



ROAD IS CLOSED FROM BOTH DIRECTION
FOR LICENCE APPLICATION TO BE NOTICED

HIDDEN AREA





SADHAM HOUSE
 10:30AM The car park is already full Tesco will cause overflow to the car park &
 encourage Tesco customers to park at elsewhere on business park which may cause disruption to
 other units.



**NO ACCESS FOR PUBLIC TO
SEE THE LICENSING APPLICATION**

HIDDEN AREA





HIDDEN AREA

open grate
TERRACE
ROAD



HIDDEN
AREA





HIDDEN AREA



TO NARROW FOR WHEELCHAIR & BLIND'S
BUGGY'S TO WALK, HAZARD TO PUBLIC + PET

SQER HIDDEN AREA BEHIND THE UNIT





THE CONSTRUCTION DOES NOT ALLOW PUBLIC TO USE THE SMALL PORTION OF FOOTPATH TO VIEW TO LICENSE APPLICATION.

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

This leads us to a third point, which relates to the current lack of suitability for the premises to sell alcohol (or indeed any goods). It is just an office. There has been no conversion into a retail unit, it has no public access and no street-facing entry. Issuing a licence to an empty office is of no benefit to the community and likely to encourage anti-social repercussions. If they intend to convert the premises into a retail unit at some

future point, that is some considerable way off, as they have not even submitted a planning application to do so and permission is not guaranteed. It seems very premature to issue a licence to a property not fit to sell alcohol and they should wait to find out if planning permission will be granted to structurally alter the office block into a retail unit before their request to receive a licence is given serious consideration.

We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed:

[Redacted signature]

Print Name:

PATRICK BROWN

Business name:

GGGLASS & GLAZING LTD

Address:

UNIT 18 BOUNDARY BUSINESS COURT

CR2 3TD

Contact number:

[Redacted contact number]

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: ..PATRICK BROWN.....

Signature: 

Business name: ..GG GLASS & GLAZING LTD

Address: ..UNIT 18 BOUNDARY BUSINESS
..COURT... CR4 3TB.....

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine

2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
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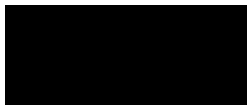
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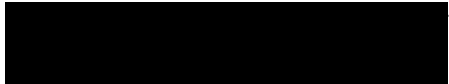
Name: Patrick Brown.....

Signature: .....

Business name: GG Glass.....

Address: Unit 18 Boundary.....

Business court.....



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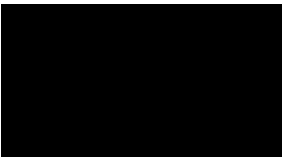
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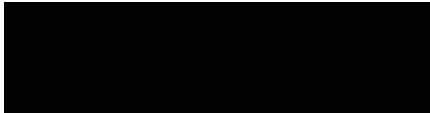


Print Name: MRS ASWEGNAH DEANE

Business name: BEST AT HOME DOMICILIARY CARE SERVICES LTD

Address: SOUTHERTON HOUSE BOUNDARY BUSINESS COURT
CRH 3TD

Contact number:



6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

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A copy of that letter setting out my objections/concerns is enclosed for your reference.

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Name: ...*MRS A. DEANE*.....

Signature: ........

Business name: ...*BEST AT HOME*.....

Address: ...*SOUTHERTON*...*HOME*
.....*CR4 3TD*.....

Enc.

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redacted

[Redacted signature block]
BEST AT HOME

Address: SOUTHERTON HOUSE
CR4 3TD

بجاء - رفق

For Attention of:

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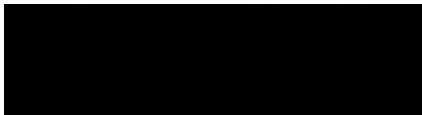
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Yours sincerely,

Signed:



Print Name: ROBERT FELLOWES.

Business name: HENDERSON FELLOWES LTD.

