

**Sent:** 20 June 2025 12:48

**To:** licensing <[licensing@lancaster.gov.uk](mailto:licensing@lancaster.gov.uk)>

**Subject:** Fwd: 52 Market Street Objection

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Dear Sir/Madam,

I am writing on behalf of All Hopes No Promises, a well-established, family-friendly food and drink venue based on Market Street, Lancaster. We wish to formally object to the proposed change of use of 52 Market Street, Lancaster, from a retail unit into a bar.

Market Street is one of Lancaster's most vibrant and culturally diverse high streets, home to independent shops, eateries, and community businesses that attract families, students, tourists, and locals alike. The proposed change to a late-night drinking venue would significantly alter the dynamic and character of this area, moving it away from its current balanced and welcoming atmosphere toward something more aligned with the nightlife district around Church Street.

As a local business, we absolutely welcome new ventures and fresh ideas that enhance the street's offering. However, we strongly believe that any new business should complement the existing environment and not cause disruption or nuisance to others. This proposal, in its current form, raises serious concerns around public safety and policing. Introducing another bar into this area could create a split nightlife zone, stretching police resources and placing additional strain on public services already under pressure.

As a licensed venue ourselves, we are familiar with the challenges around noise and late-night disturbance. Both our establishment and the John O'Gaunt pub have had to respond to resident complaints in the past, and introducing a new late-night venue could further escalate these issues. With multiple residential units above nearby properties, the noise, crowds, and potential for anti-social behaviour are of real concern.

We also have practical objections. The property in question has rear access via our private service yard, which we use for bin storage and deliveries. While the applicant may have pedestrian access rights, they do not have permission to store or service commercial waste in that space. Doing so would create logistical, hygiene, and safety concerns for us as an existing operator.

Furthermore, we are concerned that the nature of the proposed venue, particularly with a 2am closing time now listed in the premises licence application, could attract a more problematic crowd, including individuals associated with drug use and anti-social behaviour. While we understand that not all patrons should be judged by assumptions, the shift in hours and intended use of the premises gives rise to legitimate fears about the potential change in atmosphere on Market Street—one that could discourage families, tourists, and daytime visitors from enjoying the area.

It is also worth noting that the planning applications for this property have been submitted at different times, with changes that appear inconsistent. The current application for a 2am licence represents a significant departure from the area's usual trading hours and would further strain the balance between daytime and nighttime economies.

We must also make it clear that if Lancaster City Council and the police licensing authorities approve this premises licence, we reserve the right to pursue legal action on the grounds of public nuisance and failure to uphold public safety under the Licensing Act 2003, particularly in relation to the four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

We believe this application, in its current form, poses a real threat to at least three of these objectives. Should this venue be granted a licence and negative outcomes arise, we will also consider further legal action under the Environmental Protection Act 1990

(regarding statutory nuisance), and the Health and Safety at Work etc. Act 1974, as we fear for the wellbeing of our staff, customers, and the wider public.

In light of all these concerns, we respectfully urge the Council to reject this planning application. Market Street thrives because of its daytime culture, family-friendly environment, and independent spirit. Turning it into an extension of the nightlife district would undermine what makes it special and place undue pressure on existing businesses, residents, and policing.

Yours faithfully,

Michael Evans

