

AGENDA ITEM NO.

TRAFFORD COUNCIL

THE LICENSING SUB-COMMITTEE – 24th JULY 2018

REPORT OF THE HEAD OF REGULATORY SERVICES

REPORT REF. NO.

**APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE – JAVES,
42 - 44 BROOK ROAD, URMSTON, MANCHESTER, M41 5RY**

PURPOSE

To advise Members of an application for the Grant of a new premises licence for Javes at 42 to 44 Brook Road, Urmston, Manchester, M41 5RY.

The application has attracted representations from local residents both for and against the grant of a licence.

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.

Richard Rowe
Acting Corporate Director
Economic Growth, Environment and Infrastructure

Further Information From:

Name: Jan Taylor
Licensing Officer
Extension: 4047

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 – Index - Objections
Appendix C – Index – Positive Representations

1. Background

- 1.1 The commercial property at numbers 42 and 44 Brook Road was built in 1907 and served as a local co-operative food store at that time.



- 1.2 The property consists of two commercial units at ground level and first floor accommodation which has previously been used as a martial arts studio and boxing gym.
- 1.3 The premises did trade as a white goods appliance centre up until 2017 when the current proprietors took over the premises.



- 1.4** After extensive refurbishment, the current proprietors opened a café / delicatessen specialising in vegan menu choices.



- 1.5** The premises does have a courtyard area to the rear which is currently used as an outdoor seating area.



2. Application for the Grant of a Premises Licence

- 2.1** On 30th May, 2018 the Licensing Section received an application (**Appendix A**) from Mrs Gillian Ellis, Director of Javes 2017 Limited for the grant of a premises licence for alcohol.
- 2.2** The application is for sale of alcohol both on and off the premises for Monday through to Sunday from 08:00 to 22:00
- 2.3** The application is to cover both units at ground level, the rear external seating area and the first floor function room.
- 2.4** 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.

3. Representations

- 3.1** Throughout the regulatory 28 day consultation period, numerous representations have been received from residents against the application for a premises licence. See Appendix B.
- 3.2** The applicant has provided numerous representations in favour of the premises licence application which are summarised at Appendix C.
- 3.3** The Committee are respectfully reminded that where representations may be considered as borderline when officers are assessing them against the licensing objectives, the doubt is always given to the representor and therefore the committee is required to determine the validity of the representations.
- 3.4** The Committee are respectfully reminded that it is not sufficient for an objector to simply state that they wish to object, or that they are objecting on noise grounds. A representation should give more detail of the likely impact should the licence be granted.
- 3.5** As a responsible authority for licensing applications, Environmental Health, Pollution and Housing Team have chosen to mediate a condition on the licence which will reflect the condition of the Planning Inspector's decision of 6th December, 2017 in regards the useage of the external area, to read as follows :
 - The use of the external courtyard to the rear of the premises for customer seating shall only take place between the hours of 08:00 to 18:00.
- 3.6** The applicant has agreed to the inclusion of this condition on any licence granted.

4. Licensing Policy and Guidance

- 4.1** The Committee are respectfully referred to the Council's own Licensing Policy relating to the Licensing Act 2003 objectives (www.trafford.gov.uk) and to the Secretary of State's Guidance: (<https://www.gov.uk/government/organisations/home-office>) A copy of these will also be available at the meeting .

5. Options

- 5.1** 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:

5.1.1 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

5.1.2 to exclude from the scope of the licence any of the licensable activities to which the application relates;

5.1.3 to refuse to specify a person in the licence as the premises supervisor;

5.1.4 to reject the application.

- 5.2** 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.

- 5.3** 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 Javes 2017 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			
Javes, 42-44 Brook Road, Urmston, Manchester, M41 5RY			
Post town	Urmston	Postcode	M41 5RY
Telephone number at premises (if any)		0161 258 9061	
Non-domestic rateable value of premises		£17,900.00	

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 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)	
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 Javes 2017 Limited
Address 42-44 Brook Road Urmston Manchester M41 5RY
Registered number (where applicable) 1082810
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any) 0161 258 9061
E-mail address (optional) javes4244@gmail.com



Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY

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)

Detached old 1906 co-op building that has been converted into café/bistro. The building consists of 2 sides with a covered alleyway between with connecting doors. This consists of 3 rooms with an upstairs which spans the whole blue print of the building.

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 M



A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Thur					
Fri			<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 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
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 5)		
Sat					
Sun					



C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			
Thur			<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> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon				Both	<input type="checkbox"/>
Tue					
Wed					
Thur			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Fri					
Sat					
Sun					
			<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 5)		



E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3)					
Mon								
Tue								
Wed						State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur								
Fri						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 5)		
Sat								
Sun								

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3)					
Mon								
Tue								
Wed						State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur								
Fri						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 (please read guidance note 5)		
Sat								
Sun								



G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur					
Fri			<u>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</u> (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing Ad hoc entertainment for Birthday functions : magicians, belly dancers etc.		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	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 3)		
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 4)		
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 5)		
Sun					



I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur					
Fri			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 5)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	08:00	22:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	08:00	22:00			
Wed	08:00	22:00			
Thur	08:00	22:00	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 5)		
Fri	08:00	22:00			
Sat	08:00	22:00			
Sun	08:00	22:00			



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 David Robert Ellis	
Date of birth [REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) PA067923	
Issuing licensing authority (if known) Trafford	

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).