Address: UNIT 19, BOUNDARY BUSINESS COURT, 92-94 CHURCH RD, LONDON,
CR4 3TD

Contact number:



6 July 2021

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Merton Civic Centre
100 London Road
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Address: UNIT 19, BOUNDARY BUSINESS COURT,
92-94 CHURCH ROAD, LONDON, E14 3TD.

From: Neil Fraser [REDACTED]
Sent: 07 July 2021 17:58
To: Licensing <Licensing@merton.gov.uk>
Subject: Sandham House, Mitcham boundary court plans for development

Dear sir or madam,

Re: Sandham House, Mitcham boundary court plans for development

To whom it may concern,

I am writing this email with some dismay as I have only just discovered the plans for the development of Sandham House into a new Tesco express. I found this out because I was taking a walk around that area for my daily exercise, otherwise I have not seen any other notice about this and therefore it may be too late for me to influence your thinking.

I am sure that as the population grows we do need more and more facilities around us,

I am just a bit dismayed about the location in this case, as follows:

1. Do we really need another supermarket here, from where I live in Miles road there are within walking distance five supermarkets already.
1. This area is not a natural shopping area - you are making quite a change of use to this part of Church Road that I don't think is a good idea.
1. In addition there appears to be no plan for a car park alongside this new provision and the effect of this will be to increase pollution and noise in the area and cause the local population further problems with their own parking.
1. Litter will increase considerably.

I would ask you therefor to reconsider this development,

Thank you for your time,

Your's sincerely

Neil Fraser
[REDACTED]

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CR4 3TB

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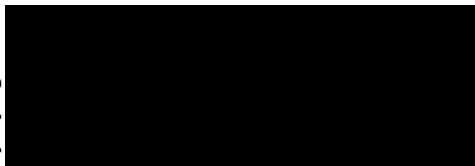
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Yours sincerely,

Signed: 

Print Name: JANE FRANKS

Business name: CATS PROTECTION

Address: Units 3 & 4, Boundary Business Court

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: JANE FRANCIS
Signature: [REDACTED]
Business name: CATS PROTECTION
Address: UNITS 3+4
..... Boundary Business Court

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine
2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.
3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.
4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
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on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

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- 11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.
- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: JANE FRANCIS Signature: 

Business name: CATS PROTECTION

Address: Units 3+4
Bardony Business Court



For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

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Yours sincerely,

Signed:



Print Name: JAMES FIREWICH

Business name: Nanna Tenda

Address: Unit A, boundary business court, CU1 2TD

Contact number:





Dear Miss Sharkey,

Licensing Act 2003

Tesco Stores Ltd, Sandham House, Boundary Business Court

I am writing to express my concerns with regard to this application. It seems to me that should it be granted this could act as a catalyst for several problems. I was unable to discover whether or not this licensing application is for a 'cash & carry' retail premise or for a Tesco shop to be used by the public generally.

The potential for **crime & disorder** cannot lightly be ruled out. Mitcham town centre already has significant issues with regard to alcohol abuse. The granting of this application could result in the **public disorder** spreading further. The application requests trading hours from 06am – 00.00 hours. Therefore, as it is envisaged that the retail outlet would remain open until midnight it is highly conceivable that Boundary Business Court would become a haunt for those who abuse alcohol & then often proceed to cause a disturbance. Additionally, this would exacerbate the existing problem in reference to the nearby local churchyard with regard to drinking. I am particularly concerned with the **protection of children from harm**. It would be naive to imagine that all young people under the age of 18 are safely in their homes later at night.

The local area is served well by two small businesses, Londis & The Wheatsheaf. Both supply general provisions & alcohol in a responsible manner & are of real benefit to the area. Enterprises such as these need all the support they can be given. Some years ago, Tesco decided despite tremendous opposition, to desert the residents of Mitcham. To this day, in the town centre this store is still missed. It would be a great pity if Tesco is now welcomed back to potentially cause problems such as those listed above but also to increase air pollution & traffic problems on Church Road, possibly causing road safety issues as well.

There has been a dearth of realistically placed publicity for this submission from Tesco.

