

**APPENDIX C
OTHER PERSONS
COUNCILLOR BURGESS**

From: Burgess, Radha <[REDACTED]>
Sent: Wednesday, April 6, 2022 5:04 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to premises licence application 877023, Pollo

Dear Licensing Team,

I am writing in my capacity as St Giles ward councillor to object to premises licence application 877023, Pollo, 2 Datchelor Place SE5 7AP.

I agree fully with the objection ward councillors have received below from our constituent, [REDACTED] a resident of Datchelor Place.

Best wishes

Radha

Letter of Objection to Licence Application
Licence number: 877023
Trading Name: Pollo
2 Datchelor Place SE5 7AP
Ward: St Giles

Requested opening Hours		Late night refreshment - outdoors	
Monday	10:30 to 05:00	Monday	23:00 to 05:00
Tuesday	10:30 to 05:00	Tuesday	23:00 to 05:00
Wednesday	10:30 to 05:00	Wednesday	23:00 to 05:00
Thursday	10:30 to 05:00	Thursday	23:00 to 05:00
Friday	10:30 to 05:00	Friday	23:00 to 05:00
Saturday	10:30 to 05:00	Saturday	23:00 to 05:00

Application type: Premises (New premises licence for late night refreshment outdoors 23:00-05:00 Mon-Sat Opening hours 10:30-05:00 Mon-Sat)

To the Licencing Team

I would like to object to this application in its entirety.

Datchelor Place is a quiet cul de sac off Camberwell Church Street. In or around 2014, after a long neighbourhood campaign, and with the support of local councillors, it was transformed into a quiet pedestrianised space.

Prior to the closure, the road was blighted by crime and antisocial behaviour. It was dirty and uncared for. Unless necessary, the street was avoided by locals.

It now offers a quiet space away from the hubbub of Church Street. It is cared for by residents and users (for example, D'eyensford Secret Garden). It is loved by residents and locals alike and provides an attractive entrance to D'eyensford Estate and access to the streets beyond.

At the top of the street nearest to the main road, there is a Pizza Restaurant situated below the New Dome Hotel. On the opposite corner side is a Fish and Chip Shop, Fladda. In one form or another, for at least 25 years, both corners of Datchelor Place/Church Street have been restaurants or other retail units. Both restaurants presently have tables and chairs outside.

Fladda is open Tuesday to Saturday to 10pm. Earliest opening times are 12:00 Friday and Saturday otherwise they open at 4pm.

The Pizza Restaurant (also owned by the applicant) is open from 11:00am through to 02:00am daily. Disappointingly, residents and other interested parties were not given notice of the licence application granting these opening times so were not able to make representations.

No2 Datchelor Place is situated furthest away from Church Street. It is surrounded by properties providing homes to a range of residents including children and families and is next to the D'eyensford Estate. Directly opposite is 4 Datchelor Place, also a residential unit.

Prior to the pedestrianisation of Datchelor Place, No2 had been George's barber shop for at least 25 years, open from 10am till 5pm Monday to Saturday.

In or around 2014, after Datchelor Place became pedestrianised, No2 became the Pigeon Hole Café. The opening times were as follows.

Monday to Friday:	9am to 6pm
Saturday:	9am to 4pm
Sunday:	10am to 5pm

Occasionally, Pigeon Hole would remain open later but would not use their outdoor space on these occasions.

In 2021, Pigeon Hole closed and subsequently became The Pollo Chicken Sandwich Shop. Opening hours are stated on their website as Monday to Saturday, 10:30am to 23:00. My understanding is that it is presently open until 2am. Again, we were not made aware of the license application granting opening times to 2am, nor whether any conditions were applied.

The above background provides the decision makers with an insight into the history of this street and makes clear the street has always been predominantly residential. Whatever the historic retail use of no2, opening and closing times have always been compatible with it being a residential street, and therefore respectful of residential needs.

Residents have fought hard over many years to reverse the neglect of this street to now provide a quiet and pleasant place to live in the centre of Camberwell. Assisted by Cleaner Greener Safer, we plant and care for the flowers, trees, and shrubs, we purchase the plants and water them, we maintain the planters situated outside the restaurants, including at no2 and outside the Pizza restaurant.

Every day we clear the rubbish from the restaurants. Pizza boxes, empty bottles, take away paraphernalia, extraordinary amounts of cigarette ends thrown on the street. We ask drivers to move their motorbikes away from the street while waiting for their delivery pickups and to switch their engines off. We ask people to please be quiet when eating their takeaways late when we are trying to sleep and must consequently manage unruly and aggressive and threatening behaviour.

Thus far, existing licences already granted do not provide residents the necessary protections to stop our lives from being blighted and unreasonably disturbed. We believe the street is beyond saturation point and there is in fact an argument to reduce rather than extend existing hours.

Therefore, extending the opening hours as proposed will cause intolerable disturbance to residents, will encourage an increase in anti-social behaviour, encourage nuisance, and destroy what has been established over many years.

The conditions suggested by the applicant are practically unenforceable and would therefore require constant surveillance and monitoring by residents. The very act of doing this will cause disturbance, distress, and lead to our loss of quiet enjoyment.

This encroachment of noise, disturbance and anti-social behaviour is not acceptable. We ask the authority to draw a line and refuse the application in its entirety.

To be clear, it is the hard work and persistence of residents over many years along with help from councillors, that has made Datchelor Place such an attractive addition to Camberwell Town Centre. As a resident it is also satisfying to see it is our hard

work and vision that provides commercial opportunities, not the other way round. Therefore, business opportunities must be sensitive to the needs of residents and this application wholly fails to achieve this.

