

# Public Document Pack



## TRAFFORD COUNCIL

### AGENDA PAPERS FOR LICENSING SUB-COMMITTEE MEETING

Date: Monday, 14 October 2019

Time: 6.30 pm

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

<b>A G E N D A</b>	<b>PART I</b>	<b>Pages</b>
1.	<b>ATTENDANCES</b>	
	To note attendances, including Officers and any apologies for absence.	
2.	<b>APPLICATIONS WITH ALL PARTY AGREEMENT (STANDING ITEM)</b>	
	To receive an update on applications where all parties have reached agreement and to decide, in each case, whether to:	
	Agree that a hearing is not necessary and determine to grant the licence and attach the agreed conditions: or	
	Agree that a hearing will be necessary with all the parties present.	
3.	<b>APPLICATION FOR THE GRANT OF A PREMISES LICENCE UNDER S17 LICENSING ACT 2003 AT OLD HALL ROAD, SALE, M33 2GS.</b>	
	To consider a report of the Head of Regulatory Services.	1 - 48
4.	<b>URGENT BUSINESS (IF ANY)</b>	
	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.	

**SARA TODD**

## Licensing Sub-Committee - Monday, 14 October 2019

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Chief Executive

### Membership of the Committee

Councillors D. Butt, A. Duffield and D. Jarman

### Further Information

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

Mrs Ruth Worsley, Democratic & Scrutiny Officer

Email: [ruth.worsley@trafford.gov.uk](mailto:ruth.worsley@trafford.gov.uk)

This agenda was issued on **Friday, 4 October 2019** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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## TRAFFORD COUNCIL

**Report to:** Licensing Sub-Committee  
**Date:** 14 October 2019  
**Report for:** Decision: Determination of Application  
**Report of:** Head of Regulatory Services

### Report Title

**APPLICATION FOR THE GRANT OF A PREMISES LICENCE UNDER S17  
LICENSING ACT 2003 AT OLD HALL ROAD, SALE, M33 2GS.**

### Summary

Under S18(4) of the Licensing Act 2003, Members are requested to determine an application for a new premises licence in respect of Number 1 Dovecote, Sale M33 2GS having regard to representations received and the requirement to promote the four licensing objectives.

### Recommendation(s)

The following options are open to the Licensing Sub-Committee;

- (i) To grant the application in full and on the terms and conditions contained within the application to include any applicable mandatory conditions.
- (ii) To grant the application as above, modified to such an extent as considered appropriate to satisfy any relevant representations and promote the licensing objectives; or
- (iii) To reject the application.

### Contact person for access to background papers and further information:

**Name:** Jade Pickup, Licensing Officer.  
**Extension:** 4047

**Background Papers:** None.

**Appendices:**  
A) Application for a New Premises Licence  
B) Photograph of Blue Notice and Newspaper Advert  
C) Representations

## **2.0 APPLICATION**

**2.1** A premises licence is required in respect of any premises where it is intended to conduct one or more of the four licensable activities, these being:

- The sale of alcohol
- The supply of alcohol (in respect of a club)
- Regulated entertainment
- The provision of late night refreshment

This application was submitted by David Crank of DWF Law LLP on behalf of Verastar Limited, in respect of No 1 Dovecote, Old Hall Road, Sale M33 2GS.

**2.2** The licensable activity applied for is as follows:

Supply of Alcohol (both on and off sales)  
Mon-Fri 17:30-22:00hrs

Opening Hours  
Mon-Fri 07:00-22:30hrs

**3** The applicant has also detailed Recorded Music & Live Music from 17:30-22:00hrs, however this would fall into the deregulation from the Live Music Act 2012.

**3.1** The application has been properly made and all procedures correctly followed. The application has been attached as **Appendix A**. Photograph of the blue notice in situation and newspaper advert are attached as **Appendix B**.

## **3.0 BACKGROUND AND HISTORY OF PREMISES**

**3.1** The premises is not currently licensed.

**3.2** The applicant has described the premises as:

The premises comprise an office building in which the applicant uses two areas on the ground floor. There is a general work area edged in yellow and shown on the right hand side of the layout plan accompanying the application. There is then a second area, edged pink, which has a restaurant facility for staff with service points, food preparation area and then a range of seating and this is the area to be licensed for on sale consumption.

The premises is part of a larger Business and Technology Park and the staff have access to the grounds, the premises have car parking facilities for staff and customers.

## **4.0 OPERATING SCHEDULE**

**4.1** The operating schedule is completed by the applicant and contains additional measures to illustrate how they propose to promote the four licensing objectives as required by provision of the Licensing Act 2003.

The measures proposed by the applicant are listed below and will be attached as conditions to any licence as may be granted. Conditions have been highlighted in bold italics for the avoidance of doubt.

- 4.2 ***The premises shall install and maintain a CCTV system as per the minimum requirements of the Police Licensing Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.***
- 4.3 ***A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.***
- 4.4 ***There shall be no self-service of alcohol on the premises.***
- 4.5 ***All alcohol consumed at the premises shall only be by customers who are seated.***
- 4.6 ***The supply of alcohol shall only be by waiter or waitress service or via a counter sale whereby customers will be seated immediately after making their purchase.***
- 4.7 ***An incident log shall be kept at the premises, and made available on request to an authorised officer of the City council or the Police, which will record the following:***
  - a) ***all crimes reported to the venue;***
  - b) ***All ejections of patrons;***
  - c) ***Any complaints received;***
  - d) ***Any incidents of disorder;***
  - e) ***Seizure of drugs or offensive weapons;***
  - f) ***Any faults in the CCTV system or searching equipment or scanning equipment;***
  - g) ***Any refusal of the sale of alcohol;***
  - h) ***Any visit by a relevant authority or emergency service.***
- 4.8 ***The supply of alcohol (on-sales) shall only be to persons taking table meals there for consumption by such persons as ancillary to their meal.***
- 4.9 ***All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.***
- 4.10 ***Sales of alcohol for consumption off the premises shall only be supplied with, and ancillary to a takeaway meal.***
- 4.11 ***Alcohol shall not be sold to diners who appear drunk.***

- 4.12** *A proof of age scheme, such as Challenge 25 shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.*
- 4.13** *Before the premises open to the public, the plans as deposited will be checked by the Licensing Authority to ensure that they are an accurate reflection of the premises as constructed. Where there are minor changes to the layout of the premises during the course of construction new plans shall be provided to the Licensing Authority and the Licensing Authority shall be attached to this licence in substitution of the existing plans, at which time this condition shall be removed from the licence.*