Yours sincerely,



(Miss F. Healy)

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

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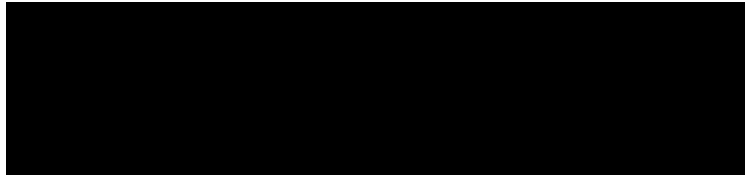
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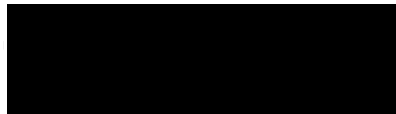


Print Name: CHARLIE HOMBERGER

Business name: CREATE COCKTAILS LTD.

Address: 21 BOUNDARY BUSINESS CT,

Contact number:



Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket

Signed:



CHARLIE HOMBERGER

Business name: CREATE COURTAILS LTD.

Address: UNIT 21 BOUNDARY BUSINESS CT.
CR43TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

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Yours sincerely,

Signed: 

Print Name: *AGA KAPUSCINSKA*

Business name: *AXIMOR LTD*

Address: *UNIT 13, BOUNDARY BUSINESS COURT
92-94 CHURCH ROAD, MITCHAM CR4 3TD*

Contact number: 

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

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- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: AGA KAPUSINSUA Signature: 

Business name: AXIMOC LTD

Address: UNIT 13, BOUNDARY BUSINESS COURT
NO 92-94 CHURCH RD, MITCHAM CR4 3TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

This leads us to a third point, which relates to the current lack of suitability for the premises to sell alcohol (or indeed any goods). It is just an office. There has been no conversion into a retail unit, it has no public access and no street-facing entry. Issuing a licence to an empty office is of no benefit to the community and likely to encourage anti-social repercussions. If they intend to convert the premises into a retail unit at some

future point, that is some considerable way off, as they have not even submitted a planning application to do so and permission is not guaranteed. It seems very premature to issue a licence to a property not fit to sell alcohol and they should wait to find out if planning permission will be granted to structurally alter the office block into a retail unit before their request to receive a licence is given serious consideration.

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Yours sincerely,

Signed: ,



Print Name: KEVIN MCCLOSKEY

Business name: RENLON LTD

Address: UNIT 12, BOUNDARY BUSINESS COURT
CHURCH ROAD, MITCHAM, CR4 3TD

Contact number:

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

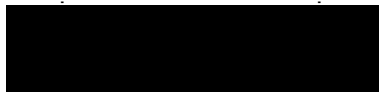
Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed:



Business name: RENLON LTD

Address: UNIT 12, 18 BOUNDARY BUSINESS COURT
CHURCH ROAD
MITCHAM
CR4 3TD

Mitcham Village Residents' Association
67 Miles Road Mitcham Surrey CR4 3DA



9th July 2021

Licensing Section
London Borough of Merton

Dear Sirs

Tesco Store Limited Sandham House Boundary Business Court CR4 3TD
Alcohol license application

Residents and local traders are vehemently opposed to an alcohol license being granted as per Tesco's application.

We are alarmed by Tesco's rather underhand approach in trying to obtain an alcohol license. True, the formal procedure may have been followed, but to stumble across an insignificant A4 notice secured to a tree on Church Road hardly constitutes publicity so we can only assume the intention was to present us with a fait accompli. It is not clear to us whether Tesco propose opening a supermarket, an alcohol-only store/or consumption on the premises. In any event, it should be noted that local general store traders along the Church Road at numbers 57 and 98 already provide a first-class service to the neighbourhood and whose trade will be decimated if an alcohol license is approved for the above setting. These traders have been operating through good times and bad for at least forty years and need our continued support. Their hours for alcohol sales are sensibly neighbourly.

The two closest traders; Londis and The Wheatsheaf will have already made their own representations and have indeed garnered huge support from neighbours and businesses occupying Boundary Business Court who are equally strongly opposed to an alcohol license being granted.