I therefore object to this application.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Wingfield, Ian [REDACTED] >
Sent: Wednesday, March 30, 2022 9:44 AM
To: [REDACTED] Regen, Licensing
<Licensing.Regen@southwark.gov.uk>
Cc: Ochere, Jason <Jason.Ochere@southwark.gov.uk>
Subject: Re: Representation. Licence number: 877023

Dear Licensing Team,

For the avoidance of doubt Cllr Ochere and myself support our constituents' objections. Please process accordingly.

Regards,

Cllr Ian Wingfield
Chair Overview & Scrutiny Committee
Labour Member for St Giles Ward
London Borough of Southwark
Visitor: 160 Tooley Street | London | SE1 2QH
PO Box 64529|SE1P 5LX
[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 30, 2022 9:38 am
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Wingfield, Ian [REDACTED] Ochere, Jason
[REDACTED] >
Subject: Re: Representation. Licence number: 877023

Dear License Team

Please find enclosed my objection, resent with with Jason Ochere and Ian Wingfield cc'd

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On 29 Mar 2022, at 15:13, [REDACTED] wrote:

Dear Planning Team

Please find enclosed my letter

Re: Letter of Objection to Licence Application

Licence number: 877023

Trading Name: Pollo

2 Datchelor Place SE5 7AP

Ward: St Giles

My details:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

Letter of Objection to Licence Application

Licence number: 877023

Trading Name: Pollo

2 Datchelor Place SE5 7AP

Ward: St Giles

Requested opening Hours

Late night refreshment - outdoors

Monday	10:30 to 05:00	Monday	23:00 to 05:00
Tuesday	10:30 to 05:00	Tuesday	23:00 to 05:00
Wednesday	10:30 to 05:00	Wednesday	23:00 to 05:00
Thursday	10:30 to 05:00	Thursday	23:00 to 05:00
Friday	10:30 to 05:00	Friday	23:00 to 05:00
Saturday	10:30 to 05:00	Saturday	23:00 to 05:00

Application type: Premises (New premises licence for late night refreshment outdoors 23:00-05:00 Mon-Sat Opening hours 10:30-05:00 Mon-Sat)

To the Licencing Team

I would like to object to this application in its entirety.

Datchelor Place is a quiet cul de sac off Camberwell Church Street. In or around 2014, after a long neighbourhood campaign, and with the support of local councillors, it was transformed into a quiet pedestrianised space.

Prior to the closure, the road was blighted by crime and antisocial behaviour. It was dirty and uncared for. Unless necessary, the street was avoided by locals.

It now offers a quiet space away from the hubbub of Church Street. It is cared for by residents and users (for example, D'eyensford Secret Garden). It is loved by residents and locals alike and provides an attractive entrance to D'eyensford Estate and access to the streets beyond.

At the top of the street nearest to the main road, there is a Pizza Restaurant situated below the New Dome Hotel. On the opposite corner side is a Fish and Chip Shop, Fladda. In one form or another, for at least 25 years, both corners of Datchelor Place/Church Street have been restaurants or other retail units. Both restaurants presently have tables and chairs outside.

Fladda is open Tuesday to Saturday to 10pm. Earliest opening times are 12:00 Friday and Saturday otherwise they open at 4pm.

The Pizza Restaurant (also owned by the applicant) is open from 11:00am through to 02:00am daily. Disappointingly, residents and other interested parties were not given notice of the licence application granting these opening times so were not able to make representations.

No2 Datchelor Place is situated furthest away from Church Street. It is surrounded by properties providing homes to a range of residents including children and families and is next to the D'eyensford Estate. Directly opposite is 4 Datchelor Place, also a residential unit.

Prior to the pedestrianisation of Datchelor Place, No2 had been George's barber shop for at least 25 years, open from 10am till 5pm Monday to Saturday.

In or around 2014, after Datchelor Place became pedestrianised, No2 became the Pigeon Hole Café. The opening times were as follows.

Monday to Friday: 9am to 6pm
Saturday: 9am to 4pm
Sunday: 10am to 5pm

Occasionally, Pigeon Hole would remain open later but would not use their outdoor space on these occasions.

In 2021, Pigeon Hole closed and subsequently became The Pollo Chicken Sandwich Shop. Opening hours are stated on their website as Monday to Saturday, 10:30am to 23:00. My understanding is that it is presently open until 2am. Again, we were not made aware of the license application granting opening times to 2am, nor whether any conditions were applied.

The above background provides the decision makers with an insight into the history of this street and makes clear the street has always been predominantly residential. Whatever the historic retail use of no2, opening and closing times have always been compatible with it being a residential street, and therefore respectful of residential needs.

Residents have fought hard over many years to reverse the neglect of this street to now provide a quiet and pleasant place to live in the centre of Camberwell. Assisted by Cleaner Greener Safer, we plant and care for the flowers, trees, and shrubs, we purchase the plants and water them, we maintain the planters situated outside the restaurants, including at no2 and outside the Pizza restaurant.

Every day we clear the rubbish from the restaurants. Pizza boxes, empty bottles, take away paraphernalia, extraordinary amounts of cigarette ends thrown on the street. We ask drivers to move their motorbikes away from the street while waiting for their delivery pickups and to switch their engines off. We ask people to please be quiet when eating their takeaways late when we are trying to sleep and must consequently manage unruly and aggressive and threatening behaviour.

Thus far, existing licences already granted do not provide residents the necessary protections to stop our lives from being blighted and unreasonably disturbed. We believe the street is beyond saturation point and there is in fact an argument to reduce rather than extend existing hours.

Therefore, extending the opening hours as proposed will cause intolerable disturbance to residents, will encourage an increase in anti-social behaviour, encourage nuisance, and destroy what has been established over many years.

The conditions suggested by the applicant are practically unenforceable and would therefore require constant surveillance and monitoring by residents. The very act of doing this will cause disturbance, distress, and lead to our loss of quiet enjoyment.