## **5.0** STATEMENT OF LICENSING POLICY

- 5.1** The following extracts from the Council's statement of licensing policy are brought to the general attention of members:
- 5.2** (1.8) Every application considered by the Council under this policy will be considered on its merits, and regard will be given to the Guidance issued under Section 182 of the Licensing Act 2003 and any supporting regulations..
- 5.3** (1.9) Nothing in the policy will undermine the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the Act. Appropriate weight will be given to all relevant representations. This will not include those that are frivolous, vexatious or repetitious.
- 5.4** (1.12) The licensing process can only seek to control those measures within the control of the licensee, and 'in the vicinity' of a premises. The conditions attached to various authorisations will, therefore, be consistent with operating schedules and will mainly focus on:
- Matters within the control of individual licensees and others who are granted any relevant authorisations;
  - The premises and places being used for licensable activities and their vicinity; and
  - The direct impact of the activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned.
- 5.5** (5.6) When considering applications for later closing times in respect of premises licences, where relevant representations have been made, the Council will take the following into consideration in accordance with Government Guidance:
- Whether the premises is located in a predominately commercial area
  - The nature of the proposed activities to be provided at the premises
  - Whether there are any arrangements to ensure adequate availability of taxis and private hire vehicles and appropriate places for picking up and setting down passengers
  - Whether there is an appropriate amount of car parking, readily accessible to the premises, and in places where the parking and use of vehicles will not cause demonstrable adverse impact to local residents

- Whether operating schedule indicates that the applicant is taking appropriate steps to comply with the licensing objective of preventing public nuisance
- Whether the licensed activity, particularly if located in areas of the highest levels of recorded crime, may result in a reduction or increase in crime and anti-social behaviour
- Whether the licensed activities are likely to cause adverse impact especially on local residents, and whether, if there is a potential to cause adverse impact, appropriate measures will be put in place to prevent it
- Whether there will be any increase in the cumulative adverse impact from these or similar activities, on an adjacent residential area
- Any representations from a responsible authority or interested party that identify the premises as a focus for disorder and disturbance.

**5.6** (5.8) As far as premises in residential areas are concerned, these may be subject to stricter controls with regard to opening hours to ensure that disturbance to local residents is minimised. The Council considers that it is self-evident that the risk of disturbance to local residents is greater when licensable activities continue late at night and into the early hours of the morning. For example the risk of residents' sleep being disturbed by patrons leaving licensed premises is obviously greater at 2 a.m. than at 11 p.m. It is, therefore, the policy of the Council to strike a fair balance between the benefits to a community of a licensed venue and the risk of disturbance to local residents. In predominantly residential areas, therefore, it may not be appropriate to allow closing times later than midnight. It may be acceptable to open later on a limited number of occasions, for example up to 15 times a year. This would allow licensees to extend opening beyond midnight for special occasions such as New Year. However, every application will be determined on its merits, and applicants wishing to operate beyond midnight will need to demonstrate to the satisfaction of the Council, in their operating schedule, that there will be no significant disturbance to members of the public living, working or otherwise engaged in normal activity around the premises concerned. This policy is aimed at the fulfilment of the licensing objective of "prevention of public nuisance".

**5.7** (6.4) Applicants will be expected to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be implemented and maintained with the intention of preventing crime and disorder. Such measures may include:

- The capability of the person who is in charge of the premises during trading hours or when Regulated Entertainment is provided to effectively and responsibly manage and supervise the premises, including associated open areas
- The steps taken or to be taken to ensure that appropriate instruction, training and supervision is given to those employed or engaged in the premises to prevent incidents of crime and disorder, and where appropriate any relevant qualifications.
- The measures taken or to be taken to raise staff awareness and discourage and prevent the use or supply of illegal drugs on the premises
- The features currently in place or planned for physical security at the premises, such as lighting outside the premises

- Policies adopted to meet appropriate best practice in accordance with existing guidance (e.g. Home Office: Selling Alcohol Responsibly, Safer Clubbing, the National Alcohol Harm Reduction Strategy Toolkit and other recognised codes of practice, e.g. British Beer and Pub Association Partnerships Initiative).
- Any appropriate additional measures taken or to be taken for the prevention of violence or public disorder.

**5.8** (6.7) Where additional measures have been identified as likely to have an impact on the prevention of crime and disorder at any premises, the Council would expect applicants to detail such measures to be taken in their operating schedules. Such measures may include:

- Provision of effective CCTV with recording facilities both within and outside certain premises
- Crime prevention design, including adequate lighting and supervision of car parks
- Metal detection and search facilities
- Procedures for risk assessing promotions and events such as 'happy hours' for the potential to cause crime and disorder, and plans for minimising such risks
- Measures to prevent the use or supply of illegal drugs
- Employment of Security Industry Authority licensed door supervisors and other appropriately trained staff
- Participation in an appropriate Pubwatch Scheme or other similar scheme
- Promotion of safe drinking
- The control of glass and the provision of plastic containers or toughened glass
- Use of radio net system (where available)
- Provisions for dealing with prostitution or indecency
- Provisions for discouraging drinking in public places in the vicinity of the premises
- Policies on dress and music
- Appropriate additional staff training.

**5.9** (6.8) All premises applying for licensing beyond 00:00hrs must demonstrate that its customers will be capable of leaving the area without causing a disruption to local residents or impact upon crime and disorder. For example, where appropriate and relevant an assessment of the availability of late night transport, and the likely flow of pedestrian traffic away from the premises, could be included in the operating schedule.

**5.10** (6.10) Where either prescribed and/or premises-related conditions have not been adhered to in the past, the Council will expect applicants to have considered and taken action to rectify those issues. Applications are likely to be refused where there are significant outstanding issues.

**5.11** (7.5) In considering applications, the Council will expect to see evidence that the applicant has identified matters that impact on the likelihood of public nuisance and that these matters have been addressed in the operating schedule. Such measures may include:



- Measures taken or proposed to be taken to prevent noise and vibration escaping from the premises or in the immediate vicinity of the premises and including any outside areas (including smoking areas) bearing in mind the location of premises and proximity to residential and other noise sensitive premises (e.g. hospitals, hospices and places of worship); This would include music, ventilation equipment noise and human voices, whether or not amplified;
- Measures taken or proposed for management and supervision of the premises and associated open areas to minimise unreasonable disturbance by customers and staff arriving or departing from the premises and delivery of goods and services.
- Control of opening hours for all or part (e.g. garden areas) of the premises
- Measures taken to control light to ensure that it does not stray outside the boundary of the premises such as to give rise to problems to residents in the vicinity
- Steps taken to lessen the impact of parking in the local vicinity
- Measures taken to prevent someone who has consumed excess alcohol from entering the premises and to manage individuals on the premises who have consumed excess alcohol
- Management arrangements for collection and disposal of litter and refuse, and the control of pests
- Arrangements for ensuring that adequate and suitably maintained sanitary provision and washing facilities are provided for the number of people expected to attend any premises or events
- A 'wind down time' after the last service of alcohol, during which time the venue may offer for sale non-alcohol beverages
- A 'last admission time' policy
- Management arrangements for any proposed use of bonfires, fireworks and other pyrotechnics.

