

Appendix 1

Jade Doswell
Sat 13/03/2021 14:46
To: Premises Licensing
Cc: Ali Ilyas; Zahra Alijah

Dear Sir/Madam,

We are writing as Fallowfield Councillors, to make submissions to assist the gathering of evidence for a review into the re-introduction of a Cumulative Impact Policy in Fallowfield.

The Cumulative Impact Policy that existed prior to withdrawal was an essential tool for local residents, and often the only safeguard against the excessive concentration of licenced premises in a mixed residential and student community.

Whilst we, as elected members welcome the range of premises currently in Fallowfield, and the vibrancy of having an array of bars, nightclubs takeaways, and restaurants to cater for the student and residential population, there has to be a balance struck.

Unfortunately, however, the increasing presence of these establishments on the stretch of Wilmslow Road that the previous policy covered have a detrimental impact on the quality of life of residents who live nearby.

As Ward Councillors, we receive regular complaints from individual residents and resident associations about the consistent level of late night noise, typically from students, leaving bars, buying alcohol late in the evening for house parties, or consuming takeaways after a night out in nearby establishments. The noise is not just caused by patrons of these venues, it can also be incidental noise, such as the playing of music, or the constant access and egress of takeaway delivery or stock delivery vehicles.

As premises begin to re-open, there is likely to be an increased use of outside spaces to ensure they are covid-safe, which is obviously welcomed but will no doubt significantly exacerbate the issue of noise pollution.

Another issue that the density of licenced premises has revealed is that of litter and rubbish. The many takeaways and places for alcohol purchase and consumption are marketed to the student population and therefore, during term-times, are in use every night.

Just adjacent to Wilmslow Road is the Sherwood Estate, an estate primarily occupied by families and older people. There is a sizeable population of families, professionals, and older people who also live along the Fallowfield Brow, on Mabfield, Furness, Cawdor, Albion, and Landcross Roads. The Residents' Association representing these residents regularly report having to navigate discarded takeaway wrappers, party debris, and glass from broken bottles on their morning commute. Patrons of some of the licenced premises have also been reported to urinate in the front garden of such homes on their route home.

As noted above, whilst we welcome the existing array of premises, these problems present a direct challenge to the quality of life for long term residents, and it is arguable that they result from a concentration of premises providing licensable activity to cater largely to the student population.

I've attended a few licence application hearings to represent resident groups (Sherwood TRA, Fallowfield Community Guardians) on this issue, and have witnessed first-hand the immense amount of work residents put in to resist new applications – not for the sake of it, but to prevent a decline in living standards in their own community.

It is, sadly, still a great challenge for residents to successfully refute new applications for licenced premises despite the special policy, and it's presumption against new licenses that cannot demonstrate that they contribute to the cumulative impact.

To remove this policy, or weaken it in any form, would be really catastrophic and cause social cleansing; many of our residents would likely feel pressured to move out should a flurry of bars, clubs and takeaways move in.

My fear is that not having any form of CIP in place would open the floodgates for this. Unfortunately, in the short time since the policy has been withdrawn, we have already seen a rapid rise in new applications and previously rejected applications (some rejected on multiple occasions).

The CIP is a desperately-needed policy, and one that I hope we will not only retain, but strengthen, with clear guidance for applicants, and the licensing authority on what the cumulative impact means in this area, and what constitutes a contribution to it.

I hope these comments are taken on board in the review and if those conducting the review would like to seek further information or clarification on points raised please don't hesitate to contact us,

Best Wishes,

Cllrs Doswell, Ali and Alijah for Fallowfield Ward,

Councillor Jade Doswell

Labour Member for Fallowfield Ward