This encroachment of noise, disturbance and anti-social behaviour is not acceptable. We ask the authority to draw a line and refuse the application in its entirety.

To be clear, it is the hard work and persistence of residents over many years along with help from councillors, that has made Datchelor Place such an attractive addition to Camberwell Town Centre. As a resident it is also satisfying to see it is our hard work and vision that provides commercial opportunities, not the other way round. Therefore, business opportunities must be sensitive to the needs of residents and this application wholly fails to achieve this.

I therefore object to this application.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date 06/04/2022

Objector [REDACTED]

Address [REDACTED]

I object to the application 877023 on the grounds that a late night license will cause a public nuisance for the following reasons.

1. Location

- a) The premises which operates as a fried chicken sandwich shop is not suitably located for late night opening from 11pm until 5am.

Pollo is sited at No 2 Datchelor Place.

Datchelor Place is a pedestrianised cul de sac just off Camberwell Church in which Southwark Council invested over £300,000 (Revitalise Camberwell funding) to transform from a blighted, crime ridden and heavily polluted street to an attractive pedestrianised pocket space with trees and planters. It is much appreciated by residents and users offering a safe and relatively tranquil place to enjoy away from the noise and bustle of Church Street.

At the far end of the street, furthest away from the main road, there is a ramp and a flight of steps leading onto the D'Eynsford Estate. Pollo is located at the top of the steps adjacent to a block of flats.

In addition to the estate residents, a substantial number of people, including families with children, live on Datchelor Place. There are three flats at 1 Datchelor Place, two flats above Pollo and a house opposite at No 4. The Dome Hotel, which is often full, accommodates vulnerable and homeless people and the HMO opposite houses a large number of tenants in studios and single rooms.

We are all deserving of undisturbed sleep and an environment where the potential for increased noise and nuisance is minimised by the refusal of this late night application.

- b) The premises is in a current local Cumulative Impact Area.

- c) The applicant already has a late night food take-away outlet on the corner of Camberwell Church Street and Datchelor Place that is licensed to remain open until 5am. Another late night outlet would unreasonably impact on the residents in Datchelor Place and the estate causing the balance between residents needs and business interests to be further undermined.

2. Licensing objectives.

The applicant's proposal to open after 11pm through to 5am Monday to Saturday will exacerbate the public nuisance issues including noise, crime (drug dealing), illegal parking, traffic violations and litter that residents of Datchelor Place and the D'Ensford Estate currently experience.

Enforcement.

The set of rules/processes proposed in the application to promote the licensing objectives are neither realistic nor enforceable.

Low paid staff working late into the night and the early hours of the morning, often alone, should not be relied upon by the council to enforce the proposed set of rules or intervene to prevent noise or nuisance.

The council's own enforcement teams are grossly under-resourced and unable to respond in a timely manner. For example, the noise service recently had a team of just 2 officers in one vehicle covering the whole of Southwark on a Friday night. It is highly improbable that the noise team would be able to intervene effectively as it is a strictly responsive service. Calls to the noise team are initially handled by a call centre. In response there is a phone call to the complainant from a noise team officer usually 20 mins -1 hour later. If the noise is ongoing they may visit the site to make an assessment. This model of operation does not address noise generated by take-away customers or delivery drivers on motorbikes and mopeds as the perpetrators of the nuisance would have left the area before the noise officers arrived. In addition, periodic noise nuisance from customers and mopeds throughout the night is unlikely to meet the criteria of "statutory noise nuisance" that is applied by the

noise team when making their assessments. It would nevertheless be a nuisance to people living near Pollo.

Traffic wardens stop work at 11pm so there wouldn't be anyone to prevent the parking/traffic violations that frequently occur with the current opening hours.

The police certainly wouldn't be in a position to respond.

Licensing may also lack capacity to respond. On reporting a breach in or around June 2021 that the applicant's Pizza restaurant was staying open until 2am without a license, the licensing officer advised that their office closed at 5.30 so there was no way to monitor the activity late at night.

Residents would be left powerless as there is no mechanism, council service or agency that could effectively challenge and stop any noise or nuisance arising from a late night license.

a) Prevention of crime and disorder

“Ensuring that the premises is closed to the public during the Late night refreshment hours , with a delivery service only, will discourage groups of people loitering around the premises late at night. Preventing delivery staff from waiting outside with their engines on will also prevent further disorder.”

Currently the premises remains open until 2am. It's extremely bright neon lighting and spot-lit signage is designed to attract customers from Camberwell Church Street. The proposed policy to refuse walk in customers after 11pm may heighten the risk of potential conflict particularly late at night when people may have been drinking, are more volatile and see delivery drivers coming and going from the premises. Customers will also use the QR code in the window and order whilst waiting on the street.

b) Public safety

“In addition to the street CCTV, there will be cameras within the premises”.

There is no working street CCTV.

c) The prevention of public nuisance

“The premises offers a takeaway food service that can be ordered only via Deliveroo, Uber eats etc. Once an order is placed, the driver parks on the main road outside of the premises and comes in to collect the delivery. This ensures that there is no nuisance outside the premises with either running engines or loud conversations between drivers etc which could disturb local resident.”

Currently collections are made until 2am and the proposed rules are not adhered to.

Drivers do not just park on the main road as suggested by the applicant. Despite Datchelor Place being a pedestrianised street, mopeds, motorised bikes and motorbikes frequently drive and park on Datchelor Place to collect from the applicant’s pizza shop and from Pollo.

Because of pedestrianisation, Sat Nav directions often take drivers through the D’Eynsford estate to the foot of the steps leading up to Datchelor Place. Sometimes mopeds drive up the ramp to access the street and often park directly outside the flats nearest to Pollo and use the covered front entrances to make three point turns. This is dangerous and noisy.