The Prevention of crime and disorder

Mitcham town centre is notorious for its drinking problems and the prospect of drinkers knowing there is an outlet, not so far away, and open until midnight will inevitably bring unwelcome issues to the area. Where there is drink, particularly late at night, and the usual disorder this can bring, drug abuse and sale of same will inevitably follow. The maize of little hideaways at this setting being the

drug dealers' delight. It would be naïve to think that those businesses already in occupation at the site would not be adversely affected.

Public Safety

Currently, Church Road is reasonably safe to walk at night. It is not hard to imagine how it could be having to encounter those having made late night alcohol purchases congregating on the roadside benches, not to mention the late-night truck deliveries.

The Prevention of public nuisance

Boundary Business Court is, of course, predominantly an industrial estate, bounded by residential roads. An alcohol outlet open to the public until midnight is sure to cause some disruption to the residents. Even if alcohol is not permitted to be consumed on the premises it will be difficult to police on the site. The Business Court has so many nooks and crannies to hide away. There used to be a security person on site overnight. This stopped years ago. Perhaps there is now security of a different kind? A CDZ would be advisable in the unfortunate event of this license being granted.

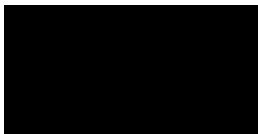
The protection of children from harm

It will be known that just yards away, within the Business Court, is a young children's swimming pool. Alcohol sales in such close proximity cannot be a good mix. Further, with underage drinking already a problem in the area we feel children could be put at further risk in this setting.

It is a great pity Tesco has not publicised their plans or consulted with immediate neighbours. Suffice to say, there are sufficient places locally to purchase alcohol. There is no need for another. Boundary Business Court is an entirely inappropriate setting and we strongly oppose this application.

Yours faithfully

Carole Mauger



For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

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Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

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Yours sincerely

[Redacted signature]

Signed:

Print Name: *BASKARAN MUKUNTHAN*
Business name: *ROBERTS FRESH*
Address: *UNIT 15 92 BOUNDARY BUSINESS PLACE*
COLBERT
Contact number: *0113 211 311*

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

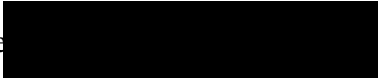
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I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: BASKARAN MUKUNTHAN

Signature: 

Business name: ROBERTS FRESH
UNIT 15

Address: 92 BOUNDARY BUSINESS PLACE
CR4 3TD

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
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2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

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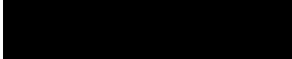
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 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
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Name: BASKARAN MUKUNTHAN Signature: 

Business name: ROBERTS FRESH

Address: UNIT 15, 92 BOUNDARY BUSINESS PLACE
CR4 3TD

For Attention of:

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Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

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Yours sincerely,

Signed:



Print Name: Kriston NEWTON

Business name: LEAD DESIGNS

Address: Unit 17 Boundary business court

Contact number:



6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

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Name: Krishna NEWTON

Signature: 

Business name: LEAD DESIGNS

Address: Unit 17 Boundary Business court
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Enc.

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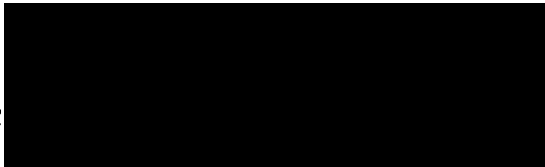
11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.

12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: Krishan NEWTON

Signature: 

Business name: LEAD DESIGNS

Address: Unit 17 Boundary Business court
92/94 church RD Mitcham

CR4 3TD

For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

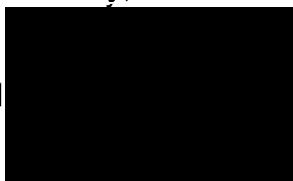
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We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed



Print Name: NATASHA OILE

Business name: Kingswood Daycare Nursery

Address: 31-39 Miles Rd Mitcham

Contact number:





Hidden Area



Hidden Area

Postcard Nick to ~~Samuel~~ as my



Hidden Area



Hidden Area



Hidden Area











High Risk to Parents
&
Children



list to chudson



if parent's come from both Direction
eventually one buggy have to go to busy
Road it's Risk to human's

For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

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Boundary Business Court
92-94 Church Road
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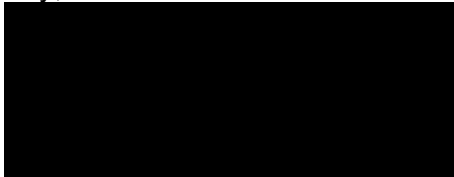
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Signed:

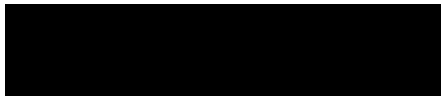


Print Name: *Simon Potton*

Business name: *The Vintage*

Address: *Richardson House, Boundary Business Court, Church Road, CR4 3TD*

Contact number:



For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

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Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

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Yours sincerely

Signed:

Print Name:

P A REDMOND

Business name:

Address:

Contact number:

manroland
sheetfed

manroland sheetfed (UK) Ltd

1st Floor, Southerton House
Boundary Business Court
92 - 94 Church Road
Mitcham, Surrey CR4 3TD
United Kingdom
Phone +44(0)20 8648 7090
Mobile +44(0)7966 518874

Peter Redmond
Managing Director

peter.redmond@manroland.co.uk
www.manrolandsheetfed.com

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

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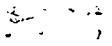
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Yours sincerely,

Signed: 

Print Name: *G HILDESHAN SAMUEL RATNAM*

Business name: *1ST FRESH FOODS LTD*

Address: *UNIT 6
92-94 CHURCH ROAD MITCHAM CR24 3TD*

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: *THILICHAON SAMKIZATNAM*

[Redacted signature block]

Business name: *1ST FRESH FOODS LTD*

UNIT 06
Address: *92-94 CHURCH ROAD*

..... *MITCHAM CR43TD,*

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine

2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
8. There is likely to be increased traffic on the main road if a branded supermarket is allowed to open. Visitors from outside the area are likely to visit the supermarket and this is going to burden the already heavily busy area. This will have an adverse impact

on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

- 9. There will be a delay in public transport passing through the main road with the increase in traffic. In addition, the main road is heavily used by cyclists and encouraging further use of the main road and in particular the surrounding area of the entrance by further vehicles is likely to result in safety concerns.
- 10. There will be an increase in noise pollution resulting from the additional traffic and also the increased number of visitors/public. Serving alcohol until 12am (midnight) is going to encourage late drinking which in turn is likely to result in members of the public loitering around the area. This links in with increased likelihood of anti-social behaviour and crime which in turn may have an impact on the workload of the local police force and ambulance services.
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This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: THILIEZHAN SAMMELIATNAM Signature: 

Business name: 1ST FRESH FOODS LTD

Address: UNIT 06 BOUNDARY BUSINESS LTD
92-94 CHURCH ROAD MITCHAM CR4 3TD

Regulatory Services Partnership
Licensing Department
London borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

07.07.2021

Dear Licensing,

I wish to object to pending licence application relating to

Sandham House
Boundary Business Court
92 - 94 Church Road
Mitcham CR4 3TB

My name is Sunny Singh; I am a local businessman and proprietor of the Londis Post Office at 57-59 Church Road, Mitcham, situated on the opposite side of the road to the office block seeking this licence application.

I am concerned by the potential impact this new licence will have on my existing business, which I have spent many years growing. We are at the heart of the community as the local Post Office and general store and the addition of an extra licenced unit and supermarket would hugely impact my business viability. We are currently one of four licenced shops along Church Road (with *Express Food & Wine* at 172C Church Rd, *the Wheatsheaf* off-licence at 98 Church Road and *Shahini Food and Wine* at 174 Church Road). Adding a fifth, almost opposite my store, is an oversaturation of licenced premises in a small area and a needless over proliferation of licences in Church Road. The existing need is already met by the existing licencees.