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	08:00	22:00	
Tue	08:00	22:00	
Wed	08:00	22:00	
Thur	08:00	22:00	
Fri	08:00	22:00	
Sat	08:00	22:00	
Sun	08:00	22:00	
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 (please read guidance note 6)			



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)

Strong management controls and effective training to meet all four licensing objectives.
Operating schedule, opening hours and licensable activities during these hours.
Designated premises supervisor confirmed.

b) The prevention of crime and disorder

A clear legible notice outside the premises indicating hours under the terms of licensing.
Not selling alcohol to drunk or intoxicated customers.
Staff well trained in asking customers to use the premises in an orderly, respectful manner.
Potential criminal activity signs to be displayed for customers.

c) Public safety

Internal and external lighting for public safety.
Staff trained to environmental health requirements.
Training staff and implementing underage ID.

d) The prevention of public nuisance

Ensure noise levels are kept to a minimum and notices displayed requesting customers exit the building quietly and to respect our neighbours.
Customers will not be admitted on the premises outside of opening times.
Outside lighting positioned as to not cause disturbance to residents.

e) The protection of children from harm

Challenge '25' sign clearly displayed.
Staff trained about persons identification, establishment etc.
Training records kept on the premises.



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 (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)
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Signature	<i>D R Ellis</i>
Date	16.5.18
Capacity	OWNER / DIRECTOR

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)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

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 combines boxing or wrestling with one or more martial arts – are licensable as a

Client
Mr & Mrs Ellis

Job Title
Proposed change of use

42-44 Brook Road
Urmston
Manchester
M41 3RY

Drawing Title
Proposed floor plans

Drawing Status
building control

Drawn by
JMK

Date
February 2017

Scale
1:100 @ A3

Job Number
ebr/00231

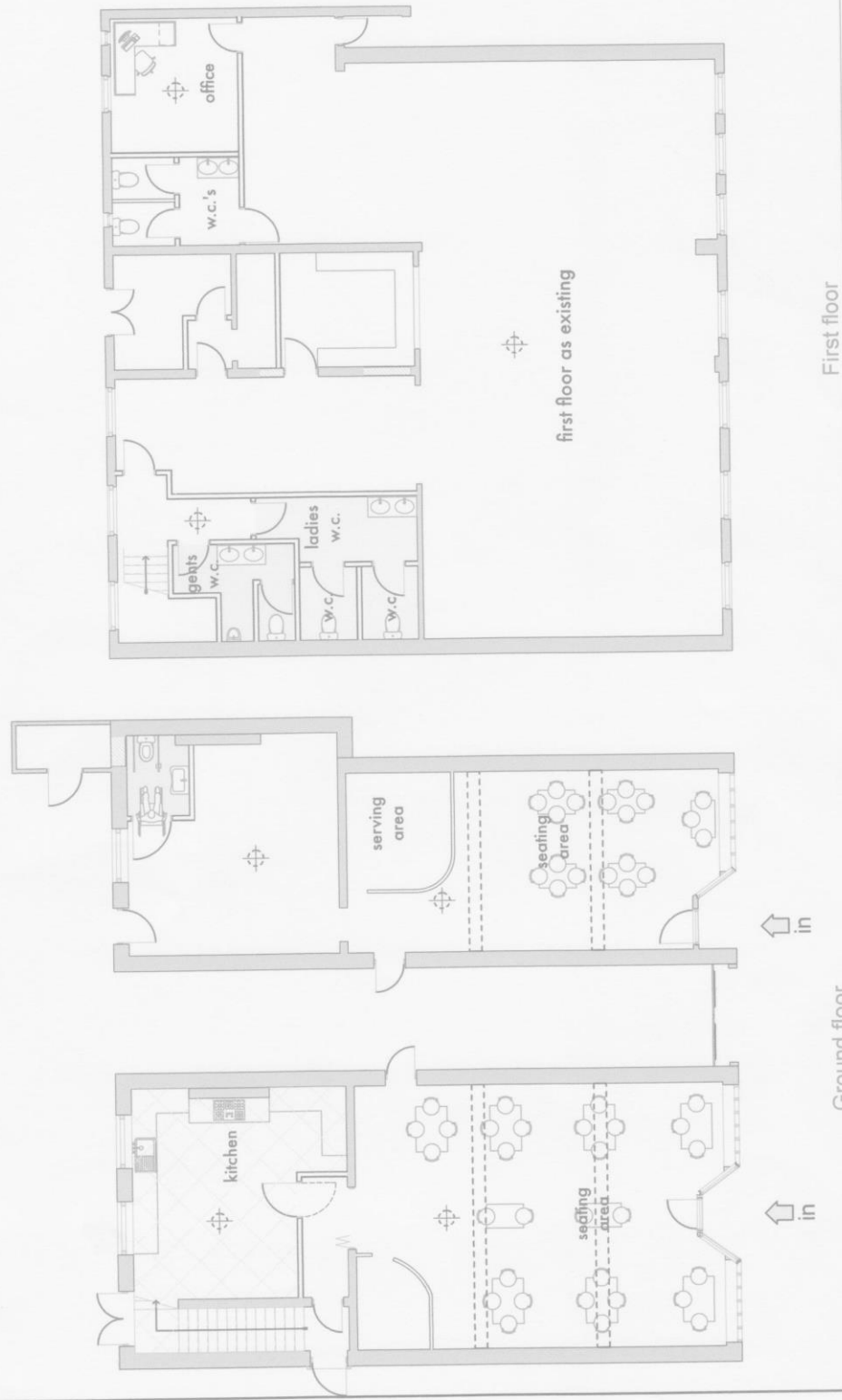
Drawing Number
A0.4

Revision
Description

Date

Do not scale. All dimensions to be checked on site prior to fabrication of components or execution of works. This drawing, the design and information contained within are copyright of ebrdesigns.com ltd and must not be used or reproduced without express permission. ebrdesigns.com ltd shall not be liable if used or reproduced without authorisation.

