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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR LICENSING SUB-COMMITTEE MEETING

Date: Tuesday, 28 November 2017

Time: 6.00 pm

**Place: Council Chamber, Trafford Town Hall, Talbot Road, Stretford,
Manchester, M32 0TH**

AGENDA	PART I	Pages
1.	ATTENDANCES	
	To note attendances, including Officers and any apologies for absence.	
2.	APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE - SALE MOOR SERVICE STATION, NORTHENDEN ROAD, SALE MOOR M33 2FE	
	To consider the attached report of the Head of Regulatory Services.	1 - 36
3.	URGENT BUSINESS (IF ANY)	
	Any other item or items which by reason of special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.	

THERESA GRANT

Chief Executive

Membership of the Committee

Councillors M. Cornes (Chairman), J. Holden (Vice-Chairman) and E.W. Stennett.

Further Information

For help, advice and information about this meeting please contact:

Mrs Ruth Worsley, Democratic & Scrutiny Officer

Tel: 0161 912 2798

Email: ruth.worsley@trafford.gov.uk

Licensing Sub-Committee - Tuesday, 28 November 2017

This agenda was issued on **Monday, 20 November 2017** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

Any person wishing to photograph, film or audio-record a public meeting is requested to inform Democratic Services in order that necessary arrangements can be made for the meeting.

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Agenda Item 2

AGENDA ITEM NO.

TRAFFORD COUNCIL

THE LICENSING SUB-COMMITTEE – 28TH NOVEMBER 2017

REPORT OF THE HEAD OF REGULATORY SERVICES

REPORT REF. NO

APPLICATION FOR THE GRANT OF A NEW THE PREMISES LICENCE –
SALE MOOR SERVICE STATION, NORTHENDEN ROAD, SALE MOOR, M33 2FE

PURPOSE

To advise Members of an application for the grant of a new premises licence for premises known as Sale Moor Service Station which has attracted objections from local residents.

OPTIONS

The Sub-Committee should take such steps as they consider necessary for the promotion of the Licensing Objectives in accordance with the provisions of subsection 18(4) of the Licensing Act 2003.

Iain Veitch
Head of Regulatory Services

Further Information From:

Name: Joanne Boyle
Licensing Team Leader
Extension: 4129

Proper Officer for the purposes of L.G.A 1972,S.100D
(background papers): Head of Regulatory Services

Appendices:

Appendix A – Application and Operating Schedule (including layout of premises)
Appendix B – Representations for local residents

1.1 Background

On the 2nd October 2017 the Licensing Section received an application (**Appendix A**) from Licensing Solutions acting on behalf of Motor Fuel Limited, for the grant of a new premises licence for premises known as Sale Moor Service Station, Northenden Road, Sale Moor, M33 2FE.

1.2 The applicant confirms that the site is an existing forecourt and shop which has been newly acquired and is to be traded by them in line with the other sites they operate. The shop is being re-arranged and re-merchandised to the MFG Convenience Store format. Please see additional information about the shop and its proposed operation which is contained with the application in Appendix A.

1.3 The applicant has complied with all requirements under the application process including advertising the application in a newspaper, advertising by way of public notice at the premises and submitting a copy of the complete application to all Responsible Authorities. The application is deemed to be correctly submitted.

2. Representations

2.1 The Licensing Authority has received representations against the application in the form of a petition containing 14 signatures from the owners and tenants of Warwick House which is situated above and behind the premises. The Authority has also received separate letters of objection from 4 of the signatories to the petition giving more detail of their concerns and why they are opposed to the granting of the licence.