The licence is being sought by Tesco, who are testing the waters to see if it is viable to convert an empty office space in Sandham House - which is part of an industrial business court with no other retail outlets – into a supermarket. Although this office has gained a lawful development certificate to change use from class B1a (office space) to class E (allowing retail use) a great deal of development work would be still be required to make this space viable as a store, including the erection of a new customer entrance, delivery points to the rear, a new pedestrian footpath and many other works that have not gained any planning permission and there is certainly no guarantee it ever would. Consequently, issuing an alcohol licence to an empty office block without any permission to convert into a retail unit is premature and has anti-social ramifications and precedents.

The Business Court to which Sandham House belongs serves as office space, warehousing and storage for numerous companies and is deserted and locked outside normal working hours. The impact of allowing one unit in this court to trade alcohol from 6am to midnight is totally inappropriate for the site and local area. The grounds of the court and space surrounding the unit at Sandham House is riddled with secluded alleyways and hidden areas where people could congregate and drink, causing anti-social behavior, vandalism and a threat to the security of not only other businesses within the court but also members of the public visiting the premises. A site-visit from the licensing officer will clearly show how inappropriate the site is to start selling liquor.

The site is secluded, poorly lit, unpopulated outside office hours and currently inaccessibly to pedestrians. I feel it should **not** be issued a licence, based on the prevention of crime and disorder; the prevention of public nuisance, the over-proliferation of licences in a short stretch of Church Road and the unsuitability of issuing a licence to an empty office that has no planning permission to convert into a retail unit.

You should also be notified that the 2 licence application notices have been displayed in such a way as to prevent the public from viewing them You have attached them to lampposts on a closed section of public footway (see attached photographs).

At one end of the Business Court there is no footpath at all and at the other it narrows to a point pedestrians can no longer proceed, both necessitating crossing over the road. There is no footfall and no passing pedestrians to see your notices. Between these 2 lampposts is a railed barrier which blocks the pavement with the sign **Footpath Closed Ahead**. So your signs will never be seen because no-one can pass them and this must surely invalidate them? many thanks.

Yours sincerely,

Sunny Singh

Dear sir/ madam

I am resident at Mitcham, I have got to know that near my house a Tesco is going to be coming at Sandham House CR43TD.

I am not very happy as there is already three 4 local shops on Church Road as well as that there is a Asda less than 5 minutes walking distance for here as well as that there is also a Sainsbury about 3 minutes driving distance. I am appealing for the Tesco to no come here because there is already a lot of problems in the area due to alcohol and drugs so there is a lot of people giving problems and if the Tesco comes it will mean more havoc on the streets as the Tesco has a license to sell alcohol till 11pm. Another reason I would not like Tesco to come this place is that there is a lot of traffic already on this road especially in the morning and evening as people commute to work and on top of this there are two schools on the road which adds to more traffic, so therefore I would like my residential area to be quiet as possible and bringing this Tesco will make it more louder.

Thanks

>> Dear Sir/ Madam,

>>

>> I'm writing you because I want to comment on a premises licence application that Tesco has submitted at Sandham House, Boundary Business Court, Church Road, Mitcham, CR4 3TD.

>>

>> In this area (within less than 1 mile) are already four small businesses that sell alcohol until late hours. In this area there's a lot of crime and nuisance caused by drunk people. My concern is that the arrival of Tesco will increase the criminal activities and nuisance committed by those people. In general Tesco sells cheap alcohol and they will open till late hours. I think more people will be able to buy cheap alcohol from Tesco and will be hanging out on the streets (till late) causing nuisance. This will eventually lead to safety concerns for people walking by and for people living there. There is also a nursery in this area and children will be more in risk due to drunk people. I don't think a Tesco store is necessary in this area since there are already four businesses selling alcohol as well as groceries. Furthermore, there is already an Asda store in the neighbourhood and within another 1 mile there is a Lidl, Aldi, Coop supermarket, Sainsbury, M&S and another Tesco as well. I also think that the arrival of Tesco will cause more traffic on the roads and this will lead to more chaos.