**5.12** (11.7) Standardised conditions will be avoided, although 'pools of conditions' will be used from which necessary and proportionate conditions may be drawn in particular circumstances.

**5.13** (11.8) Conditions attached to licenses and certificates will be tailored as appropriate to reflect the individual style and characteristics of the premises and events concerned.

**5.14** (11.9) Conditions will not be imposed which are beyond the responsibility or control of the licence holder.

**5.15** (14.1) "Cumulative impact" means the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area. For example, the potential impact on crime and disorder or public nuisance on a Town Centre of a large concentration of licensed premises in that part of the local authority licensing area. In certain circumstances the number, type and density of premises selling alcohol for consumption on the premises may be such that there are serious problems of nuisance and disorder arising or beginning to arise outside or some distance from licensed premises. It is possible that the impact on surrounding areas of the behavior of the customers of all premises taken together is greater in these circumstances than the usual impact from customers of individual premises.

**5.16** (14.4) When such a special saturation policy is adopted, each application will still be considered properly and on their own individual merit, and licences and certificates that are unlikely to add to the cumulative impact on the licensing objectives will be granted. Following receipt of representations in respect of a new application for or a variation of a licence or certificate, the Council will consider whether it would be justified in departing from the special policy in the light of the individual circumstances of the case. The impact can be expected to be different for premises with different styles and characteristics. It will be for the Council to show that the grant of the application would undermine the promotion of one of the licensing objectives and if it would, that necessary conditions would be ineffective in preventing the problems involved.

**5.17** (14.5) In considering such applications the Committee will have particular regard to:

- The occupancy figure for the proposed premises.
- The proximity of the premises to others in the Area licensed for similar activities and the occupancy figures for those other premises.
- Whether the proposed premises will act as a replacement for others in the Area that no longer have a licence.
- The proposed methods of management outlined in the applicant's operational plan.
- The proposed hours of operation.
- Transport provision for the Area.

## **6.0 CONSULTATION**

**6.1** The responsible authorities included in consultation are; Licensing, Greater Manchester Police, Greater Manchester Fire & Rescue, Environmental Health & Pollution Control, Building Control, Health and Safety Team, Home Office Immigration Enforcement, Planning Department, Safeguarding Children Team, Trading Standards and Public Health.

**6.2** Of those consultees identified in paragraph 6.1, there has been no formal representation submitted to the Licensing Authority.

**6.3** Six representations have been submitted by Other Persons. These representations are concerned with public nuisance such as noise and light nuisance and concerns for underage drinking due to employees being under 18.

The representations in full have been attached as **Appendix C**.

**6.4** A copy of the report and all representations received have been sent to the applicant.

**6.5** Those that have made representations have been informed of the time and date of the Licensing Sub-Committee meeting and have been informed of their right to attend.

## **7.0 LEGAL CONSIDERATIONS**

- 7.1** Conditions may only be attached to a Premises Licence where they are deemed appropriate for the promotion of the licensing objectives. They must be proportionate and not duplicate any existing provisions contained in other legislation. The justification behind a refusal or the attachment of conditions must be given to the applicant.
- 7.2** The Sub-Committee is advised that any findings on any issues of fact should be on the balance of probabilities and any decision should be based on the individual merits of the application.
- 7.3** 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.
- 7.4** There is a right of appeal to the Magistrates Court within 21 days from the date the Applicant is notified of the decision of the Licensing Sub-Committee.

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RECEIVED

22 AUG 2019

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 Verastar Limited

(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 No.1 Dovecote Old Hall Lane			
Post town	Sale	Postcode	M33 2GS

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£585,000

Part 2 - Applicant details

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

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
- i as a limited company/limited liability partnership  please complete section (B)
- ii as a partnership (other than limited liability)  please complete section (B)
- iii as an unincorporated association or  please complete section (B)
- iv other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  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
- 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)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**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)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(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.**

<b>Name</b> Verstar Limited
<b>Address</b> Longley House Longley Lane Manchester M22 4SY
<b>Registered number (where applicable)</b> 3667643
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Limited Company

Telephone number (if any)

E-mail address (optional)

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY  
A S A P

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)

The premises comprise an office building in which the applicant uses two areas on the ground floor. There is a general work area edged yellow and shown on the right hand side of the layout plan accompanying the application. There is then a second area, edged pink, which has a restaurant facility for staff with service points, food preparation area and then a range of seating and this is the area to be licensed for on sale consumption.

The premises is part of a larger Business and Technology Park and the staff have access to the grounds, the premises have car parking facilities for staff and customers.

It is proposed that licensable activities would occur occasionally in the restaurant area, and that the Landlord would permit, on certain occasions, external areas to be used on the Business Park.

It is not proposed that the licensable activities would take place each evening but that there would be the facility for these to happen after work within the hours proposed. The premises are equipped with CCTV that is operated by the Landlord with images retained for a minimum of 28 days. It is not proposed that the facility would be available to the general public.

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)

**In all cases complete boxes K, L and MA**

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon				Please give further details here (please read guidance note 4)	Both
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			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 (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon					
Tue			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Wed					
Thur			<b>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</b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
wed			
Thur			<b><u>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</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon					
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 5)		
Thur					
Fri			<b>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</b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4) Occasions when there are work functions arranged live music, as with recorded music and entertainment such as karaoke and general entertainment could take place at the premises within the hours requested.		
Mon	17:30	22:00			
Tue	17:30	22:00	<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)		
Wed	17:30	22:00			
Thur	17:30	22:00	<b>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</b> (please read guidance note 6) Any external music would cease at 21.00		
Fri	17:30	22:00			
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	
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Mon	17:30	22:00	<b>Please give further details here</b> (please read guidance note 4) Occasions when there are work functions arranged live music, as with recorded music and entertainment such as karaoke and general entertainment could take place at the premises within the hours requested.		
Tue	17:30	22:00			
Wed	17:30	22:00	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5)		
Thur	17:30	22:00			
Fri	17:30	22:00	<b>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</b> (please read guidance note 6) Any external music would cease at 21.00		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> 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	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
Mon	17:30	22:00		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Tue	17:30	22:00	<b>Please give further details here</b> (please read guidance note 4)		
			Occasions when there are work functions arranged live music, as with recorded music and entertainment such as karaoke and general entertainment could take place at the premises within the hours requested.		
Wed	17:30	22:00			
Thur	17:30	22:00	<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 5)		
Fri	17:30	22:00			
Sat			<b>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</b> (please read guidance note 6) Any external music would cease at 21.00		
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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			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)		
Sat					
Sun					



**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	17:30	22:00			
Tue	17:30	22:00			
Wed	17:30	22:00			
Thur	17:30	22:00	<b>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</b> (please read guidance note 6)		
Fri	17:30	22:00			
Sat					
Sun					

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):

<b>Name To be confirmed</b>	
<b>Date of birth</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Personal licence number (if known)</b>	
<b>Issuing licensing authority (if known)</b>	

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>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</u></b> (please read guidance note 6)		
Sat					
Sun					

**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**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><u>State any seasonal variations</u> (please read guidance note 5)</p>
Day	Start	Finish	<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> <p>The site is open for the purposes of the business between the hours indicated. The restaurant area would only be used for licensable activities on days determined by the business and after work finishes for the majority of staff.</p>
Mon	07:00	22:30	
Tue	07:00	22:30	
Wed	07:00	22:30	
Thur	07:00	22:30	
Fri	07:00	22:30	
Sat			
Sun			

## 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)**

The premises are the workplace of the applicant company and will be occupied by staff. The facility is primarily aimed to provide staff with a leisure facility that may from time to time involve payment for alcohol available and so is covered by the Licence. The only other people who will be entitled to attend to consume alcohol or participate in entertainment would be family members of staff, customers and specifically invited guests of the company. It would not be a premises that was open to the general public.

