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From: Nicky Walker [REDACTED]
Sent: Sunday, 04 January 2026 13:29
To: Licensing
Cc: Tom Mohan
Subject: Application Premises Licence-Hemlington Post Office

[REDACTED] appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

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To whom it may concern

As a resident and frequent user of the shopping centre I would like to express my opposition to the application for a premises licence at Hemlington Post and Store, 33 the Viewley Centre on the following grounds.

1) Prevention of crime and disorder

There are already long-standing issues with anti-social behaviour in the shopping centre which can be evidenced by statistics. Although figures do go up and down the problems have persisted over many years and those taking part often gather around premises which are open on an evening and selling alcohol. This includes congregating in gangs, rowdy behaviour, intimidating passers by, throwing of missiles, drunkenness and littering

Empty bottles and cans which have contained alcoholic drink are frequently seen in the centre the following morning.

The most recent data from streetcheck.co.uk shows there were 116 instances of crime and anti-social behaviour within half a mile of the proposed site location in October 2025 alone, which is 'High' in comparison to other areas, with 37 of these involving anti-social behaviour and a cluster of reported incidents categorised as either 'public order' or 'anti-social behaviour' can be in and around the shopping centre itself.

It is likely that should a further licence be granted that there will be an increase in street drinking, disorderly behaviour, intimidation of residents and passers by and nearby businesses.

2) Prevention of nuisance

The granting of this licence would have a detrimental effect on persons living and carrying on business in the area around the premises which are likely to be disproportionate and unreasonable. The issues will mainly concern noise, youths congregating and litter.

The block of the centre including retail premises from 33-41 is the only part of the centre to have residential flats above it, the others all have non-domestic businesses or offices above. Granting

of premises licence, including early morning and evening hours in this part, at the west of the centre, is likely to have an adverse impact on residents due to attracting youths to hang around this location..

Many people, including those using the adjacent vet's practice, use the cut between the post office and the vets to access the vets, shops and other community facilities in the centre from the nearest car parks to the rear. There are already issues with some congregating in the cut and urinating at the foot of the stairs and it is likely having alcohol sold at and premises open on an evening would make this worse.

There are currently 3 shops with a premises licence, all at the other end of the centre to the east, one of which has security staff on duty which moderates some of the problems. Many residents already say they will not or are reluctant to use the centre or pass through it especially on a night, due to youths congregating particularly around Tesco and Boozebox which are open until 10pm. The granting of a licence at the Post Office is likely to create similar problems at this end of the centre, leading to conditions that would be unsafe, or felt to be unsafe for pedestrians and likely to deter residents from using the shopping centre, particularly on a night, including accessing bus stops or passing through from one part of Hemlington to another.

Middlesbrough Council's Licencing Policy recognises that 'Customer's negative perception of the town centre may deter them from visiting it, particularly if crimes, disorder and nuisance are not effectively dealt with' and the same applies to the Viewley Centre which is increasingly seen as an area which residents are reluctant to visit, particularly on an evening.

3) Cumulative impact

Although Hemlington is not within an area covered by a cumulative impact policy, Middlesbrough Council's Licencing Policy states

' 10.8 The Council makes it clear in this policy that cumulative impact, in the absence of a specific 'special' policy, can still be raised in relevant representations and could form the basis for legitimate questions by members of the Licensing Sub-Committee. i.e. the absence of a special policy does not prevent the issue of cumulative impact being properly raised, considered and acted upon in the interests of promoting the licensing objectives.'

Hemlington has unfortunately received not just local, but also national attention in programmes such as Panorama due to its problems with anti-social behaviour, and part of this is centred on the shopping centre..

While there may be a great deal of work going on to address this, the position is extremely fragile.

In a relatively small shopping centre there are already 3 shops with a premises licence, plus a social club and a public house (currently unoccupied but advertised to let), making a total of 5 premises. All of these premises are ones which are either public houses, supermarket operators who would be expected to have a premises licence as part of the core business and the last which started as and has always operated as an off-licence. The same can't be said of the post office

Understandably, local residents feel that there are enough, or more than enough, outlets selling alcohol, and the addition of yet another off-licence, in what has always been a Post Office, would provide no tangible benefit or improved amenity for residents. The high density of licensed premises in this small area may already be having a detrimental effect on the licensing objectives as outlined above. It is likely that a further off-licence would contribute to further problems with disorder and

nuisance and may encourage excessive drinking and lead to negative community impacts, contravening the principle of cumulative impact as detailed in Middlesbrough Council's Licensing Policy.

I therefore request that this application be refused in line with the Licensing Act 2003, the associated statutory guidance and Middlesbrough Council's Licensing Policy.

Kind regards

Nicola Walker