“In order to avoid vehicles resting outside the premises and causing a nuisance, there will be a notice in the window demanding that there should be no waiting outside after 11.00pm, at which time drivers would need to wait inside the premises for their order. Anybody not abiding by these rules would be banned from picking up future orders There is no seating inside after 10.00pm, so there is space for this directive”.

Vehicles should not be “resting outside the premises” or idling on the street at any time of day as Datchelor Place is a pedestrianised street. Banning drivers who do not abide by the 11pm curfew is not enforceable.

“Although it is not anticipated that there would be a large footfall of walk-in customers, there will be a polite notice which requests that customers do not eat outside the Business particularly in Datchelor Place, reminding them that this is a residential area and that customers should leave the premises quietly”.

The application is ambiguous, it is unclear as to whether the business is take-away only via Deliveroo, Uber etc or is also open throughout the night for walk in customers. Whichever business model is proposed, it will result in unwelcomed activity throughout the night on a small cul-de-sac where people live and sleep. Even the most respectful of people, particularly in groups, invariably make noise when collecting their take-aways. A polite notice cannot be enforced and is often unseen amongst the myriad of signs in the windows.

3. The Application

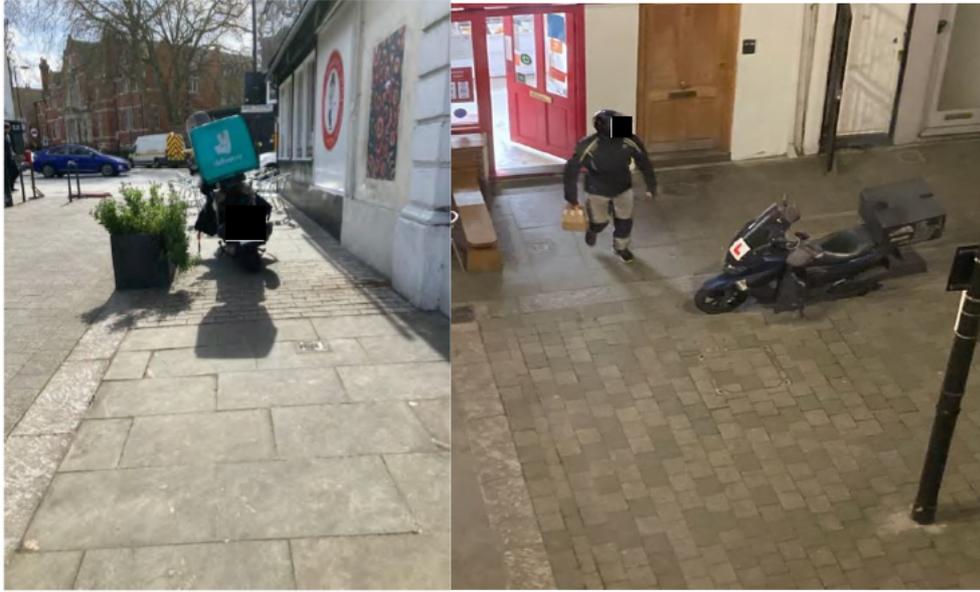
There are some small inaccuracies in the application which may influence a perception of the premises and the nature of the business.

a) Menu.

The application states they will be serving “take away sandwiches”. Whilst this is technically correct, the take away offer is actually fried chicken sandwiches, chicken and chips and other hot food options.

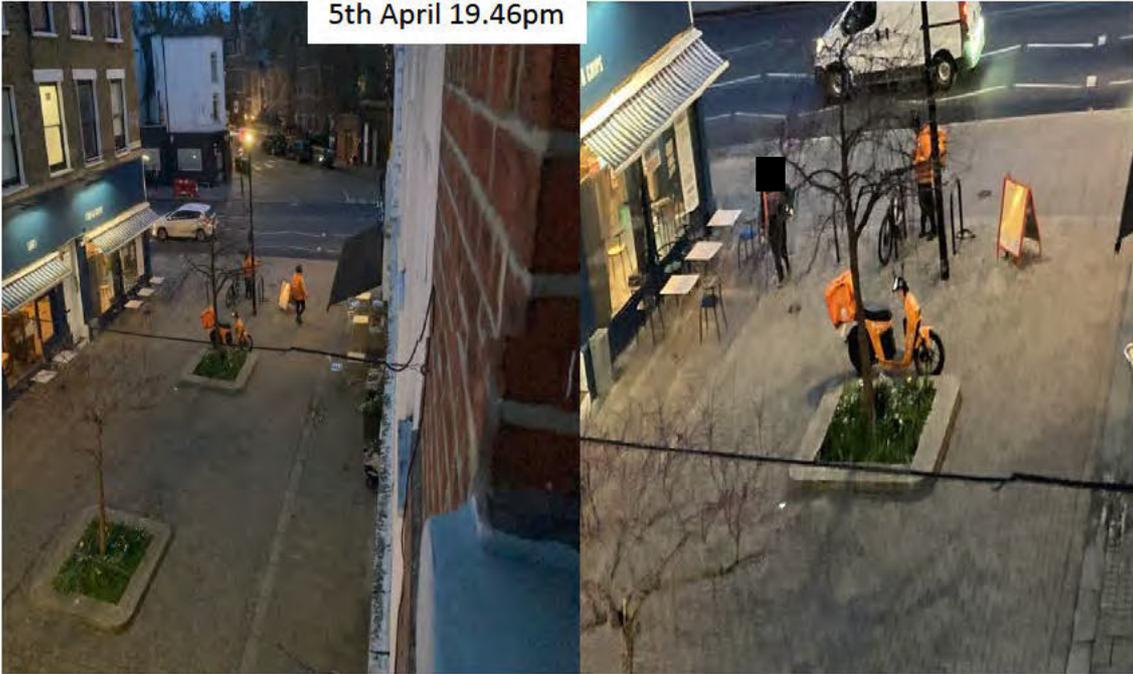
b) The floorplan shows the restaurant as having a “forecourt” at the front of the premises. This is not the case. There is no forecourt. The premises does use the pavement space in front of Pollo for a bench, table and chairs for the use of customers.