The premises is equipped with CCTV, the area internally and any external areas has CCTV. The CCTV is under the principal control of the Landlord of the premises but, subject to data protection regulations, images could be made available and are retained for 28 days.

Access to the area is for staff and invited guests who would be either members of the family or customers and suppliers but would always be invited guests.

### **b) The prevention of crime and disorder**

The provision for off sales is to permit alcohol purchased to be taken into any external area that is permitted by the Landlord or within the offices of the applicant company but is not the intention to permit off sales to be taken off the site.

If external areas are used then non glass items would be used as receptacles for drinking.

### **c) Public safety**

Public safety of the premises would be operated in accordance with current Health and Safety and Fire Safety requirements and regulations.

### **d) The prevention of public nuisance**

It is proposed the premises will be operated in such a way as not to cause nuisance to any nearby properties. If music is played externally it would cease at 21.00 and all music would cease at 22:00 hours.

### **e) The protection of children from harm**

Any children who attend the premises would be accompanied by their parents if a family event was arranged. Individuals who will serve alcohol will be instructed to operate a Minimum Challenge 21 Policy meaning that any person who appears to be under the age of 21 will be required to produce photo ID to prove they are over the age of 18 and entitled to purchase alcohol.

The staff will be trained in that process and a refusal record will be maintained, although generally as admission is by invitation the application will know who is under the age of 18.

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [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).</li> <li>• 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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	<i>Dwf Law LLP</i>
Date	21 August 2019
Capacity	Solicitor on behalf of applicant.

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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)			
David Crank DWF LAW LLP 5 St Pauls Square Old Hall Street			
Post town	Liverpool	Postcode	L3 9AE
Telephone number (if any)	0151 907 3381		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) David.crank@dwf.law			

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [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 or my share code issued by the Home Office online right to work checking service (please read note 15).

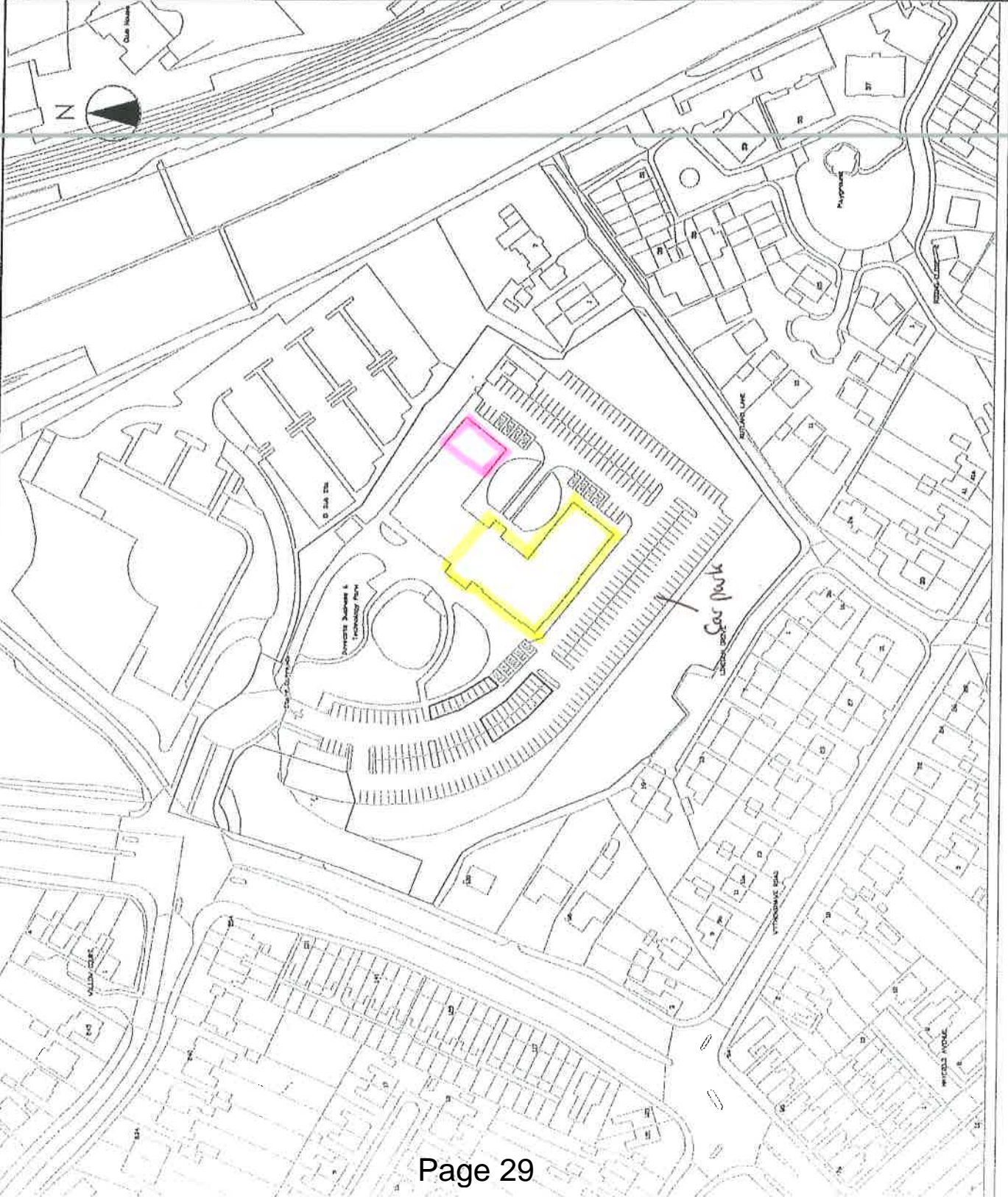
**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**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.**

locater Plan.



**P I N** PROPERTY CONSULTANCY

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.  
The drawings shall be read in conjunction with all relevant specifications and drawings issued for completion or modification of the works. The contractor shall verify all building positions, dimensions and levels with the relevant authorities.