3. Licensing Policy and Guidance

3.1 The Committee are respectfully referred to the Council's own Licensing Policy relating to the Licensing Act 2003 objectives and to the Secretary of State's Guidance. (Copy available at meeting)

4. Options

4.1 The Sub-Committee to take such steps as they consider necessary for the promotion of the Licensing Objectives in accordance with the provisions of subsection 18 (4) of the Licensing Act 2003. The steps specified are:

4.1.1 To grant the licence subject to-

- Conditions consistent with the operating schedule accompanying the application modified to such extent as the authority considers necessary for the promotion of the licensing objectives, and;

- Any mandatory conditions which must be included under the Licensing Act 2003
- 4.1.2** to exclude from the scope of the licence any of the licensable activities to which the application relates;
- 4.1.3** to refuse to specify a person in the licence as the premises supervisor;
- 4.1.4** to reject the application.
- 4.2** The Sub-Committee is advised that any findings on any issues of fact should be on the balance of probability and any decision should be based on the individual merits of the application.
- 4.3** The Sub-Committee, in arriving at its decision, must have regard to relevant provisions of national guidance and its own statement of licensing policy and reasons should be given for any departure.

APPENDIX A

APPLICATION AND OPERATING SCHEDULE (including premises layout and external area)

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We MOTOR FUEL LTD

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description CONVENIENCE STORE SALE MOOR SERVICE STATION FS439 NOTHENDON ROAD SALE MOOR			
Post town	MANCHESTER	Postcode	M33 2FE

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£20000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |

- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or X

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name MOTOR FUEL LTD
Address BUILDING 2 ABBEY VIEW EVERARD CLOSE ST ALBANS HERTS AL1 2QU
Registered number (where applicable) 5206547
Description of applicant (for example, partnership, company, unincorporated association etc.) LIMITED COMPANY
Telephone number (if any) 01727 898890
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0 1 1 1 2	0 1 7	

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
□ □ □ □	□ □ □ □	

Please give a general description of the premises (please read guidance note 1)
 GROUND FLOOR CONVENIENCE STORE LOCATED ON A FORECOURT.
 THE SHOP IS SERVING LOCAL RESIDENTS AND WORKERS AND THOSE FROM FURTHER AFIELD VIA BOTH VEHICULAR AND FOOT TRAFFIC AND ENJOYS THE BENEFIT OF A CASH MACHINE.
 SITE TRADES 17 HOURS PER DAY
 DPS IS RESPONSIBLE FOR TRAINING AND AUTHORISING ALL STAFF WITH A FULL TRAINING REGIME IN PLACE

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the performance of dance (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – <u>please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	X
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	06.00	23.00			
Tue	06.00	23.00			
Wed	06.00	23.00			
Thur	06.00	23.00			
Fri	06.00	23.00			
Sat	06.00	23.00			
Sun	06.00	23.00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name CHRISTOPHER JOHN MITCHENER

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	00.00	24.00	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)</p>
Tue	00.00	24.00	
Wed	00.00	24.00	
Thur	00.00	24.00	
Fri	00.00	24.00	
Sat	00.00	24.00	
Sun	00.00	24.00	

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

EXTENSIVE CCTV SYSTEM FITTED WITH 31 DAY LIBRARY AND CAMERAS ENDORSED ON THE PLAN, ALARM SYSTEM FITTED, TRAINED STAFF WITH RECORDED ALCOHOL TRAINING REGIME AND 6 MONTHLY REFRESHER TRAINING, INSTORE CHALLENGE SIGNAGE RE CHALLENGE 25 PROXY SALES AND PURCHASING UNDER THE INFLUENCE, CHALLENGE 25 IN PLACE, REFUSALS SYSTEM WITH REFUSALS BOOK AND INCIDENT LOG IN PLACE

b) The prevention of crime and disorder

CCTV SYSTEM, 24 HOUR RECORD, 31 DAY LIBRARY, INCIDENT LOG AND REFUSALS BOOK,

c) Public safety

STAFF TRAINED IN FIRE SAFETY PROCEDURES AND THE USE OF FIRE SAFETY EQUIPMENT, FIRE FIGHTING EQUIPMENT AVAILABLE, EMERGENCY LIGHTING FITTED IN STORE

d) The prevention of public nuisance

STAFF TRAINED TO DEAL WITH SITUATIONS, USEABLE WASTE CONTAINERS LOCATED ON THE FORECOURT,

e) The protection of children from harm

CHALLENGE 25, FULL ALCOHOL TRAINING REGIME IN PLACE WITH 6 MONTHLY REFRESHER TRAINING, CHALLENGE SIGNAGE AND REFUSALS BOOK AND INCIDENT LOG