Please see below some recent images to illustrate my objections.



1st April 23.59pm

5th April 19.46pm



26th March 22.57pm



5th April 16.16pm

From: Brunswick Park TRA [REDACTED]
Sent: Tuesday, April 12, 2022 11:05 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 877023 Pollo Chicken Shop - Datchelor Place - late night application for trade to 5 am -

Dear Sirs,

We are writing on behalf of the Brunswick Park Area TRA. This TRA covers streets close to the subject application. Following consultation with our committee of local residents it has been unanimously agreed that an objection should be lodged to the above licence application. The email authorisation for this is on this email thread.

Lack of consultation

One of the main responses that we have also had is the lack of transparency over these late-night licence applications. Residents are generally totally unaware that there are any applications until such time that they are granted and then they are totally blighted by the effects once the licence is granted.

A paper notice on the premises can easily be missed or removed. Do the council write to local residents or does this get placed on the online register only?

There seems to be a lack of access to meaningful consultation on matters which are of the utmost importance to residents.

We very much want to support local businesses in these difficult times, but this application is not a viable way forward for local residents or Policing.

The application relates to an existing fast-food restaurant whose current authorised hours of business are Monday to Saturday 1030 until 11 PM. The premises is situated where previously there was a small café at the bottom of a pedestrianised cul-de-sac abutting D'Eynsford Estate opposite a house and next to residential flats. Historic occupiers were an appropriate use in such a location.

The premises is located close to Camberwell Church Street. This street has many other similar fast-food premises already staying open late at night and is established as such. A small residential cul de sac is not the place to extend late licences and there is no need for this.

Prevention of Crime & Disorder

If the licence is extended as requested so that the opening hours will extend until 5 AM virtually all week then the hours will clearly be likely to attract individuals on foot who have been drinking, or returning from a night out. The premises are set back largely out of sight of the main road thereby increasing the opportunity for unmonitored antisocial behaviour and other street crime.

There are already some reported problems with persons begging outside the existing shops on this street - Clearly if this premises is open all night, it would likely increase this problem.

Camberwell has long had a problem with drug dealing and an all-night outside outlet tucked back off the street could potentially act as an area for dealers. The location of the premises would ideally suit drug dealing giving easy escape access through the estate if the police were to attend.

Prevention of public nuisance

Allowing opening to 5 am will inevitably cause significant disruption to the residents living close by from noise as the customers arrive, wait to collect the food, and thereafter consume them either at the tables or at the seating options in or on the street furniture currently in this attractive car free cul-de-sac. Inevitably residents will be disrupted by noise impacting upon their sleep and ultimately upon their mental health. This noise could be good natured banter and laughter or some aggressive arguments – either will break through sleep and cause anxiety and stress.

Extract Fans operating into the night are disruptive to those who live and sleep near them.

We have reports from D'Eynesford Estate and Vicarage Grove that mopeds and motorcycles already drive-up Vicarage Grove through D'Eynesford estate to collect deliveries from the premises parking up at the bottom of the ramp and then walking the short distance to the shop door. This will inevitably increase significantly if the hours are extended. There will be significant disruption to residents sleep by these collections.

There is already a problem with littering which Southwark do already do not have the resources to deal with effectively so is left to residents to do this resident's daily litter picking in Datchelor Place and D'Eynesford Estate. Clearly rubbish will significantly increase. The problem of vermin picking over the rubbish will also increase particularly if food rubbish is left out overnight.

Public Safety

Many residents use this street to return to their homes late at night walking through the Estate and actual or perception of their safety may be compromised if there are gatherings to walk past.

The increase of mopeds/motorcycle traffic overnight could significantly increase and therefore impact upon the safety of the residents walking through the estate and/or into Vicarage Grove in the dark. Motorcycle/mopeds traffic will increase down Vicarage Grove as this is the obvious access point for collection/delivery drivers.

Protection of children from harm

It is inevitable that children sleep will be disrupted by customers going into, waiting outside and thereafter eating their food throughout the night. The harm to children's physical well-being through lack of sleep and mental health must be self-evident.

This application will significantly deplete the quality of life for residents in the immediate proximity of the premises and will add nothing to the local area as Camberwell is already well served with fast food outlets similar to Pollo - some of which already have late/all-night licences to serve local demand. To the support extending late night licences to side streets which have not had this issue previously is not prudent.

Contact details are as below. Should you require any further contact details please let us know.

Yours Faithfully

Brunswick Park Area Tenants & Residents' Association

████████████████████

OTHER PERSON C SUPPLEMENTARY

From: Brunswick Park TRA
Sent: Thursday, April 28, 2022 3:29 PM
To: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: Re: Licensing Sub Committee - Pollo - 2 Datchelor Place

Dear Mr Heron,

Thank you for this –

The application states to 5am and presumably if the hours are only until 2am then the application should have stated this.

Whilst I understand that the Owner wishes to police this himself, in reality this will not be done effectively as it would be up to a staff member to approach offenders and, with the best will in the world, this just does not happen in practice, for a variety of reasons including the safety of the staff member in challenging someone.

The owner could also fail to be able to apply these assurances or change their approach in the future and presumably could not be forced to comply.

I understand that no one in the Council would come out late at night to resolve any issues which would leave it up to residents to deal with which clearly is not acceptable from a safety, health and mental health perspective.