■ Proposed  
■ office space occupied by applicant

PLO73717



**TRAFFORD COUNCIL**  
 20092019

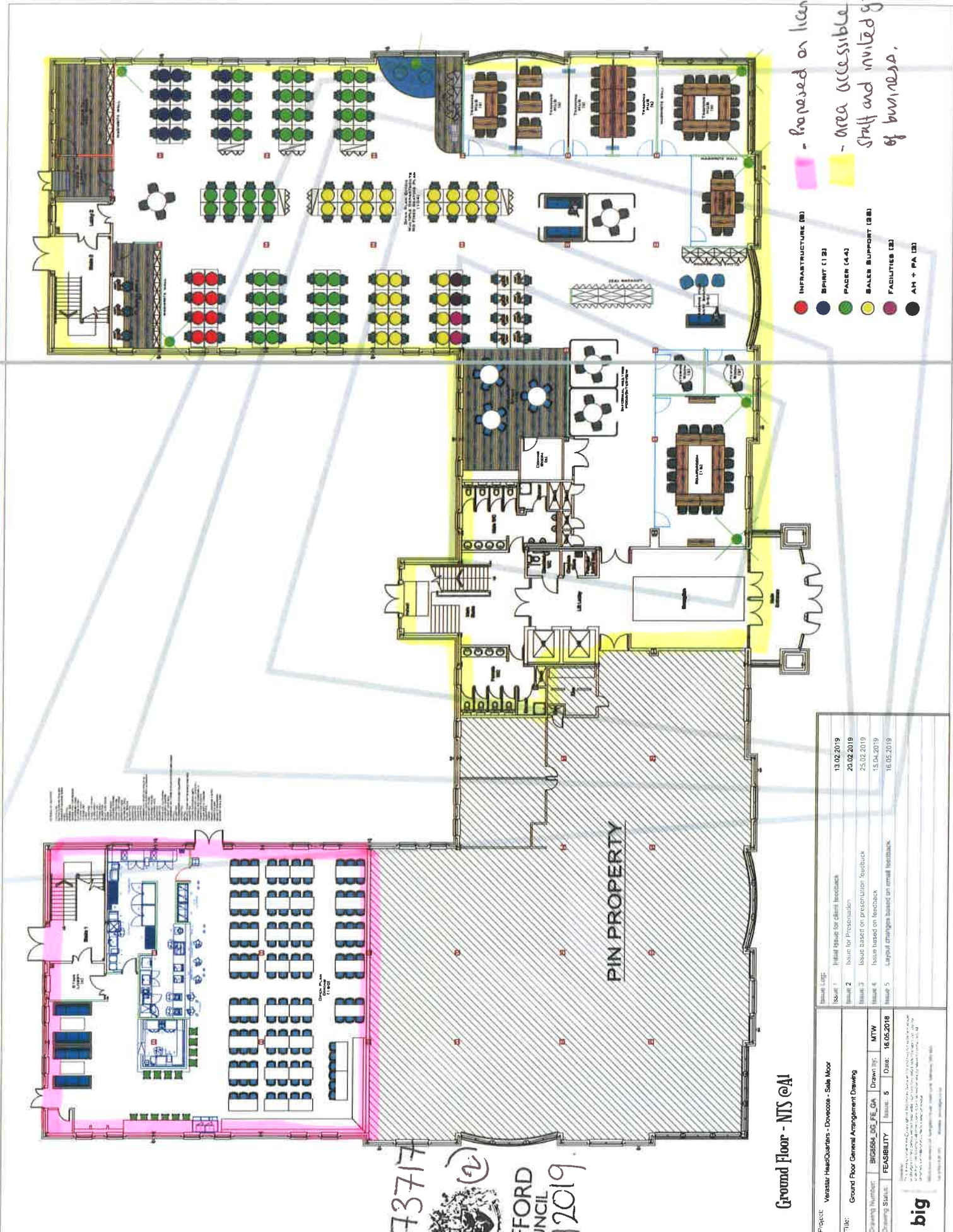
Date	Drawn	Dr
Checked	Reviewed	Dr
Description:		
Project: Dovecote House		
Drawing Title: Proposed Site Plan		
Scale: 1:500	Drawn by: P.I.N.	Drawn by: P.I.N.
Reviewed:	Drawn by:	Drawn by:
Checked:	Drawn by:	Drawn by:
Drawn by:	Drawn by:	Drawn by:

**P I N** PROPERTY CONSULTANCY





Site plan.



- proposed on licence area  
 - area accessible to staff and invited guests of business.

- INFRASTRUCTURE (R)
- SPIRIT (I S)
- PACER (A A)
- SALES SUPPORT (S)
- FACILITIES (F)
- AH + PA (P)

Ground Floor - NTS @A1

Project: Verster HeadQuarters - Dovecot - Sale Moor	
Title: Ground Floor General Arrangement Drawing	Issue 1: Initial issue for client feedback 13.02.2019
Drawing Number: BIG0564_05_FE_0A	Issue 2: Issue for presentation 20.02.2019
Drawing Status: FEASIBILITY	Issue 3: Issue based on presentation feedback 23.02.2019
Issue: 5	Issue 4: Issue based on feedback 15.04.2019
Date: 16.05.2018	Issue 5: Layout changes based on email feedback 16.05.2019

PL073717  
 Page 3  
 TRAFFORD COUNCIL  
 20 09 2019





TRAFFORD COUNCIL  
LICENSING ACT 2003  
PUBLIC NOTICE OF APPLICATION FOR  
LICENCE

APPLICATION HAS TODAY BEEN MADE TO  
COUNCIL FOR A PREMISES LICENCE BY:

Name of applicant: Verastar Limited

Address of premises: Verastar Limited, No.1  
Hall Lane, Sale, M33 2GS

FOR a licence to sell alcohol for consumption  
premises, and to provide licensable activities  
identified in the application subject to the conditions  
between the hours of 17:30 and 22:00 hours  
Monday to Friday.

Any representations must be submitted in writing to  
Section, Trafford Council, Trafford Town Hall,  
Stretford, Manchester, M32 0TH  
licensing@trafford.gov.uk by 19<sup>th</sup> day of September

The Licensing register and record of application are  
for inspection at the above Council office during normal  
hours.

It is an offence knowingly or recklessly to make  
statement in connection with an application and on  
conviction would be liable to a fine not exceeding £5000

Dated this 23<sup>rd</sup> August 2019

2004/77/1



TRAFFORD COUNCIL  
LICENSING ACT 2003  
PUBLIC NOTICE OF APPLICATION FOR A PREMISES  
LICENCE

APPLICATION HAS TODAY BEEN MADE TO THE ABOVE  
COUNCIL FOR A PREMISES LICENCE BY:

Name of applicant: Verastar Limited

Address of premises: Verastar Limited, No.1 Dovecote, Old  
Hall Lane, Sale, M33 2GS

FOR a licence to sell alcohol for consumption on or off the  
premises, and to provide licensable activities in the area  
identified in the application subject to the conditions offered,  
between the hours of 17:30 and 22.00 hours each day from  
Monday to Friday.