smoke alarm to be installed as per recommendations of Fire Risk Assessment; to be issued to LBCO on completion
All electrical work to be carried out by suitably qualified person with Part P certificate to be issued to Building Control on completion



First floor

Ground floor



BRIAR CLOSE

3 no wall mounted bike stands as per example

44

OUTDOOR SEATING AREA

42

gates to be closed/locked when premises not in operation

BROOK ROAD

Site plan

APPENDIX B

Representations Against Application (with locator map)

B1. Mr John Billington

B2. Mrs Vicky Brickhill

B3. Mrs Marjorie Donald

B4. Miss Rachel Donald

B5. Mrs Ann Denise Hatton

B6. Mr Graham & Mrs Janet Leggott

B7. Mr John Keggen

B8. Mrs Lisa Smith

B9. Mrs Lindsay Shenton

B10. Mrs Nicola Stephens

B11. Mr Colin Tripp

B12. Mr William Balmer and Mrs Sandra Whaite



Licensing Act 2003 – Javes, 42-44 Brook Road, Urmston

B1. Mr John Billington



John Billington
7 Briar Close
Urmston
Manchester
M41 5PX

24th June 2018

To whom it may concern,

I am writing to register my objection to the license application LA0222/18 - Javes, 42-44 Brook Road, Urmston, Manchester, M41 5RY.

Over the last 2 years the premises in question, has been through several planning applications, withdrawals, revised application and finally appeal to the secretary of state – all in order to get what they originally wanted, i.e. a café/bistro and upstairs function room with a licence to sell alcohol. The original application was met with opposition from the immediate neighbours and the council granted permission but with various conditions. This was accepted by the café owners, but shortly afterwards they applied to have the conditions varied. Again the local neighbours objected and the conditions were mainly upheld. They finally they appealed to the secretary of state to get all the conditions overturned.

During the initial planning process the owners appeared to accept the views of the locals, but then with each successive round they have shown that they do not care about the local neighbours and are only concerned with getting their own way. This lack of care can be shown by the way that the owners have been seen parking their car, e.g. several times I have seen this car parked right at the end of Briar Close with one end jutting out into Brook Road meaning that with all the other parked cars the footpath down Brook Road has effectively been closed and anybody wanting to get past has to move off the pavement and into Brook Road. When the cars have been double parked on Briar Close the owners car has been seen "abandoned" in-between these cars thereby blocking access to/from Briar Close.

If this licence is granted then this is going to lead to an extension of the disturbance that is already felt by the local neighbours. As well as the café opening longer the function room above will start to be used and as the entrance is on Briar Close this will lead to an increase in traffic down Briar Close as customers find somewhere to park or to drop off / pick up people, the same will apply for taxis. This will also lead to an increase in noise as people arrive and leave the premises, also as you will not be allowed to smoke inside, then customers of the function room are going to congregate on Briar Close whilst they smoke. With the selling of alcohol I have a concern that there will be the potential for anti-social behaviours, whether it be litter or broken bottles to people vomiting or urinating in the street.

Given the dis-regard for local feeling and the aggressive way they have gone about getting the business running, I have a feeling that this application is the thin end of the wedge, if it were to be granted then in a few months' time there would be further applications to either extend the hours or add entertainment, with even further loss of amenity to the locals.

If the licence is granted then the owners have got pretty much what they set out for in their initial application, which was objected to by many locals and by several on the planning committee. When I bought this house I knew that there was a pub behind it and I accepted it, however had the café/bistro been up and running at the hours that are being talked about then I would not have done. I ask you to think what you would do if this place was within 50 yards of your front door.

John Billington

B2. Mrs Vicky Brickhill

I am writing regarding the above application for licensing and to register my objection.

I am concerned that licensing of this premises from 8am to 10pm 7 days a week will bring extra noise and disruption to a residential area.

Brook Road has a public house at either end, the Garrick's Head and The Bird in Hand. I live between The Garrick's Head and Javes, most weekends and especially in the summer, the street is noisy with customers leaving the pub and walking down Brook Road or waiting to be picked up by taxi's. My fear is this noise would be increased by customers walking between these businesses, especially outside my property, as the block my house is on is between both. The licensing would also mean the function room at Javes would be used until 10pm meaning more traffic and noise in the late evening in our residential area.

I have lived on Brook Road for 36 years and will admit this is a busy road with the local businesses and the pub, however after 9pm and on Sundays the road is quiet and becomes residential again. I feel opening Javes until 10 and from 8 in the morning as a licensed premises will remove the little reprieve we have on a Sunday morning and later evening, this has been proven by the current Sunday opening of Javes, where we already have their customers parking on our kerbs and walking past my house. It is bad enough having the chip shop queue watching us eat our dinner each evening, without people looking at us eating our Sunday breakfast!

Whilst I understand this application is for licencing, I must advise the fear of the increased traffic another licensed property would bring. Whilst I like to think the customers who are drinking would not be driving, a high percentage would use taxis or have a designated driver. There simply is not the space for parking on the road, it is busy enough with hospital staff and general visitors to the off licence and chip shop without more drop offs or people parking. Brook Road is not wide enough for traffic to park on either side, currently people park on the kerb making it difficult for pedestrians to pass.

The chip shop and off licence all have daily deliveries, fish, potatoes, pies, milk and newspapers. The pub has a food and alcohol delivery once a week. This causes extra congestion to the busy road and I wonder what extra deliveries licensing this property would bring.

Brook Road is the main route for ambulances for Trafford General Hospital, on occasion the road has been gridlocked with parking for the chip shop, I have also witnesses ambulances unable to get down the road owing to the sheer volume of traffic and parked cars, this should be taken into consideration with the extra vehicles this request could bring.

May I also advise that Javes appear to have already installed a pump at their bar before the license is agreed, is this usual?

