

**Amanda Cox**

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**From:** Nick Mortram  
**Sent:** 10 April 2024 16:13  
**To:** Licensing Team  
**Subject:** Licensing of Stafford Stores II, 2 Kabin Road, New Costessey, Norwich, NR5 0LN

Dear Sir or Madam,

We are writing to lodge our concerns regarding the application for a premises license for Stafford Stores II at 2 Kabin Road, New Costessey.

The premises has been operating for a number of years as a charity shop and sold electrical appliances prior to that as a business trading as "Plug and Socket".

For the proposed new business to trade as a convenience store with alcoholic sales would require a significant increase in footfall and car parking for it to be an economically viable business.

My wife and I are the owners of 115 Norwich Road which is on the opposing corner of Kabin Road to the shop. We have access to our property from Norwich Road at the front and to our garage at the rear from Kabin Road opposite the shop. Historically we have had difficulty exiting our property at the rear when there is a parked car on either side of Kabin Road adjacent to the shop. With the relatively low footfall of the previous businesses, the shop's small car park could normally cope and it has been a minor inconvenience as it only happened occasionally. Also, the trading hours of the businesses were normal business hours only. The advised trading hours and footfall of the new business may, I'm concerned, result in our rear entrance being blocked regularly while customers purchase goods from the shop.

Can you please let us know what can be done to keep all parties happy as Norwich Road is a key bus route through Costessey and Kabin Road is a key access route for Kabin Road, Hawthorne Road and Ashtree Road and beyond at a minimum? It may be the application of some yellow lines near the Norwich Road/Kabin Road junction could resolve this?

Regards,

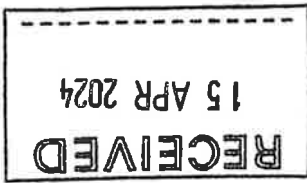
Hugh Mortram

Elizabeth Mortram

115 Norwich Road

Norwich

NR5 0LF



MR. R.E.S. CAPES.  
1A KABIN ROAD,  
NEW COSTESSEY,  
NORWICH.  
NR5 0LN.

TO THE LICENCING TEAM.

RE: APPLICATION NO: 24/00876/PLA NEW.

MY MAIN CONCERN IS FOR THE VOLUME OF TRAFFIC TURNING INTO KABIN RD FROM NORWICH RD. WE ALREADY HAVE CARS PARKING ON THE SIDE OF KABIN RD, SOMETIMES BLOCKING PEOPLES DRIVEWAYS. THE CARPARK FOR THE SHOP (2 KABIN RD) IS RIGHT ON THE JUNCTION WITH NORWICH RD WHICH IS ALWAYS BUSY. DELIVERIES BY LORRY OR VAN ETC: WOULD ONLY MAKE MATTERS WORSE. THE PROPOSED OPENING HOURS WILL MAKE TRAFFIC AND NOISE LEVELS UNACCEPTABLE. IS IT REALLY NECESSARY TO SELL ALCAHOL FROM 6.00 a.m. TO 11. p.m.?

CONCERNED RESIDENT

Redbayer

## Amanda Cox

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**From:** susan watkins  
**Sent:** 23 April 2024 19:21  
**To:** Licensing Team  
**Subject:** Application for alcohol sales licence for premises on Kabin Rd/Norwich Rd

**Categories:** Amanda

To Whom It May Concern

The new owners/occupants of the premises on the corner of Kabin Rd and Norwich Rd in New Costessey, Norwich, have applied for a licence to run an early-to-late opening shop that also sells alcohol. I would like to express my concern about this proposed business as I feel it is unsuitable for this area.

We already have two small commercial hubs within walking distance with similar stores that serve much of the population of this area – the Co Op and a convenience store near Wensum DIY, both of which are licensed to sell alcohol and both of which open early till late. Unlike the proposed store at the end of Kabin Rd, the location and activities of these retail businesses does not impinge on local residents' enjoyment of their home and garden, nor do they cause traffic congestion in residential roads.

By contrast, the proposed store is situated in a quiet suburban residential area where it is immediately adjacent to many homes. The entrance to Kabin Rd is narrow and I fear that parking on the road and pavements near the shop and vehicles turning, whether in Victoria Way, Hawthorn Rd or at the top of Kabin Rd, will become an issue for drivers and pedestrians not to mention the potential nuisance for residents living close to those turning points. Then there is the issue of delivery vehicles parking and unloading, possibly blocking the road or causing a hazard on Norwich Rd – kindly note that a bus stop is located just beyond the boundary of the retail premises.

All things considered, I feel most strongly that any permission granted for retail activities at this corner site should include as a condition enforceable parking controls and time restrictions for deliveries by lorry.

The concerns set out above are expressed in good faith and I trust they will be well received.

With regards  
Susan Watkins

29 Kabin Rd, NR5 0LW

Sent from [Mail](#) for Windows

## Amanda Cox

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**From:** Dennis Morley ·  
**Sent:** 24 April 2024 14:58  
**To:** Licensing Team  
**Subject:** Re licensing application for Dereham Road/ corner of Kabin Road sales of alcohol licence.

**Categories:** Amanda

I wish to register an objection to the above application.

The junction is a blind turning in spot going downhill from Dereham Road onto Kabin Road. When NANSAs had the shop, customers regularly parked right on the junction, rather than in the car parking spaces in front of the shop. This made entry into Kabin Road difficult, and potentially dangerous.

We are already served with 2 local stores within a 15 minute walk providing early and late opening hours selling alcohol and groceries so do not feel we need another.

This is a residential area and object to the early morning and late evening disturbance from motor vehicles and delivery HGV's that an off licence would generate.

Yours faithfully,

Mr J D & G Morley  
7 Kabin Road  
Norwich  
NR50LN