Any representations must be submitted in writing to: Licensing  
Section, Trafford Council, Trafford Town Hall, Talbot Road,  
Stretford, Manchester, M32 0TH Email:  
licensing@trafford.gov.uk by 19<sup>th</sup> day of September 2019.

The Licensing register and record of application are available  
for inspection at the above Council office during normal office  
hours.

It is an offence knowingly or recklessly to make a false  
statement in connection with an application and on summary  
conviction would be liable to a fine not exceeding £5000.

Dated this 23<sup>rd</sup> August 2019

56034172-1



Public Notices

Public Notices

Trafford Council

NOTICE IS HEREBY GIVEN that the following applications have been made to Trafford Council. Copies of the applications form and plans for the following may be inspected at the offices of the undersigned...

REGULATION 5

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1969

For Listed Building Consent for replacement of existing front office building over 3 floors including external repairs/making good, replacement of ground, completion of rear buildings from office to residential including internal and external changes...

SECTION 67

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1969

In the opinion of the local Planning Authority the following would affect the setting of a Listed Building. For Planning Permission for refurbishment of existing front office building over 3 floors including external repairs/making good...

SECTION 72

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1969

In the opinion of the local Planning Authority the following would affect the character or appearance of a Conservation Area.

PROPOSAL TO CARRY OUT WORK IN SOUTH HALL CONSERVATION AREA

The planning permission for Application for removal of conditions 2 and 5 as planning permission 08/25/015/116 (direction of vehicle drive) was granted on 10th June 2010...

PROPOSAL TO CARRY OUT WORK IN OLD MARKET PLACE CONSERVATION AREA

The Planning Permission for refurbishment of existing front office building over 3 floors including external repairs/making good, replacement of ground, completion of rear buildings from office to residential including internal and external changes...

PROPOSAL TO CARRY OUT WORK IN SANDHAY CONSERVATION AREA

For planning permission for: Erection of single storey side extension, replacement of windows to vertical timber sash and changes to front porch canopy. At 37 Orchard Road, Altrincham. Made by Mr & Mrs Denton.

Notice of Applications for Planning Permission

Town and Country Planning (Development Management Procedure) (England) Order 2010 (the DMPC) NOTICE UNDER ARTICLE 10

Copies of the applications forms and plans for all the following may be inspected at the offices of the undersigned. Any representations in respect of the proposals should be made in writing, stating the grounds on which they are made...

Proposed development at Mayfield House, Cleveland Road west The Lodge, Dent Road, Sale. Made by: Whitford Homes. For Planning Permission for: Erection of an existing building and erection of a four storey attached building to accommodate 20 residential apartments...

LICENSING ACT 2003

NOTICE is hereby given that L. David Leape applied on 19/08/2019 for a New Premise Licence to Trafford Council in respect of the premises known as: Batts 432 Flixton Road, Flixton, M41 6DT under the provisions of the Licensing Act 2003 for a licence to provide: Films (Indoor): Monday - Sunday 11:00 - 23:00 Live Music (Indoor): Monday - Sunday 11:00 - 23:00 Recycled Music (Indoor): Monday - Sunday 11:00 - 23:00 Anything Of a similar nature (Indoor): Monday - Sunday 11:00 - 23:00 Supply of Alcohol (In & Out): Monday - Sunday 11:00 - 23:00 Opening Hours: Monday - Sunday 11:00 - 23:00

TRAFFORD COUNCIL LICENSING ACT 2003 PUBLIC NOTICE OF APPLICATION FOR A PREMISES LICENCE

Application for a licence to provide: Films (Indoor): Monday - Sunday 11:00 - 23:00 Live Music (Indoor): Monday - Sunday 11:00 - 23:00 Recycled Music (Indoor): Monday - Sunday 11:00 - 23:00 Anything Of a similar nature (Indoor): Monday - Sunday 11:00 - 23:00 Supply of Alcohol (In & Out): Monday - Sunday 11:00 - 23:00 Opening Hours: Monday - Sunday 11:00 - 23:00

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Trafford Council

BOROUGH OF TRAFFORD (BARNSLEY ROAD, TRAFFORD PARK) (PROHIBITION OF "L" PLATE ORDER 2019)

NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under Sections 1, 2 and 4 of the Road Traffic Regulation Act 1984, as amended. The effect of the Order will be to prohibit traffic from making a "U" turn manoeuvre at the junction of Sir Matt Busby Way with Wharfedale Way (northbound to southbound carriageway)...

BOROUGH OF TRAFFORD (VILLAGE CIRCLE, TRAFFORD PARK) (PROHIBITION OF ENTRY ORDER 2019)

NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under Sections 1, 2 and 5 of the Road Traffic Regulation Act 1984, as amended. The effect of the Order will be to prohibit any vehicle from entering the east bound carriageway running through the centre of Village Circle from the clockwise circulatory carriageway of Village Circle.

BOROUGH OF TRAFFORD (VILLAGE CIRCLE, TRAFFORD PARK) (PROHIBITION OF RIGHT TURN ORDER 2019)

NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under Sections 1, 2 and 5 of the Road Traffic Regulation Act 1984, as amended. The effect of the Order will be to prohibit traffic from making a right turn manoeuvre from the circulatory carriageway of Village Circle into the carriageway running in an easterly direction through the centre of Village Circle.

BOROUGH OF TRAFFORD (BARSTON DOCK ROAD, TRAFFORD PARK) (PROHIBITION OF ENTRY ORDER 2019)

NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under Sections 1, 2 and 5 of the Road Traffic Regulation Act 1984, as amended. The effect of the Order will be to prohibit any vehicle from entering the gap in the central reserve of Barstion Dock Road (B5) running north-west of Mercury Way, from the private access/egress road off the westbound carriageway of Barstion Dock Road, onto the eastbound carriageway of Barstion Dock Road.

BOROUGH OF TRAFFORD (PARKWAY CIRCLE, TRAFFORD PARK) (PROHIBITION OF ENTRY EXCEPT TRAMCARS) ORDER 2019

NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under Sections 1, 2 and 5 of the Road Traffic Regulation Act 1984, as amended. The effect of the Order will be to prohibit any vehicle, except trams, from entering the lengths of Parkway Circle, Trafford Park, in either direction from the circulatory carriageway of Parkway Circle.

BOROUGH OF TRAFFORD (PROHIBITION OF WAITING AND LOADING AND PROVISION OF PARKING) ORDER 2001 (AMENDMENT NO 2003) ORDER 2019

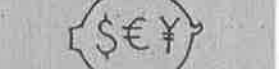
NOTICE IS HEREBY GIVEN that Trafford Borough Council proposes to make an Order under the Road Traffic Regulation Act 1984. The effect of this Order will be to amend the Borough of Trafford (Prohibition of Waiting and Loading and Provision of Parking) Order 2001, as amended, ("the 2001 Order") by the introduction or removal of lengths of restrictions on Trafford Wharf Road, Victoria Place, Manley Road, Parkway Circle, Westinghouse Road, Third Avenue and Victoria Road, Trafford Park.