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. X
- I have enclosed the plan of the premises. X
- I have sent copies of this application and the plan to responsible authorities and others where applicable. X
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. X
- I understand that I must now advertise my application. X
- I understand that if I do not comply with the above requirements my application will be rejected. X
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).


IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
--------------------	--

Signature	
Date	29 TH SEPTEMBER 2017
Capacity	LICENSING SOLUTIONS - DULY AUTHORISED AGENT

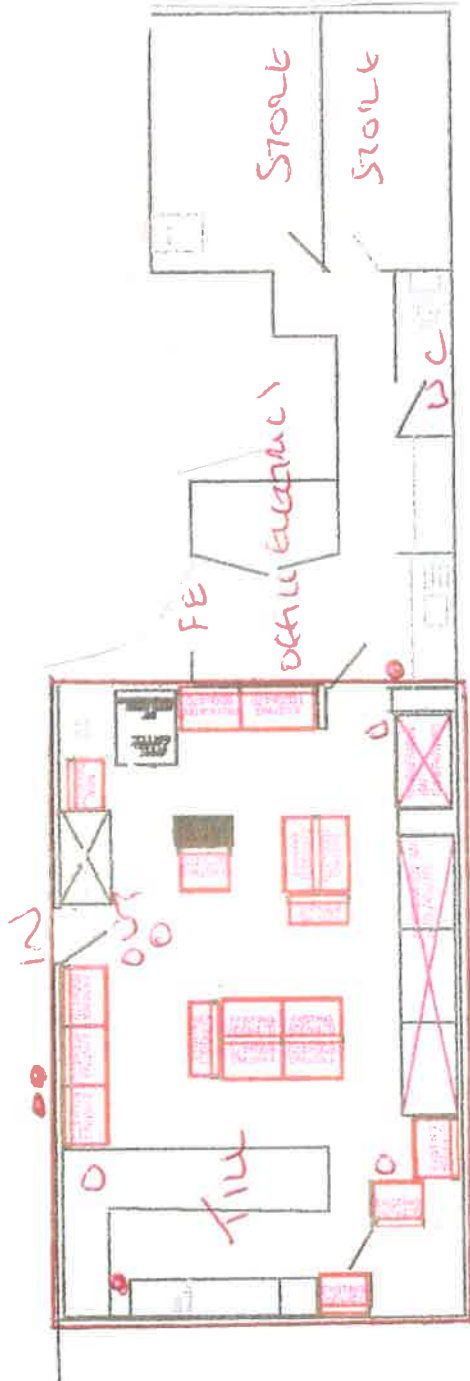
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) CHRIS MITCHENER LICENSING SOLUTIONS 32 CHURCH ROAD LOCKS HEATH			
Post town	SOUTHAMPTON	Postcode	SO31 6LU
Telephone number (if any)	07831 159450		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) chris@licensingsolutions.org.uk			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports -- defined as a contest, exhibition or display which



ALLOW DIMENSION TAKEN AROUND THE STORE
WITHIN THE RED BORDER

REVISION

KEY
CROWN DIMENSION 0
FINE EXTENSION 0
FINE LINE FE

NOTES

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MUSGRAVE RETAIL PARTNERS CB, MUSGRAVE HOUSE
WIDEWATER PLACE, MOORHALL ROAD, HAREFIELD
MIDDLESEX, UB8 8NB
Telephone: 01895 828 100
Salesupport.London@musgrave.co.uk - www.London.co.uk