Notices stating please quietly leave the premises are always totally ineffective – despite the goodwill from the owner - again it remains up to the staff member who is inside the premises to deal with this - which puts their safety at risk.

Could you also confirm if a licence is granted and the unit changes hands then does the licence remain in place – If so there is no way that any gesture by the current owner would extend to any other owners.

In any event the disturbance of bikes, engines, and people arriving and waiting to collect up to 2 am remains unacceptable in this location. There will remain the likelihood of walk bys who may make disturbance by trying to order and being turned away.

Therefore our previously submitted comments from the TRA remain.

Kind Regards.

Brunswick Park Area Tenants & Residents' Association
Melissa Perkins, Chair

From: [REDACTED]
Sent: Sunday, April 3, 2022 12:50 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application number 877023

[REDACTED]

[REDACTED]

[REDACTED]

03/04/2022

I am writing to object to application number 877023 submitted by Pollo, 2 Datchelor Place SE5 7AP.

Reasons for my objection are:

- 1) Pollo is adjacent to, opposite, and underneath residential property, it is also opposite a hotel. Noise arising from customers/ delivery/collection couriers (e.g. Deliveroo) has the potential to disturb residents.
- 2) Datchelor Place is also in a pedestrianised area, just off Camberwell Church St. There is no parking on Camberwell Church St so delivery/collection customers are likely to ride and park their motorbikes in Datchelor Place. Again engine noise has the potential to disturb residents and engine oil will stain the £300,000 paving..
- 3) Although the Application states there will be a “notice in the window demanding that there should be no waiting outside after 11.00pm, at which time drivers would need to wait inside the premises for their order.”

and

“Preventing delivery staff from waiting outside with their engines on”, it is not clear how this can or will be enforced.

From: [REDACTED]
Sent: Monday, April 11, 2022 4:51 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection - 877023

Dear Licensing,

I am the estate manager for D'Eynsford TMO which looks after D'Eynsford Estate.

I am strongly objecting to the application 877023 on the grounds that a late-night license will cause a 'public nuisance' and 'public safety'.

Public Nuisance

- **Littering and Rubbish** - the amount of littering has substantially increased since its 'Pollo' has opened and the application to extend its hours will only mean that the littering and the rubbish on our streets/estate will further increase. There is no provision made for an increase in littering/rubbish nor are there any plans been offered to mitigate the potential issues surrounding increase in littering/rubbish. I find it highly contentious that taxpayers and our residents will have to pay for additional cleaning of the streets for the interest of profit for the owners of 'Pollo'. FYI - The application suggests a 'polite notice' asking people not to eat outside. This is simply not sufficient enough in deterring people from sitting outside and whilst seats can be taken away, the steps our estate allows them to have a seating area. This will especially be the case during the summer when the weather is warm, and it is still light during late hours. Who is going to police this?
-
- **Noise Nuisance** - (1) there would be an increase in noise nuisance till late hours. We must understand that there are several public houses and bars in Camberwell and the availability of a fast food outlet at late hours would mean several things - late night revellers attending the shop during late night and causing noise nuisance, congregating during late hours and potential public disorder. Whilst we appreciate that the application has made it clear that it will only be delivery after 11pm, this is still not acceptable and find no guarantees within the application. Who will police that this is being adhered to. The burden on already stretched policing resources in London is high debated topic and if this application were to be granted then it would only go to intensify the issue further. (2) the increase in motor vehicles with loud engine noise is going to increase the noise nuisance. The application suggests that 'notice' or banning drivers which again is not sufficient as the regular change in drivers does not allow the restaurants to select who has been banded from breaching it's not parking outside rules. Who is going to police this?

Public Safety

- **Motor Bikes on Walkways** - There has been an increase in motorised vehicles using the disabled walkway as a short cut for the delivery and this is a serious issue for our residents. Many of our residents are elderly or with

walking mobility issues. Within our estate, we have a sheltered unit which has over 25 properties which housing residents who are very elderly or with severe walking mobility, who also uses the walkway. They use this walkway as it is the quickest route to the nearest convenience store. The late hours extension will only further extend the time of danger to our residents. Who is going to police this and should something happen to our residents (i.e. death or injury), who will be held accountable?

Lastly, I have some serious concerns at the level of consultation or information being passed to those who maybe directly impacted by this. A proposal that has the intention of impacting all those around and resources (waste management, policing) should be consulted further.

Regards

[REDACTED]
[REDACTED]

D'EYNSFORD TENANT MANAGEMENT ORGANISATION CIC (TMO)

From: [REDACTED]
Sent: Wednesday, April 6, 2022 10:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application 877023

Dear Southwark Licensing,

Regarding application for a licence number - 877023

I would like to raise my objection to this as the licence is not appropriate for the location where there are already existing anti-social issues. My objection is on the basis of:

- Increase in noise and nuisance for residents at times which are not acceptable.
- Increase in rubbish which currently residents collect as the shops / council don't tidy up after the shops.
- Increase in anti-social behaviour - this is a dark cul-de-sac location with residents passing through but potentially offering alcohol late in the night where drinkers can loiter. This frankly is a recipe for disaster! Someone will get hurt or mugged at some point if you give this licence.

I'm not opposed in principle to late night businesses operating but I'm afraid this location is simply not right for this sort of thing.

My address is:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dated 06-04-2022

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

OTHER PERSON G

From: [REDACTED]
Sent: Monday, April 11, 2022 10:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Letter of Objection to Licence Application Licence (877023). Pollo, 2 Datchelor Place, SE5 7AP

To whom it may concern,

I wish to object to the licence application for Pollo, 2 Datchelor Place, SE5 7AP. Datchelor Place is a quiet and well maintained pedestrianised street, with mostly residential buildings at the bottom of it, apart from Pollo.

