical requirements concerning installations, drainage etc. No technical information has been supplied.

In conclusion I would point out that there is no evidence of local demand for either a filling station or convenience store. A 24-hour shop in Queen Street, a few hundred yards from this site, opened recently and closed after only a few months of trading. Ramsgate is well served by out-of town filling stations and by existing sites on Canterbury Road East (A299), High Street St Lawrence (A255) and Hereson Road (A255).

  
West Cliff Road CT11 9JW

**Jane Bennett**

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**From:** [REDACTED]<[REDACTED].com>  
**Sent:** 30 September 2016 17:37  
**To:** TDC Licensing  
**Subject:** Petrol Filling Station 5- 7 West Cliff Road Ramsgate Kent CT11 9JW

Dear Mr Bensted,

Further to a recent telephone call to your department I was made aware that the premises at 5- 7 West Cliff Road Ramsgate CT11 9JW are applying to be open from 0600 – 2300 daily. While this is still subject to planning approval, and it should be noted that no hours of trading were included in said planning application, I must strenuously object to the proposed hours of business .

A 12 Hour day, such as from 0800 - 2000 is a long enough day for any unit on the edge of residential areas such as this is.

There is already a significant problem within this area of drinking and drug taking in some of the alleys and public spaces close to the proposed place of business. Inevitably this unit will be selling alcohol and as is common at all of the shop/petrol stores through out the district it will be "cut price". I have concerns that this will serve to exacerbate what is already a well documented problem within Thanet.

Previously when this site was occupied by a Petrol Forecourt/Convenience store it had that effect upon the area, and it was noticeable, when the unit closed as to what a difference in terms of litter and street drinking that it made. Despite the local constabulary turning a blind eye to casual drug taking on the streets it is still illegal, the most popular places where street drinking is prevalent end up littered with empty can of cheap European lager and discarded drug paraphernalia

I feel the only way to avoid escalating this situation would be limit the hours of opening.

Yours Faithfully

[REDACTED]  
West Cliff Road  
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Kent  
CT11 9JW  
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