Finally, I believe the original application when Javes was opening was to open from 8am to 10pm, 7 days a week with licensing and this was refused by the council. It appears that slowly over the last year Javes have made seperate applications to slowly bring them back to the original application request. By granting this licensing request will give them in effect everything they were refused in the original application.

Please advise if I need do anything else to raise my objections.

Kind regards
Vicky Brickhill

B3. Mrs Marjorie Donald



Mrs M. Donald
3 Briar Close
Urmston
Manchester
M41 5PX

Re : LA0222/18 Javes 'New Premises Licence'

To whom it may concern,

I am writing to oppose the above application. Since opening (and indeed in the year leading up to opening) this establishment is the very definition of a 'public nuisance' to the local residents and will without doubt increase with the granting of a licence for alcohol.

--Noise : why should we be forced to have to shut our windows in Summer/stay indoors because a business has been allowed to open in a residential area? No one can argue this noise will not increase with the consumption of alcohol on the premises.

Smoke: again will worsen – even though just this week they have conveniently put up 'no smoking' signs yet there continues to be smoke drifting across the road into our homes and gardens.

Very early morning deliveries(5.45/6.00) :waking everybody up when the shutters on the van are pulled up and doors are banged repeatedly.

The road being blocked : As a non driver who walks everywhere I cannot begin to count how many times I have had to walk in the road to get back to my home as pavements are blocked on both sides by deliveries, staff and customers vehicles. Plus this constant double parking hampers the lives of the car owners down our road who have to go out and check the situation before they try and leave and often have to go and locate car owners to get them to move them! I don't have a car but the situation makes it difficult for visitors (particularly as many of mine are elderly and can't take the option of parking somewhere else and walking to my house as they can't get their car in my road).

The huge percentage of the local residents this actually has a daily impact on ie. those living on Briar Close, Brook Road and Thorne Avenue were opposed to this development from the off as we knew what issues it would bring. These fears were well founded as it has been worse in reality. The owners knew all our issues and have done nothing but aggravate the matter by pushing for more and more hours, uses etc. after telling us before opening this was going to be a family and child centred café that their customers would all walk to! These owners have pretty much done everything they wanted prior to 'being allowed' to do it and typically from doing that have got their own way. At the outset they wanted a premises open until late with a licence, this got turned down, yet now they have got what they have wanted over the year by applying for more each time and appealing when they haven't got it and if they get this , then they have got exactly what they wanted in the first place!

Without a licence they have been serving alcohol (and laughing at residents and being rude to them about it when they have seen them pass and notice!) Just look at some of the reviews of this place over the year and you can see 'pints' mentioned and 'wine lists'! Should you be considering giving a licence to people who have disregarded the licensing laws along with the legal process of planning permissions throughout ?

Yes, I live fairly close the The Garrick's Head pub so hear some noise from there on a Saturday night, but the difference is we knew that was there when we bought our houses, it has always been a pub

and is set back as one and has a car park surrounding it etc – it is not on our street! Plus the noise , when there is any is one night a week. If Javes is given a licence there is a potential for crime and more public nuisance in the form of groups loitering, urinating in gardens, waking children up, waiting for taxis (or indeed drunk driving)etc. I purchased this house as my home to enjoy my retirement in, I never thought in a million years I would be living opposite a licensed premises as nobody would ever imagine that would even be considered in the location it is in!

Considering all the spiel the owners gave us about it being a child centred café open for breakfast and lunch as they wanted somewhere nice for children, what are they doing building what is in effect a beer garden next to the outdoor building they said would be used for children's crafts and activities? This building is within the back yard so are they going to continue to use it as that when there are adults drinking and swearing and smoking literally next to them? Surely there are child protection issues there as well as public safety issues.

This 'garden' was initially not allowed to be used at all by them other than for bins and for the children to walk through to the activity building. Yet now it seems it can not only be used, but it can be used for sitting in, drinking and eating in and smoking in when it is all literally inches away from their neighbour?

Throughout this process when it feels like we have been made to continuously appeal against whatever it is they have applied for that month to blight our lives, it seems very much like the owners have initially asked for more than they actually wanted, so that when they get it cut down by a few hours or whatever they can say we as residents have got 'our way' when in fact they have got what they planned to get in the first place. This licensing application follows this path too as they have applied for every day from 8 in the morning to 10 in the evening. What they actually probably want is an afternoon/ evening licence so please do not be unaware of this.

Please consider the views of the people who will have to live with your decision, seven days a week with no respite – the local residents of Briar Close, Brook Road and Thorne Avenue. I hear the owners are welcome to provide 'for' letters from people who don't live in any of these roads, this seems beyond ridiculous as they have no insight as to everyday life in this vicinity and therefore surely should be given no consideration. I could just as easy get my friends and family to write a letter too but I, along with the other neighbours would prefer common sense to win out without the need for such tactics.

Thank you in advance for your consideration of our views,

Mrs Marjorie Donald

B4. Miss Rachel Donald



Miss R.L.Donald
1 Briar Close
Urmston
Manchester
M41 5PX

June 7th, 2018

Re : Application LA0222/18 Javes Café 'New Premises Licence'
(As requested – hard copy of letter to back up the email sent on June 5th, 2018)

To whom it may concern,

I am contacting you with regard to the above application.

I have looked on the site and it says they have applied for an alcohol licence from 8am - 10pm seven days a week!

Maybe you don't know as this is a different department, but this establishment already causes massive problems to the residents of the neighbouring streets and the last we heard had, thank goodness, had their appeal to open fourteen hours a day turned down as they got so much opposition as their cafe is in a residential area housing many families (many with small children and many older residents too).

