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The Licensing Authority
Wiltshire Council
Public Protection
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

19th December 2023

Dear Sirs

Re: Westbury Pizza Limited (T/a Caprinos), 9-11 The Mall (aka 9-11 Westbury Mall), Edward Street, Westbury, Wiltshire BA13 3DR

I write on behalf of clients Harford Properties Limited to object to the proposed new licensing hours set out in Westbury Pizza Limited's (Caprinos) application of 10th November 2023.

Harford Properties Limited is the freeholders of the adjoining Angel Mill complex, of which the subject property physically forms part. The complex includes The Old Mill House, Laverton Mill and The Church Street Apartments. This is a 60 flat complex and we are their appointed managing agents, and we have also been asked by many of the residents to ensure that we object to these proposals too.

The Old Mill House contains 6 ground floor flats which share a courtyard with Caprinos, and there are a further 18 flats arranged on the three floors above these. All 24 flats will be directly affected by any increased noise which will be magnified by the enclosed nature of the courtyard.

There are also 10 flats within the adjacent Church Street Apartments section of the development, as well as a further 26 flats within the adjoining Laverton Mill section of Angel Mill. These remaining 36 flats are currently affected by the comings and goings of Caprinos delivery drivers and their customers, who are currently apt to use, without consent, the residents main car parking area.

Caprinos presence already results in discarded pizzas and pizza boxes within the complex and smeared pizza on the walls to the walkways which we have to arrange to have cleared up and I fear that increasing their trading hours will result in more of the same.

There is also the matter of light pollution to the courtyard as the east elevation to Caprinos is almost entirely glazed and lights the courtyard (which is otherwise unlit

bar PIR activated floodlights) during Caprinos opening hours and causing more disturbance by lighting flat bedrooms.

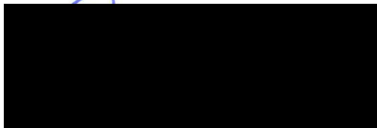
The extensions proposed are considered unnecessary, and seem largely designed in such circumstance to allow Caprinos home delivery trade, but may create a focal point for unruly behavior in circumstances where most other fast food businesses have long since closed.

We currently receive frequent complaints about Caprinos drivers using residents allocated car parking spaces without consent and this proposal, if allowed it will likely result in our having to install costly barrier systems to the development to exclude Caprinos drivers and their customers.

In short, Caprinos proposals will result in unreasonable intrusion, disturbance and nuisance to the residents of The Old Mill House, Laverton Mill and The Church Street Apartments, as well as likely additional cost, and we ask you to consider these matters when making your decision as to whether to allow their proposals. Caprinos existing hours are considered entirely reasonable, and it does not seem fair to burden the residents of the densely populated Angel Mill complex, and The Old Mill residents in particular with the extended nuisance that allowing this proposal will cause.

Thank you in anticipation of your consideration of these representations.

Yours faithfully

A black rectangular redaction box covering the signature of Julian Sandoe.

Julian Sandoe BSc MRICS