TRAFFORD COUNCIL LICENSING ACT 2003 PUBLIC NOTICE OF APPLICATION FOR A PREMISES LICENCE

Application for a licence to provide: Films (Indoor): Monday - Sunday 11:00 - 23:00 Live Music (Indoor): Monday - Sunday 11:00 - 23:00 Recycled Music (Indoor): Monday - Sunday 11:00 - 23:00 Anything Of a similar nature (Indoor): Monday - Sunday 11:00 - 23:00 Supply of Alcohol (In & Out): Monday - Sunday 11:00 - 23:00 Opening Hours: Monday - Sunday 11:00 - 23:00

Any item any price free online

Everyone loves paying nothing!



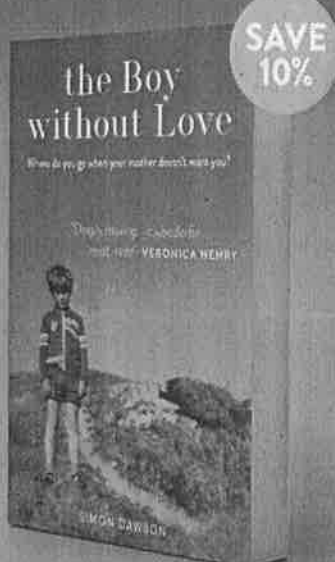
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1a Rutland Lane  
Sale  
Cheshire  
M33 2GG

0161 973 6799

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

RECEIVED

29 AUG 2019

27<sup>th</sup> August 2019

Dear Sirs

**Re Licensing Application LA0260/19. No1, Dovecote, Sale.**

We would like to make a complaint in respect of the above licensing application.

This is primarily a quiet and peaceful residential area with a predominance of elderly people. The noise and light pollution that such activities as this would create, are totally unacceptable. People who live in this area want to enjoy peace and quiet in their gardens at this time of the day not be bombarded with live music and drunken behaviour.

The Company have already shown scant regard for the local residents by not even advising them personally of their plans. To allow them to continue with this application can only lead to further problems and a large amount of discomfort and public nuisance to the local residents.

Whilst writing we would also like to make the point that as far as we are aware the original application on the Dovecote site was for a bike store or bike shed. It now appears that this has developed into a gymnasium and judging from this latest application some form of social club.

Regards  
Yours sincerely



Anthony & Brenda Mottram

[Redacted]  
[Redacted]

RECEIVED  
02 SEP 2019

5 Lincoln Grove  
Sale Moor  
Trafford  
M33 2JG

28<sup>th</sup> August 2019

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

Postal Ref: LA0260/19

---

**Licensing Application for No1 Dovecote Old Hall Road Sale M33 2GS**

Dear Sirs

We have been made aware, despite not receiving any notification around our Road, of the above Licensing application.

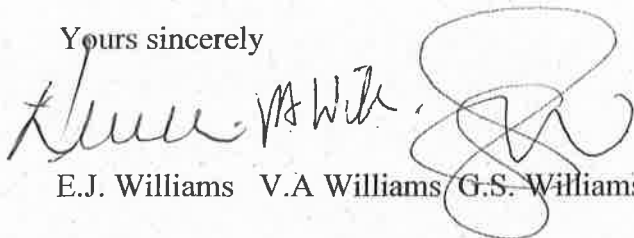
As adjoining neighbours to the above address we wish to strongly object to this application, for a Music & Alcohol Licence on or around their Premises, on the basis that this is a quiet neighbourhood Road which is occupied mainly by elderly pensioners who wish to continue to enjoy the quiet quality of life which this road has offered for the last 50+ years.

In particular we understand that this site is permitted to be used for Office and Business-use only and as such, a licence to allow for live music and alcohol consumption falls outside this permitted use and does not comply with the Council's intentions for this Site

As such we would certainly not want our current peaceful life to be spoilt by any unwanted noisy music and alcoholic fuelled revellers into the late weekday evenings.

We would therefore strongly urge you to refuse this application on the basis that we wish to continue to enjoy a peaceful semi-rural environment in which to continue our well-earned and stress free retirement.

Yours sincerely

  
E.J. Williams V.A Williams G.S. Williams

cc Joanne Bennett – Sale Moor Labour Councillor



Posted on: 01/09/2019 12:48:12

Posted from: <https://beta.trafford.gov.uk/planning/strategic-planning/local-plan/land-allocations-consultation-form.aspx>

Form Post

Your Name: Ian Mcconville  
 Address: 7 sunningdale avenue, sale, cheshire, m332pj, United Kingdom  
 Phone: [REDACTED]  
 Email: [REDACTED]  
 Document: Other document (please specify)

Indicate Conservation Area/Topic Paper/Other Document: Licensing  
 Policy number: LA0260/19  
 Site reference: No.1 Dovecote, Old Hall Lane, Sale, M33 2GS  
 Table/Figure reference: PL073717

Do you support, oppose or have general comments about this specific part of the document?: Object

Dear Sir/Madam I strongly object to the licensing and live music request for a new premises license the commercial premises back on to a quiet well established neighbourhood containing elderly residents as to which my father in law is one of them and he is quite upset at the thought of a daily late night drinking club/pub with live music opening on his doorstep. Why a commercial business feels it needs to open a bar with live music contained within its business is quite beyond me, there is more than enough parking for employees suggesting most employees will be driving to and from work and for those walking cycling catching the bus or train there are an abundance of public houses some providing live music, entertainment and food all within a short walking distance of the business premises and all able to accommodate large numbers. I also have concerns as to how the licensing laws will apply to this particular establishment will it be a private club or a public house will it be subject to the same scrutiny as other establishments in the area with regards to underage drinking, as im quite sure the company will have employees under the legal age limit for drinking? Will a culture of drinking in the company bar be encouraged under the psudonym of team bonding/building. I along with a great deal of other people in sale moor regularly use old Hall road for access and egress into sale moor and I personally won't enjoy the thought that people exiting this site may have just had one or two drinks after a tough day and could end up either in front of me or behind me. Regards Ian

Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.:

What gender are you?: Male  
 What is your age?: 46-55  
 what do you do in Trafford? (tick those that apply): Live, Work  
 Do you consider yourself to have a disability or impairment, as defined in the Disability and Discrimination Act 1995?: No  
 White: British

Rep 4.