>>

>> Hopefully you take my concerns into consideration to whether or not granting the licence.

>>

>> I'm looking forward to hearing from you.

>>

>> Thank you.

>>

>> Yours faithfully,

>> Selliah Tharmeswaran

-----Original Message-----

From: [REDACTED]
Sent: 10 July 2021 09:43
To: Licensing <Licensing@merton.gov.uk>
Subject: Re: **Comment on a Tesco licence application**

Dear Ms Sharkey,

Due to my late night shift, I wasn't able to answer you immediately. [REDACTED]
[REDACTED]

My full name is: Sellaijah Tharmeshwaran

I hope you can accept my representation.

Many Thanks,

Sellaijah Tharmeshwaran

> On 8 Jul 2021, at 2:10 pm, Mamfo Shanthos [REDACTED]
>
> Dear Sir/Madam,
>
> On the first of July I have sent you an email regarding a licence application from Tesco (see below).
I have not received any confirmation/ response of you yet.
>
> Could you please let me know that you have received my e-mail?
>
> Thank you.
>
> Kind Regards,
>
> Selliah Tharmeswaran
>
> Sent from my iPhone
>
>> On 1 Jul 2021, at 12:45 pm, Mamfo Shanthos [REDACTED]
>>
>>
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>>
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>>
>> In this area (within less than 1 mile) are already four small businesses that sell alcohol until late
hours. In this area there's a lot of crime and nuisance caused by drunk people. My concern is that
the arrival of Tesco will increase the criminal activities and nuisance committed by those people. In
general Tesco sells cheap alcohol and they will open till late hours. I think more people will be able

to buy cheap alcohol from Tesco and will be hanging out on the streets (till late) causing nuisance. This will eventually lead to safety concerns for people walking by and for people living there. There is also a nursery in this area and children will be more in risk due to drunk people. I don't think a Tesco store is necessary in this area since there are already four businesses selling alcohol as well as groceries. Furthermore, there is already an Asda store in the neighbourhood and within another 1 mile there is a Lidl, Aldi, Coop supermarket, Sainsbury, M&S and another Tesco as well. I also think that the arrival of Tesco will cause more traffic on the roads and this will lead to more chaos.

>>

>> Hopefully you take my concerns into consideration to whether or not granting the licence.

>>

>> I'm looking forward to hearing from you.

>>

>> Thank you.

>>

>> Yours faithfully,

>> Selliah Tharmeswaran

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

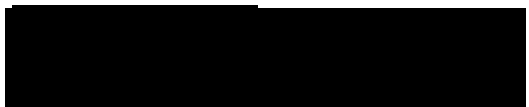
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Yours sincerely,

Signed: 

Print Name: *LARRY WALSH*

Business name: *LARRY WALSH LTD.*

Address: *UNIT 9, BOUNDARY BUSINESS COURT, CR4 3TD.*

Contact number: *07763833421*

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL

30 Warwick Street

London

W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
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2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

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 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
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on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

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This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: CARRY WALSH.....

Signature 

Business name: UNIT 9.....

Address: BOUNDARY BLOOMERS COURT

C4 3TD.....

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

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We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

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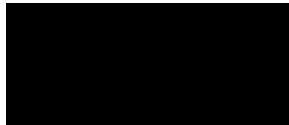
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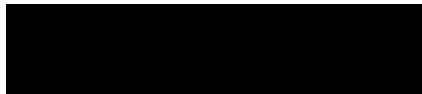


Print Name: MARTIN WELCH

Business name: TAPI CARPETS

Address: UNIT 2 BOUNDARY BUSINESS COURT

Contact number:



Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

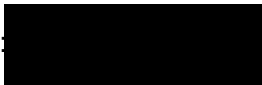
Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed:



Business name: TAPI CARPETS

Address: UNIT 2 BOUNDARY BUSINESS COURT

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
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SM4 5DX

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Yours sincerely,

Signed:



Print Name: Ben Young

Business name: Dolphin Swim Academy

Address: Unit 16 Boundary Business Court

Contact number: (



Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

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6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
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London
W1B 5NH

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