PROJECT TITLE

PROJECT ADDRESS

MFL
Spartan Model
MUSGRAVE

DRAWING TITLE

MFL Construction

SCALE

DATE

22/11/17

DRAWN

1-1000000

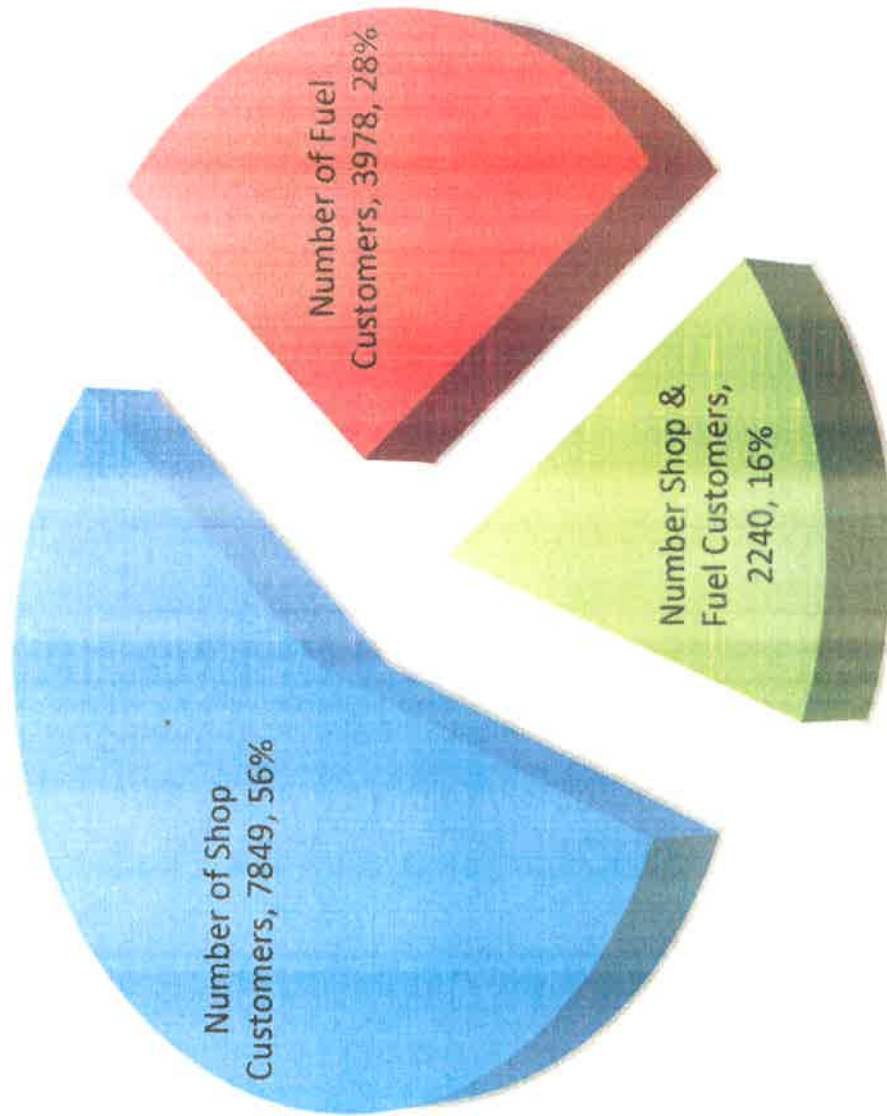
DRAWING NUMBER

CSM 9/17

REVISION

1

Analysis of Customer footfall - August 1-31st 2017
MFG Sale Moor



Background History

This site is an existing forecourt and shop which has been newly acquired by our clients and is to be traded by them much as the other sites that they operate. The shop is being re-ranged and re-merchandised to the **mFg** Convenience Store format to fully realise its trading potential. This includes installing a Costa Coffee machine, a cash machine, Camelot and Paypoint, and enhancing the retail offer across the range adapting and replacing fittings as necessary.