RECEIVED

04 SEP 2019

Margaret Booth  
9, Lincoln Grove,  
Sale Moor,  
M33 2JG

31<sup>st</sup> August, 2019

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

Dear Sirs,

Re: LA0260/19 – No. 1 Dovecote, Old Hall Lane, Sale, M33 2GS – New Premises Licence

With reference to the above application for a New Premises Licence, as a local home owner and resident, I would like to register my objections to the application as follows:

This is mainly a residential area with a cross section of people, e.g. families with young children, middle aged people who have perhaps retired and are looking forward to a quieter life and also elderly people who just want to feel safe in their homes.

Out of all of these people how many do you suppose want to listen to music from 5.30pm – 21.00/22.00pm Monday to Friday each week? My guess would be not many.

I also would question the wisdom of serving alcohol after work and wonder how these employees are going to get home, maybe driving, this is definitely not desirable for road safety.

These offices are very close to the motorway and with fast moving traffic drinking and driving is just an accident waiting to happen.

I don't know if this Licence is to be used for employees only or if outsiders are going to be able to use the facilities. Employees only is bad enough but if others are going to be included this will only make the reasons for objecting more relevant.

Cont'd...

I can't imagine what the 'Anything Similar' part of the application will involve but I fear it will NOT be something I will enjoy so close to my residence.

In summary, I ask that you look seriously at this application for the reasons I have stated above with special consideration given to the effect that the granting of this licence will have on the well being of the local residents and the responsibility you have to ensure that there is no temptation there for people to drink and drive.

---

Yours faithfully,

A handwritten signature in cursive script that reads "Margaret Booth".

Margaret Booth

Rep 5.

3A Rutland Lane  
Sale  
M332GG

3 September 2019

Postal Ref, LA0260/19

No. 1 Dovecote  
Old Hall ~~LANE ROAD~~, Sale  
M33 2GS

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

I assume you have a typographical error on the address It is Road and NOT Lane

We are objecting most strongly to the application for new premises licensing at the above site.

We have lived here for many years and have seen many changes, but lately it has become extremely noisy and all the wild life has been frightened away including birds and the fox family whose "home" has been decimated.

Certainly we are objecting to music, live or recorded on a daily basis, as this would attract many teenagers thus causing even more noise, as they particularly enjoy listening to music with sound turned up to highest decibels only.

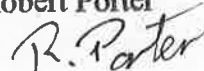
The supply of alcohol is also very much a great objection because there are numerous bars and public houses around the surrounding area, and if allowed, this would create an extra area for cans and bottles to be discarded along the way with any other litter along pavements, roads and gardens and hedgerows, as now happens all too often.

There could also be a problem of car parking. Although there are designated car parking spaces allocated on site, the other problem is that of vehicles being parked outside this designated space, which could overflow onto Old Hall Road, Dane Road, Wythenshawe Road, and Rutland Lane areas.

The noise of vehicles engines when arriving or departing, including the slamming of doors, would certainly affect the present tranquillity of this area.

We do hope that you would consider this very seriously as this is not the correct location for this type of activity.

Robert Porter



Jade Pickup Licensing Officer  
Trafford Council  
Place Directorate - Regulatory Services  
Trafford Town Hall  
Talbot Road  
Stretford  
M32 0TH.

**RE LA0260/19 licensing request**

Dear Jade

We strongly object to the licensing application by Verastar as currently proposed on a number of grounds but principally due to the impact that the extended use of the premises would have on neighbouring residential occupiers and specifically the referenced use of the external area for the consumption of alcohol and the playing of live and/or recorded music.

Having liaised as a group of residents (No 1,5,7) from Rutland Lane, we would be directly affected by these proposals as indicated on the attached drawing. The impact of significant groups of employees from the premises and their friends and family congregating for various events will invariably give rise to noise and disturbance which will be exacerbated from the consumption of alcohol and use of the external space for gatherings and playing of live music. The closest property on Rutland Lane is only 36 metres from the boundary of the premises with its garden space fronting the premises.



Jon Corden, 3 Rutland Lane, Sale, M33 2GG

The license application states that music would be played until 2100 hrs which is not reasonable given the proximity of the residential properties and the potential volumes of noise created from gatherings and music. The application states that the volume of music would be controlled but no further details are given. It is inconceivable that the nuisance generated from the use of the external areas of the premises will not lead to us as residents filing noise complaints with the Council's environmental health / public protection team given the inherent difficulties in controlling noise in such close proximity to sensitive receptors (residential gardens and dwellings).

The residents recognise that commercial premises will operate in a certain manner and therefore we would have no objection to the license being amended to exclude the use of the external areas for consumption of alcohol and playing of live or recorded music as this will eliminate the principle sources of nuisance given the proximity issues identified above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'J. Corden', written over a horizontal line.

Jon Corden FInstLM, MCIOB, MIFireE





Ms J Pickup  
Licensing Team  
Place Directorate – Regulatory Services  
Trafford Council  
Trafford Town Hall  
Talbot Road  
Stretford  
M32 0TH

Your Ref:  
Our Ref: DDC/2007455/19  
*Please quote this when replying*  
Date: 2 October 2019  
Please ask for: David Crank  
Ext: 683381  
Direct Dial: +44 151 907 3381  
E-mail: [David.Crank@dwf.law](mailto:David.Crank@dwf.law)  
Direct Fax:

Dear Ms Pickup

### **Representations regarding licensing application by Verastar Limited**

We write on behalf of our client Verastar Limited and have consulted with the company on the representations raised in respect of the application submitted for a Premises Licence. We note the comments expressing concern about the grant of the Premises Licence at their offices in particular the concerns about the use of the external area for any social events. We would ask if this letter could be shared with those making representations please?

Our client notes the concerns which have been expressed and would confirm that it would be prepared to agree to a condition that live or recorded amplified music would not be played in any external area and that if music was played internally, doors and windows would be closed save to allow access and egress to the premises.

It is not proposed by our client to develop or operate the premises as anything other than a facility to benefit of staff and occasional invited guests. Our client understands the responsibility it would have to avoid the premises causing nuisance to neighbouring properties.

We note comments expressing concern regarding the activity of people driving vehicles, staff would be aware of the responsibilities they have in relation to the law, the company would view the actions of anybody who broke the law seriously and this message would be reinforced to ensure that staff were responsible in the approach to their social and legal responsibilities. Members of the management would regularly be present when the facility was in use.

We appreciate that there can be concerns about what might happen, it would always be our client's intention to have a positive relationship with both business and residential neighbours and this relationship and the responsibility that exists under the law would be taken into consideration when any licensable activities permitted are taking place.

67386946-1

Ms J Pickup

2 October 2019



We hope that the removal of the prospect of external amplified music will provide some reassurance that our client will monitor the operation of any licence that is granted responsibly. We hope that in providing this additional information about our client's proposal it will assist those making representations to review whether they wish to maintain their objections to the grant of the Licence. We recognise that is their right to make representations but would seek to assure neighbours that it is our client's intention to operate under any licence granted in a responsible manner.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Crank' followed by a stylized flourish.

**David Crank**  
**Senior Associate**  
**for DWF Law LLP**