As this business seemed to show no empathy for the residents from day one, families put their houses up for sale and moved! The business is across the road from me, on the corner of a cul-de-sac (my road- Briar Close) and Brook Road. The place has been open over a year or so now and the parking situation is beyond ridiculous and the noise and chaos it already creates is as we thought it would be as it is ill placed in amongst so many residential dwellings.

I realise, in theory that an alcohol licence should not add to the parking problems, but it would most definitely add to the other problems that this business being in our residential area has caused. They have given us enough issues to deal with without now adding more noise from customers drinking on the premises too. There are already two pubs in the vicinity (at either end of Brook Road) for people who want to drink or drink with a meal. The owners have pushed the boundaries all through the process of opening, doing everything before they got permission to and lying to residents about the plans. The garden which was supposed to just be a through-fare to the children's activities in the small building, is regularly on show lately (from the gates they said would always remain closed) as you walk past and looks very much like an adult beer garden already, complete with high smoking shelter (which we have been told when one resident phoned up about it that they have never included in any plans and don't have permission for). They already (and have done for months) appear to have a bar like counter with what looks like 'pumps' on it and I have seen people sat drinking wine in the window. I don't know if they got special licences for those times but I can imagine not.

My neighbour across the road (next door to the building) moved in when the previous residents moved out due to this business, and she moved in with the assurance it was a cafe and a cafe only. She now has a garden being used, that we were told wasn't going to be used other than for bin storage, right next to her and cannot sit out in her own garden due to the smoke and the noise of talking in addition to the noise of the constant fan when food is cooking. Is it fair that she now has to put up with that noise level rising, and possibly until later times too?

As far as I know, none of us got informed that any further appeal for longer opening hours had been successful, so how can they be applying for a licence until 10pm? There are children in the houses all round this place, they can't be putting up with noise until 10pm. In their only attempt to keep us sweet at any time the owners told the majority of local residents that this was going to be a family/child centred cafe. If that is the case, which families eat out after seven o'clock and why would they need an alcohol licence?

The last we heard they had been allowed to open from 8-7, yet seem to close before 4 or 5 every day as the custom isn't there (due to the location no doubt!) Therefore if they want a license until 10 it is surely because they are targeting a different audience of drinkers rather than families eating.

Please do not upset the local residents by letting this establishment become more of an inconvenience and noisier than it already is. We have had more than enough of being ignored when it comes to what happens literally on our own doorstep and it is not fair to put the desires and profits of one business over the views of so many local residents, many of whom have lived here for decades. I look forward to the views of the many and common sense winning out when it comes to this matter.

Kind Regards,

B5. Mrs Ann Denise Hatton

From: Denise Hatton
Subject: New Premises Licence Application LA0222/18
Date: 20 June 2018 15:25
To: licensing@trafford.gov.uk

25 JUN 2018
TRAFFORD

I am writing to strongly oppose the application for an alcohol licence for Javes Cafe, Brook Road, Flixton, Application number LA0222/18

This establishment has been opened in a residential area on a road which already has a pub at either end of it. It now wants a licence to introduce more alcohol into this location.

Javes Cafe is on the corner of Brook Road and Briar Close. Since it opened there have been numerous occasions when I cannot gain access to my house without having to drive through a very narrow space between parked cars. On one occasion I could not get through at all.

If this licence is granted there will be an increase of many different kinds of problems relating to general noise, music, smoke, parking and access issues. On occasions when the outside courtyard has been used the noise has been intrusive. This courtyard was only supposed to be used as a walk through area not for outside seating. The outside seating arrangements have been posted on the Internet and will be used if a licence is granted. The noise from this area will potentially affect residents, particularly those on Briar Close for most of the day and evening when the weather is fine.

If the function room is used for evening events it is obvious there will be disturbances from people drinking, smoking, arriving and leaving until late at night. There is also a potential for antisocial behaviour and drink driving. As residents we have a right to peace and security in our environment. In a verbal exchange with a resident the owner of Javes admitted she would not like to live next door to any business. But on the Internet the owners seem to be dismissive of residents problems and concerns.

Neighbours have observed that some drinking appears to be taking place already on the premises. Someone was also seen walking down Brook Road with a bottle. Other residents have experienced disturbance outside their homes.

This establishment has been advertising itself as a family orientated business with an emphasis on children, child activities and a creche. This seems to be in conflict with wanting to introduce alcohol and late night drinking.

Establishments with a drinks licence are also, according to Trafford's own regulations, supposed to have a certain number of parking spaces. Javes Cafe

has none.

We have already had serious problems with delivery vans to the cafe. One comes before 5am and wakes up residents. Another comes in the day and makes no attempt to leave access to Briar Close giving myself and other residents no choice but to wait until he has finished his delivery. If this establishment increases its usage there will be more deliveries and these problems will get worse.

Javes Cafe should be in a different location to be developed into the kind of business the owners want to create. It should be in a town centre or in a location away from residential properties. The proximity of this business will create endless, serious problems for the people living nearby.

- As stated at the beginning of this letter, I am strongly opposed to the granting of an alcohol licence to these premises.

Yours,

Ann Denise Hatton

9 Briar Close

Flixton

Urmston

Manchester

M41 5PX

Sent from my iPad

B6. Mr Graham & Mrs Janet Leggott



51 Brook Road
Flixton
Urmston
M41 5RY
15th June 2018

Dear Sir / Madam

Re – Objection to Licensing Application LA0222/18. Javes Café

We are resident on Brook Road Flixton, directly opposite Jave's Café. This is a residential Street and we feel there is neither requirement or need for an additional licensed establishment. There is a pubic house situated at each end of Brook Road and we already endure the attendant problems of people commuting between one pub and the other, causing both noise and nuisance to the residents. Because Brook Road is a residential Street, there are children of school age who would be disturbed by the noise and the nuisance, as well as parents and adults who go to work on weekdays and some weekends, whose lives would be further disrupted should a license be granted to Jave's Café. We strongly object to the license application by the proprietors of Jave's Café, as we feel that the granting of such a license would only exacerbate the problems mentioned above.