The Shop

The shop layout has been designed to serve both the local community and those from further afield. Trading as a convenience store under the Company's own tried and tested convenience format a good range of fresh foods, groceries and other products are to be offered and the off licence is an important part of the service that such a shop is now expected to provide.

The Operation

The shop is to be operated by the Manager assisted by a team of staff who live locally. The DPS trained and certified through the national APLH certificate scheme will be responsible for training all staff and keeping and maintaining ongoing training records utilising the **Off Licence Training System**. The refusals system will be used with records kept in the **Refusals Book** to tie in with the CCTV system. The **Challenge 25** trading initiative will also be embraced.

Security

The premises are secured by an **alarm system** and the **CCTV system** will benefit from cameras supported by a **recorder** and **library** which can be made available to the Police if required.

Trading Hours

	Opening Hours	Alcohol supply
Mon – Sat	06.00 to 23.00	06.00 to 23.00
Sun	06.00 to 23.00	06.00 to 23.00

Summary

Enhanced Convenience trading format

Off-Licence Training System

Refusals Book

Alarm System

Challenge 25

CCTV

Recorder with library

APPENDIX B

Representations

Warwick House Flats Management Ltd.

(SALE)



Flat 12 Warwick House
Temple Road
Sale
M33 2FP
9 October 2017

Re - Alcohol Sales Licence Application number LA0409/17

Trafford Council

Dear Sir/Madam

We undersigned owners and tenants of Warwick House object to the application for an alcohol sales licence at Sale Moor service station which forms the Northenden Road side of our block of flats.

In addition to a petrol station the site currently has a car wash, a shop, external cash machine, car repair and tyre fitting bays. These generate considerable noise and disturbance to the flats; eight of which are immediately above the service station site.

The extension of the hours of trade to 11:00 pm will cause a more intolerable level of disturbance into the night time.

We also point out that the forecourt parking facilities are inadequate to the existing usage. Delivery vehicles are very often parked illegally and on the pavement on the corner of Temple Road. Additional number of cars attracted to the development will lead to further congested, illegal parking and blockage on Temple and the narrow Oak Road

Yours sincerely:

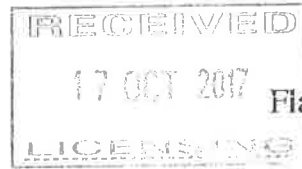
Signature

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

12

Flat Number

(SALE)



Flat 12 Warwick House
Temple Road
Sale
M33 2FP
9 October 2017

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Yours sincerely:

Signature	Fiat Number
Bill & Pam Howe	7
Jenny & Thomas Robinson	(L) 11
JOHN & ELAINE CURRY	2
D Yordanova	13
Kal Patel	5
G.W Russell	9
L.Rushton (LISA RUSHTON)	3
LINDA MORRIS	(L) 6
THOMAS ANDREW RICHARDSON	18

Signature

Flat Number

Andy Reed

20

Michael

(2)

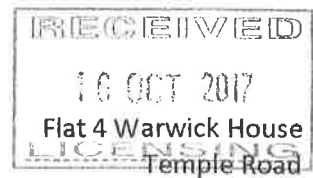
4-

KB

17

JD

21



Sale
M33 2FP

Friday 13th October 2017

Licensing Section
Trafford Council
Talbot Road
Stretford
Manchester
M32 0TH

Re. License application at Sale Moor Service Station, Northenden Road, Sale Moor, M33 2FE

Dear Sir,

I am writing with regard to the above application. I currently live in Warwick House flats, which are situated above and behind Sale Moor Service station. My flat is immediately above the Service Station and I already have to endure constant noise pollution from the property below. Examples of the noise issues are car alarms, the groan of the tyre inflation compressor and the persistent beeping of the pressure indicator, the constant noise from the car wash area, shutters being raised and lowered, deliveries of goods such as newspapers first thing in the morning, general noise from customers such as car engines, revving motorcycles and shouting from drunkards at the cash machine. I also have issues with low level light pollution from the signage and exhaust fumes whenever I dare to open any of my windows.