It is also next to a quiet residential estate where I lived until recently for over 10 years. Even as it stands today, with an often ignored late licence, mopeds and delivery bikes currently park at the bottom of the stairs to the street to collect from the Pollo chicken shop and drive through the covered walkways of the estate. This is often very noisy and disruptive.

Whilst I am happy to support local businesses, an all night (to 5 am) operating licence is not appropriate for this residential cul de sac with pedestrian access to residential housing.

As it is tucked off the main street, and easy to hide in, this could become an area for further antisocial behaviour, riders congregating on the pavements, after party gatherings and noise. Accompanying rubbish and could compromise safety.

As it is, the noise complaints team at Southwark are by their own admission unable to carry out their duties to stop noise, so any noise and problems are likely to be left unmanaged by Southwark and cause distress for residents.

It is already a problem for some residents as Pollo stays open longer than its current licence allows, which causes disruption. A 5am licence will do nothing to improve this. It would be left to residents to constantly monitor, report and endure any anti-social behaviour in the area.

Residents in Datchelor Place and the D'Eynsford Estate spent years campaigning for the cul-de-sac of Datchelor Place to be pedestrianised and improved. It has now become a pleasant place to walk through and spend time in during the day.

Allowing a 5am licence will undo a lot of this good work and is entirely inappropriate for a residential area.

Please reject this licence.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Tuesday, April 5, 2022 3:39 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Pollo Chicken Shop - late night application for trade to 5 am

FULL NAME:- [REDACTED]
ADDRESS:- [REDACTED]
SE5 7LP

APPLICATION I AM OPPOSED TO;

LICENCE NUMBER 877023
TRADING NAME AND ADDRESS POLLO, 2
DATCHELOR PLACE, SE5 7AP
APPLICANTS NAME; BASE (ISLINGTON) LTD.

the reasons why I am opposed to the application

prevention of crime and disorder

the application relates to an existing fast-food restaurant whose current hours of business are Monday to Saturday 1030 until 11 PM. The premises is situated at the bottom of a recently pedestrianised cul-de-sac abutting D'Eynsford estate opposite a house and next to residential flats. The premises is located near a busy street in Camberwell where many other fast-food premises are located but significantly licensed premises some staying open late at night.

If the licence is extended as requested so that the opening hours will extend until 5 AM (on Sunday mornings) and the rest of the week (apart from Sunday/Monday night). The hours will attract individuals who have been drinking. The premises are set back largely out of sight of the main road thereby increasing the opportunity for unmonitored antisocial behaviour and other street crime.

There are already some problems with street drinkers begging outside takeaway outlets if this premises is open all night, it could potentially exasperate an existing problem.

Camberwell has long had a problem with drug dealing and an all-night takeaway outlet could potentially act as a magnet for dealers. The location of the premises would ideally suit drug dealing giving easy escape access through the estate if the police were to attend.

Prevention of public nuisance

effectively allowing all-night opening will inevitably cause significant disruption to the residents living close by from noise as the customers arrive, wait to collect the food, and thereafter consume them either at the tables or at the seating options in or on the street furniture currently in this attractive car free cul-de-sac. Inevitably residents will be disrupted by noise impacting upon their sleep and ultimately upon their mental health.

I frequently use the chip shop next door to the premises, and I have noticed that mopeds and motorcycles already drive-up vicarage Grove through D'Eynsford estate

to collect deliveries from the premises parking up at the bottom of the ramp and then walking the short distance to the shop door. This will inevitably increase significantly if the hours are extended. There will be significant disruption to residents by these collections .

There is already a problem with littering which is only kept in check by the good work of the resident's litter picking daily, which will significantly increase. The problem of pigeons and crows picking over the rubbish will also increase particularly if food rubbish is left out overnight potentially attracting rats which to date, I believe has not been an issue.

Public Safety

the increase of mopeds/motorcycle traffic overnight could significantly increase and therefore impact upon the safety of the residents walking through the estate and/or into vicarage Grove. Motorcycle/mopeds traffic will increase down vicarage Grove as this is the obvious access point for collection/delivery drivers. Inevitably the drivers tend to be young people who have limited appreciation of the impact that motorcycle/mopeds have as they chase their delivery deadlines round residential streets.

Protection of children from harm

given the proximity to residential areas it is inevitable that children sleep will be disrupted by customers going into, waiting outside and thereafter eating their food throughout the night. The harm to children's physical well-being through lack of sleep and mental health must be self-evident.

Camberwell is already well served with fast food outlets several dispensing identical or near identical items to Pollo some of which already have late/all-night licences.

This application will significantly deplete the quality of life for residents immediately proximate to the premises and will add nothing to the local area.

Please register my objection.

Regards

[Redacted signature block]

From: [REDACTED]
Sent: Thursday, April 7, 2022 1:43 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 877023 - Pollo Chicken Datchelor Place SE5

Dear sirs,

Date 7.4.2022

I write to oppose this application on the following basis

Prevention of crime and disorder

The premises is situated at the bottom of a pedestrianised cul-de-sac allowing pedestrian access to D'Eynsford estate opposite a house and next to residential flats. The premises is located near a busy street in Camberwell where many other fast-food premises are located.

If the licence is extended as requested so that the opening hours will extend until 5 AM (apart from Sunday night). The hours will generally attract individuals who have been out for the evening, drinking.

The premises are set back largely out of sight of the main road thereby increasing the opportunity for unmonitored antisocial behaviour , drug dealing and other street crime.

There are already some problems with street drinkers begging outside takeaway outlets if this premises is open all night, it could increase an existing problem.

Camberwell has long had a problem with drug dealing and an all-night takeaway outlet could potentially act as a magnet for dealers. The location of the premises would ideally suit drug dealing giving easy escape access through the estate if the police were to attend.