With kindest regards

Graham Leggott

Janet Leggott

B7. Mr John Keggen



8 Briar Close
Urmston
Manchester
M41 5PX

23 June 2018

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

Dear Sirs

Javes, 42-44 Brook Road, Urmston, Manchester, M41 5RY – LA0222/18

I am writing to register my objection to the application for a premises licence by Javes 2017 Ltd for 42-44 Brook Road, Urmston, Manchester, M41 5RY. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives of the prevention of Public Nuisance, the prevention of Crime and Disorder, the Protection of Children from harm and Public Safety.

The proximity to local residents as seen in the photograph.



Public Nuisance

Residents in the area already suffer nuisance from the Garrick's Head public house with drinkers talking and shouting outside, urinating in public and leaving with drinks sometimes leads to broken glass in the street. Additional licensed premises will only serve to make the problem worse. The residents already suffer noise from music and the Garrick's Head along with noise of bottles being disposed of at the end of the night or early the following morning.

Crime and Disorder

Consumption of alcohol in the street in this area not permitted, but unfortunately still goes on. An additional licenced premise would only add to this problem. These premises are allowed to use the external courtyard seen above between 08:00 and 18:00. This would mean that anyone wishing fresh air or to smoke outside of these hours would need use the public pavement at the front of the premises on Brook Road. At the very least this is likely to cause a public nuisance blocking the pavement, but has the potential for people drinking in public.

Protection of Children

Thus far these premises have marketed as a community café and with a strong emphasis on children, particularly young children, and indeed planning permission was granted on that basis. This is backed up by the vast numbers of photographs on their Facebook page. To introduce children to alcohol in such an environment would be seem to normalise alcohol, and whilst the Council cannot control what goes on in the home, neither it nor its officers should be promoting alcohol in this way, and I would not expect responsible owners to do such a thing. The original application specifies a children's play area which is next to the external courtyard which would appear to be a smoking area. Alcohol and smoking is a bad example to children and in such close proximity represents an unnecessary danger to them.

Public Safety

Whilst parking per se may not be grounds for objection, increased use of the premises with the potential for alcohol sales could lead to an already dangerous parking situation being made worse. As the premises have no onsite parking, visitors are using the pavements and parking in such a way that makes access to Briar Close difficult. Whilst these issues have largely been ignored so far, there would now be the added danger of drivers having consumed alcohol when trying to manoeuvre their vehicles.

In general terms, the owners of the premises have failed to engage with or take on board the concerns of the local residents and have a history of applying for permission, carrying out work regardless, and then appealing after the event. The previous occupants of the premises at least made a point of asking their customers to respect their neighbours and even went as far as putting a sign outside to that effect. The current occupants have already had the pumps installed suggesting that the application has already been granted.

I have requested that Councillor Simon Thomas make representations to the Licencing Committee on my behalf.

Yours faithfully

John Keggen

B8. Mrs Lisa Smith

Lisa Smith
34 Brook Road
Urmston
Manchester
M41 5RY

14th June 2018



Re: Alcohol licence application LA 0222/18 Javes, 42-44 Brook Road M41 5RY

I strongly object to this application on many grounds including public nuisance, crime and disorder and public safety. It is important to look back at the planning history of this development which has had many objections from the start from most of the local residents and has caused my family and neighbours much stress over the past 18 months.

The original planning application was for an A4 cafe/ bistro/bar with take away, function room, with outdoor seating and an external children's play room with proposed opening hours of 8am till 11pm. After 20 objections from local residents and following discussions between the applicant and council the application was revised to A3 mixed cafe, function room with ancillary children's play room with hours of 8am to 7pm Monday to Saturday and 9am to 5pm Sunday. The external rear yard was not included as a seating area and there was to be no public access to that area. The applicants had councillor Paul Lally to represent them at the planning hearing, he had 5 minutes to speak, we had just 3 minutes.

This was then granted planning with conditions on the 10th March 2017 despite the Chair, Mrs V. Ward, the Vice Chair and 2 other councillors on the committee objecting. It was a 6 to 4 vote to grant.

In April 2017 the applicants applied to have the conditions lifted. Again 18 objections from local residents. The applicant wanted to extend the opening hours to 8am till 10pm, seven days a week with rear yard seating 8am to 6pm.

Around the same time an application was put in to allow access across the rear yard to the children's playroom by parents to prevent them from having to exit the building and re enter on Briar Close, this was approved with no objections as residents including myself did not see that to be an issue.

The application regarding conditions was granted with restrictions on opening hours and public access to rear yard.

The applicants then appealed to The Secretary of State and won the appeal, however the council were not found to be at fault and not required to pay costs.

The applicants now have opening hours of 8am to 10pm, seven days a week, 365 days a year, outdoor seating, cafe, function room and children's play room which is almost exactly what the original application was for, apart from the one hour less opening and the alcohol licence that they are applying for now. The planning committee would not even consider this as an appropriate use of the building 18 months ago, so why would it be acceptable now? The original case for granting planning permission was for "somewhere to get a coffee" now it is somewhere to go eating, drinking and partying till late every night of the year. A very different use of the premises than originally proposed.

It appears that although they promoted the business as a family friendly community cafe for local residents to walk or cycle to with children's classes, it was just a way to get approval for the original plans of a bar and function room 365 days a year.

There have been no children's activity sessions on since April this year, so it seems that they were only put on so that access was granted to the rear yard and they could have the outdoor seating.