I am aware that there will be some noise from the Service Station when I live in this property, but I would be really disappointed if the Council allowed for these hours of inconvenience to be extended. I have to be up at five o'clock in the morning for work and my son works shifts so any increase in the hours of business downstairs would seriously disrupt our ability to get enough sleep. Sleep which I believe we should be entitled to.

The Asda Service Station on Marsland Road is already open until 11pm and the Shell Service Station on Cross Street is open 24 hours a day, so I can't really see why a Service Station in a pleasant village like Sale Moor needs to extend its hours.

The application for the license to sell alcohol doesn't really affect me. My main concern is the extension of the opening hours. I hope you will take my comments into account when deciding on the outcome of the application.

Yours faithfully,

John Baines



MR. MRS. T ROBINSON
Flat 11, Warwick House
Temple Rd.
Sale.
M33.2FP.

Mon 16th Oct 2017.

Dear Sir/Madam.

We are writing to
object, to the application
HAD09/17, for a Alcohol Sales
Licence, and extended hours at
hondis, Sale Moor Service
Station.

The site currently has, a
tyre fitting bay, a Car repair
garage, a petrol station, a shop,
a Car wash, and an ATM cash
machine, on The Forecourt.

There is insufficient parking
on the premises to accomodate

This business now, leading to Customer's, and large delivery Vans, parking on the pavements, and yellow lines on both sides of Temple Road (and Oak Road) causing blockage of traffic flow on the street.

There are 8 properties above these premises in Warwick House, who suffer constant noise, from this business, any extension to opening hours, and Sales of Alcohol, will have a huge impact on owners and Tenants of these properties.

We also have concerns, on granting this application, that it will impact on the Quality of life, and property values, for Owners & Tenants of Warwick House.

Sale Moor Village, has
two pubs, a booze busters, and
a One stop shops, that sell
alcohol, we do not need another
outlet, which will cause,
unsociable activities, late at
night, under people's properties,
and the surrounding Area.

yours Sincerely
Mrs Mrs J & T Robinson



Flat 6, Warwick House
Temple Road
SALE
M22 2FP

16 October 2017

The Licensing Section
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

Dear Sirs,

Re: LA0409/17 - 03/10/2017 – Sale Moor Service Station, Northenden Road, Sale Moor, M33 2FE. NEW Premises - Supply of alcohol OFF sales: Monday – Sunday 06:00 to 23:00 (closing date 31/10/2017)

I am writing to raise an objection to the above application to sell alcohol from the Sale Moor Service Station.

This new application is unnecessary and inappropriate as the Service Station is situated almost adjacent to the Temple Inn with another pub, the Legh Arms, plus two off-licences (Spar and Bargain Booze), all within approximately 200 yards of the garage, already selling alcohol. With these four licensed establishments already operating within a relatively small area then do we actually really need a fifth? Anyone unable to get a sufficient alcohol fix whilst these other establishments are open is surely in serious need of medical help, and not another outlet for their addiction!

In addition, there are already significant (and unregulated) levels of noise pollution emanating from the Service Station (viz. the jet wash, car vacuum, ATM, and air compressor) which already impact on all those residential properties situated immediately opposite, above, and adjacent to the site. Permitting the Service Station to sell alcohol between the hours indicated will only further enhance this. It is not an uncommon occurrence for any the Service Station's extra facilities to be used at all hours of the day and night with scant regard for local residents (sometimes well after 23:00 and before 06:00). Additionally, noise and disruption caused by patrons of, and activities organised by, the Temple Inn can also carry on well into the small hours.

Passing this licencing application will act as a magnet to all the irresponsible drinkers out there, and the Service Station will again become a regular meeting-place for the local (and non-local) youth, with cars and motorbikes. This is not a supposition but an observation based on past experience with the same site and under similar circumstances.