Prevention of public nuisance

Presumably There are no WC facilities and as its a quiet cul de sac there will be an increase of the potential of street urination. All -night opening will inevitably cause significant disruption to the residents living close by from noise as the customers arrive, wait to collect the food, and thereafter consume them either at the tables or at the seating options in or on the street furniture currently in this attractive car free cul-de-sac. Inevitably residents will be disrupted by noise impacting upon their sleep and ultimately upon their mental health.

I use the chip shop next door to the premises, and can see that that mopeds and motorcycles already drive up vicarage Grove through D'Eynsford estate to collect deliveries parking up at the bottom of the ramp and then walking the short distance to the shop door. This will inevitably increase significantly if the hours are extended. There will be significant disruption to residents by these collections .

There is already a problem with littering which is only kept in check by the resident's litter picking daily, which will significantly increase.

Public Safety

If this area is used late at night by those who may be under the influence of drink etc then this will impact upon the safety of the residents walking through the estate and/or into Vicarage Grove. Late night Motorcycle/mopeds traffic will increase down Vicarage Grove as this is the obvious access point for collection/delivery drivers. Inevitably the drivers tend to be young people who have limited appreciation of the impact that motorcycle/mopeds have as they chase their delivery deadlines round residential streets.

Protection of children from harm

Given the proximity to residential areas it is inevitable that children sleep will be disrupted by customers going into, waiting outside and thereafter eating their food throughout the night. They will not do this quietly, laughter or anger will filter through and wake kids and cause stress and anxiety if its anger, arguments or raised voices. The harm to children's physical well-being through lack of sleep and mental health must be self-evident.

Camberwell is already well served with fast food outlets several dispensing identical or near identical items to Pollo some of which already have late/all-night licences.

This application in a tucked back from main road location will significantly deplete the quality of life for residents immediately proximate to the premises and will add nothing to the local area.

Yours

██████████
██████████████████
██████████████████

OTHER PERSON I SUPPLEMENTARY

From:

Sent: Thursday, April 28, 2022 3:49 PM

To: Heron, Andrew <Andrew.Heron@southwark.gov.uk>

Subject: RE: Licensing Sub Committee - Pollo - 2 Datchelor Place

Dear Mr Heron,

Thank you for this – the contents of the letter are noted and whilst alleviates some concerns regarding late night gathering potential, it does not make this an acceptable proposal for this location.

The application states to 5am and presumably if the hours are only until 2 then why was it submitted at 5am - the application should presumably be withdrawn and resubmitted or formally amended. In any event the disturbance up to 2 am is unacceptable in this location. Disturbance from Deliveroo etc is still an issue at night to 2 am when residents are trying to sleep.

Whilst I appreciate that the Owner wishes to effectively police this himself, in reality this will not be done effectively, it will be up to each individual staff member who may not want the risks associated with confrontation, and will not have the time to leave the shop. Notices stating please quietly leave the premises are always totally ineffective – despite the goodwill from the owner. The fact that a notice exists is clear that this is a residential area. The fact that the owner invites/expects residents to take down details of collection offenders and report it to him is of concern, are they expected to continually get up and leave their beds and house/flats late at night to get these details as proof. The impact on physical and mental health of doing this is quite significant.

Therefore my objection, together with the above comments, remains.

Kind Regards,

OTHER PERSON J

From: [REDACTED]
Sent: Monday, April 11, 2022 6:14 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence application no 877023 - OBJECTION

I am a local resident and I wish to OBJECT to this licence being granted to Pollo Chicken shop.

I object on the basis of PUBLIC NUISANCE.

This a wholly inappropriate application for a premises which is located in a residential cul-de-sac where residents already feel the effects of late-night noise from customers and food delivery drivers as well as littering. To allow this premises to operate all night until 5am will add to this public nuisance in the form of noise causing sleep disturbance and anxiety around a potential increase in the anti-social behaviours already being experienced by residents.

Thank you

[REDACTED]

11 April 2022

[REDACTED]
[REDACTED]
[REDACTED]

OTHER PERSON K

From: [REDACTED]
Sent: Monday, April 11, 2022 10:41 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Application number: 877023 - representation

- Name: [REDACTED]
- Address: [REDACTED]
- Email address: [REDACTED]
- Date: 11 April 2022
- Application number: 877023
- Reason for objection - prevention of public nuisance:
 - 1. Noise: there are residential premises above and opposite Pollo on Datchelor Place and close by on the D'Eynsford Estate, so being open until 5am will seriously impact their amenity.
 - 2. Increased Litter: there is already a serious issue along Church Street and the side road, arising from all the takeaway food outlets. Longer opening hours = more customers = increased litter
- Both of the above are more likely when customers are coming home from a night out and may be disinhibited from normal behaviours

OTHER PERSON L

From: [REDACTED]
Sent: Friday, April 1, 2022 11:00 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to a licence application

- Address:

[REDACTED]

- Date: Friday 1st April 2022

- Name: [REDACTED]

Email address: [REDACTED]

To Southwark Council

I am writing to you, to express my objection for the application of Pollo Chicken Sandwich Shop (2 Datchelor Place, Camberwell)

I am strongly opposed to the application to extend the opening hours for the below reasons:

- I am affected by the noise outside my bedroom from the people waiting for their takeaways. There will be additional noise if the operation hours are extended. This already causes me stress and has an effect on my mental health due to the disruption when sleeping.
- There is more than enough rubbish left from customers of the Chicken Sandwich shop. This will only increase.
- The increase of anti-social behaviour, more than it currently is.
- The increased number of people and vehicles causing disruption and noise.

The Pollo Chicken shop has been operating past its current opening hours (when it shouldn't be) and causing disruption to residents.

Please take deep consideration for myself and others that live in Datchelor place.

[REDACTED]

[REDACTED]