The majority of visitors drive to the cafe and as you will see in the objections there is no parking associated with the building. It is a busy residential road, with buses and a cut through for ambulances to the hospital.

My daughter has to crawl on the floor to open and close her curtains for fear of being seen by people in the rear yard. The opening up of the bricked up rear windows, if used as a function room overlooks my back garden which is somewhere we like to sit out in the Summer months. There is already a lot of noise from staff and customers sitting out in the rear yard and conversations are audible from the cafe and I presume they would be able to hear my conversations with family/ friends. They didn't even try to contain the noise from the two children's parties there on Friday 15th and Saturday 16th June, the volume of the children screaming and the adults talking over them was deafening, they were even squeaking dogs toys at one point. This is exasperated by the fact that they leave the rear doors of the building open so all the noise goes out into the surrounding area, this was despite one of the conditions is to keep doors and windows closed. The increase in noise level from amplified music or DJ at a function mixed with intoxicated customers talking, shouting and singing over the music would be unbearable, and also the increase in hours we would be subject to this nuisance.

We are unable to open my daughters loft windows, especially on Sunday morning as the smells from the noisy extraction unit and noise from the cafe. If an alcohol licence were granted this would only increase the noise level as with alcohol the volume rises and language can become offensive. The noise from cars and taxis and people entering and leaving the premises, they may be drunk and cause damage to vehicles or property or urinate or vomit in the street near my home. There is also the issue of public safety with the increased chance of drunk drivers, broken glass and bottles left in the street.

The building is surrounded by residential properties with no boundary as a buffer. The Garricks Head Pub, 60 meters away has fencing and a large car park and faces a golf course, Javes is directly adjacent to peoples homes. It is not an appropriate location for what they are applying for. They already have tables and chairs on the pavement at the front (I don't know if they have planning permission for this ?) and many school children walk down Brook Road daily, I don't think having people drinking alcohol on the street is appropriate or right for the area. How many 160 sq meter plus bars / function rooms are there on quite residential streets opening 365 days a year?

We have lived here very happily and quietly for the last 20 years and the whole planning and appeals for this building has been very stressful and unsettling for most of the local residents.

The owners claim to be community spirited but they have had no consideration , especially for their immediate neighbours, they even placed a skip right up to the entrance of their driveway causing accessibility and visual obstructions.

They have apparently had a temporary alcohol licence and I know that customers have been served alcohol on many occasions, there are comments on their facebook page.

Often their customers park inconsiderately over residents driveways and on pavements causing traffic chaos, especially on a Friday "Chippy Night" Imagine how much worse and for longer periods this would be if there were functions with no parking facility.

My husband is a respected local business man and I work in a local high school, granting of the alcohol licence would be detrimental to our quality of life and happiness and I am worried about disruption and confrontation and about our daughters wellbeing living so close to somewhere that could serve alcohol and have functions 365 days a year.

The owners have seen all the objections by the local community and yet they still continue to be ruthless and have no regard for us in their attempt to get the planning and licensing for their original application. I would like all my previous objections (which reference Trafford Council policy's and the NPPF), documentation from the appellant and council appeals to be considered for this application as it needs to be looked at from the start of the planning process and not just as an isolated alcohol licence. One example is in the applicants planning statement appeal on the opening hours- condition 5 it states that " ..it was made clear that the local planning authority and

Other consultees did not support the use of the premises beyond 7pm due to the potential for adverse impact on the residential amenity of adjacent properties.

In the interest of getting the business up and running the applicant agreed to the alternative hours proffered by the Council. However, on reflection, the applicants have serious misgivings about the impact that the restrictive hours would have on the success of the business.

The business, above all, is a cafe. The hours permitted will allow for the applicant to cater for breakfasts, brunches, lunches and an early tea but they will have to stop short of providing an evening meal for the average working family. "

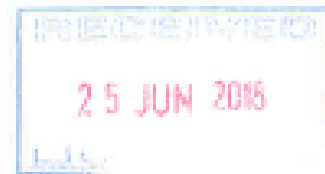
Since they won the appeal they have not offered a provision for an evening meal for the average working family. In fact they close at 5pm every day except Sunday 4pm. They don't even have a menu for an evening meal, its breakfasts and brunches. If this had been their main focus for extended opening hours they could have opened later as as a restaurant, like many successful unlicensed restaurants in the area. They did do pizzas on a Friday and Saturday evening till 7pm for a few weeks but that stopped a while ago. How can a cafe serving breakfast and lunch closing by 5pm suddenly be given an alcohol licence to operate as a bar/ function room till 10pm every night ?

This whole episode has been the worst thing to happen in the 20 years I have lived here. I note that the GMP stated that if an alcohol licence were to be granted that it should be to the applicant and not the building so that it cannot become a permanently licensed premises. I sincerely hope that the licence will not be granted and they can continue as a cafe, function room and children's play area with outdoor seating. Which is more than they originally agreed with the council on the original planning application. We are all having to live with the cafe and all the problems associated with it and the lack of peace and quiet at weekends that we previously had. It now needs to stop before it ends up as basically a nightclub serving alcohol and playing music till 2 or 3 in the morning.

Yours sincerely,

Lisa Smith.

B9. Mrs Lindsay Shenton



12 Briar Close
Urmston
Manchester
M41 5PX

RE APPLICATION LA0222/18 - Javes, 42-44 Brook Road, Urmston (Shenton)

To Whom It May Concern,

I would like to register my objection against the licence application brought by Javes Cafe.

I am a resident of Briar Close and since the opening of the cafe the noise, parking and road safety has had a huge impact on myself and my children.

It is no longer safe for my children to play on the close due to the continuous traffic coming down the small cul-de-sac. It is also no longer safe to exit Briar Close as you cannot see onto Brook Road (please come and observe this). It would also not be possible for an ambulance or fire engine to access our road any more due to the double parking.