Historically the previous owners, Manor Garages, initially opened the Sale Moor site on a 24-hour basis after they purchased it (which I understand is also the intention of the new proprietors?). At that time the Service Station sold fast food that could be microwaved there and eaten either on or off-site - usually the latter. For several months (until objections were raised and eventually acted on) local residents were regularly disturbed at night by large gangs of youths congregating at the Service Station - shouting, using offensive language, fighting, playing loud music from their cars, and using Northenden Road as a race track. The garage staff weren't able to prevent this happening so no-one living nearby got much

sleep on those nights. I own and live in a flat at Warwick House, immediately behind and partially overlooking the Service Station, and I personally experienced the unpleasantness of that time, which often over-spilled onto our own and other residences nearby. Food cartons and rubbish were regularly dumped unceremoniously all over our car park and gardens, and our fences, building walls and garage doors were used as urinals. Any attempts by local residents at remonstrating with the offenders were met with verbal abuse and threats of physical violence and further damage to property, and the Police were often called in to intervene. The garage staff/proprietors or Council weren't tidying up the filth and mess left the next day either – the local residents were expected to clear this, even though they didn't create it. If this licensing application is passed it will include glass, bottles, and beer cans for us to clear up too – lovely! Selling alcohol from a service station would also increase the potential for drink-driving incidences and accidents. The prospect of having to live and deal with such disturbances again is very unsettling.

Large congregations of people at the site have occurred in the past and no doubt will again, but why encourage this? When gangs of youths come together it's always going to be noisy and adding alcohol into the equation will only escalate any unpleasantness that does kick off. I seriously doubt that the Service Station's new owners would tolerate the prospect of such trouble happening immediately outside their own homes or that they would be willing to rigorously police the garage on a 24-hour basis to stop any trouble before it can get out of hand.

Currently the Service Station appears to shut around 21:30-22:00 hours. Sale Moor village is a busy and thriving shopping area during the day, but its immediate surroundings are still a largely residential community and are generally quiet during the evenings. Surely people living here are still entitled to the same rights and privileges accorded to other residential areas in Trafford? Please acknowledge these rights and extend Sale Moor residents the courtesy of blocking this new, totally unnecessary, and potentially disruptive application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Linda Morris', written in a cursive style.

Linda Morris

Taylor1, Janet

From: [REDACTED]
Sent: 27 October 2017 12:05
To: Licensing
Subject: Comments - licensing application LA0409/17 Sale Moor Service Station

Categories: Jan

I own Flat 14 Warwick House, Temple Road, Sale Moor which is situated above the service station (top left flat when looking at the front of the forecourt).

I am fortunate to say that I have had good communication and experience with the management of the petrol station in the past (2yrs ago).

I have no specific argument against or concerns about the licensing application other than the usual community safety, crime prevention and public nuisance issues that concern all communities, including the safety of the staff on site themselves.

My primary concern as a petrol station is that the shop would be used as a place to buy large boxes of beers/ lagers which are targeted by the younger market in effect becoming an off license with additional petrol station instead. In order to address this, I would hope that the application is primarily alcohol sales from behind the counter in order to reduce the bulk buying (subsequent litter issues in the immediate vicinity) issues and young purchasers.

Given that the forecourt is a large area, I would hope that they also address the noise and litter issues that are likely to arise given that the behaviour of the younger market is to purchase and then sit and drink in the immediate vicinity. Whilst the forecourt is well lit until it closes, thereafter the forecourt is in darkness and when the shop closes, the canopy may provide a safe, dry place for late night customers to sit and drink once staff have closed and left.

For the staff themselves, I have a concern regarding the increased risk of theft/ robbery and would hope there are suitable security measures for staff after dark who may have to deal with confrontation, moving people on and offenders of crime targeting locations where there are lone members of staff on duty.

I would hope these issues have already been addressed in the application and therefore not a concern. I have been unable to view the full application.

I will forward a written copy of the above to your office for consideration.

Yours sincerely

Amanda Hardey