Further to this at 5am each morning Javes open a shutter I assume for a delivery. This wakes me each day. I work long hours in a stressful job and need my sleep.

On my weekends, which is my time off we are subjected to screaming children all day in the rear area which has already been turned into a beer garden (against the planning application). If you look at Javes Facebook page you can see our houses on their picture of the garden, such is the close proximity.

Also on a Sunday we have the constant drone of the fan to put up with.

My children are studying for GCSE's and the noise makes it difficult to concentrate.

An approval would bring more cars, more noise, and anti-social behaviour in a residential area.

This development should never have been granted. However it has and I have to live with that but I implore you to not make our Home lives any more difficult than they have become.

Finally can I ask for assurance that anyone involved in the decision making of this who knows the Owners declares an interest.

Kind Regards
Lindsay Shenton

B10. Mrs Nicola Stephens

Nicola Stephens

36 Brook Road

Urmston

Manchester

M41 5RY

21st June 2018



Re: Javes LA 0222/ 18

I strongly object to the alcohol licence and playing of recorded sound on the grounds of public nuisance, prevention of crime and disorder and public safety.

My family and I have lived in our property for 22 years which is directly next door to the premises, with their exterior wall forming a boundary to my driveway.

Brook Road is residential apart from a chip shop, hairdressers, office and off licence (a previous business premises has now been converted into residential apartments). The Bird in the Hand pub is close to one end of the road and the Garrick's Head pub is approx. 60 meters away. Both of these are surrounded by a large car park and fencing providing a buffer to pedestrians and residents. Javes is surrounded by residential properties with the front bi-fold windows opening up directly onto the pavement where they have placed tables and chairs (there was no mention of this on the planning application) This is within feet of my driveway where my children and their friends play, school children and pedestrians walk down the road daily and I don't think having people drinking alcohol so close is appropriate. In the past there has been the odd occasion when people who have left the pub have stopped outside my property to urinate against the wall. People who have attended functions and are waiting for taxis after the café has closed could make this more frequent.

Customers who are smoking that walk upto the café extinguish their cigarettes before entering by throwing them onto the pavement or into my front garden. This is a very large building, over 160m², and could easily accommodate 80+ people that would all be leaving at closing time. Those that do walk could cause a public nuisance to residents in surrounding roads. In the evening residents cars are parked along the road leaving nowhere for taxis dropping off and could obstruct the highway. Brook Road is a road used as a cut through by ambulances to the hospital with a sharp bend less than 60 meters from the café.

During one event that had a temporary licence we could clearly hear the DJ talking and playing music even with our windows closed. The music did finish at 10pm but customers were still leaving at 10.30pm and a group of 4 customers stood outside until 11.15pm talking loudly and laughing whilst waiting for a taxi. My children had difficulty getting to sleep and had it been a school night would have suffered due to inconsiderate behaviour.

The original planning application with alcohol licence was not considered to be appropriate. It was changed to an A3 use with the emphasis on catering for families and young children with the addition of a children's playroom to the rear. This is located next to the smoking area and is a danger to children in the premises.

We are not able to enjoy being outside in our garden especially when socialising with family and friends. The conversations from staff and customers in the yard can clearly be heard as would ours be. The smell of cigarette smoke also impacts on our quality of life when outside.

My husband was unable to get any quality sleep whilst working nights during the recent hot weather. The noise generated by the extractor fan, general kitchen noise and conversations in the rear yard meant he had to close the window making it very hot and uncomfortable in the bedroom.

This is without adding alcohol which makes the volume of conversation increase with the amount of alcohol consumed.

The playing of recorded music will have an impact on our quality of life. This is an old building which was not designed to contain modern levels of sound and vibration. With only the first floor claiming to have sound proofing it is inevitable noise will escape from the premises. This has been evident during several events where the volume of conversation increased to be heard over the music. We could still hear this with our windows closed and had to turn up the TV to drown it out. This has a knock on effect to our neighbours.

The absence of an alcohol licence does not prevent the owners from providing an evening meal for families, which was their reason for requesting a 10pm closing time. There are many very nice restaurants serving good food which are successful without an alcohol licence.

A residential road is not the appropriate location for a licenced café/ bar/ function room which could open from 8am till 10pm, 7 days a week, 365 days a year.

The café currently closes at 5pm and if this licence is approved the problems we currently experience would have a bigger impact on our lives.

We have already lost the peace and quiet we used to enjoy at weekends and if the licence was granted this would affect our evenings as well.

Yours sincerely,

Nicola Stephens.

B11. Mr Colin Tripp

Form Post	
Posted on:	26/06/2018 10:57:01
Name:	Colin Tripp
Email:	
Message/Comment:	<p>Objection to alcohol licence application for Java Cafe Brook Road LA0222/18. Brook Road is an extremely busy road already due to HGVs, buses and lots of cars using the road. There are established businesses and two public houses at either end of the road again causing the road to be very busy. Java cafe has absolutely no private car park facility and since it has opened has meant parking for residents is virtually non existent due to patrons and their staff parking their cars outside residents houses sometimes partly on the pavement and with no consideration to others. With the extended opening times due to a third unnecessary licenced premises with no private parking area other than outside residents homes, coupled with the added noise and disruption from the general coming and going of patrons and taxis into the late evening, will make life for residents,many with young children , intolerable.</p>

B12. Mr William Balmer and Mrs Sandra Whaite

Sent: 21 June 2018 11:26
To: Licensing
Subject: Re: license application for Javes 42-44 Brook Rd M415RQ

On Thursday, 21 June 2018, 11:01:34

From 21 Brook Rd Urmston M41 5Rq

We wish to object to the alcohol license application for Javes at 42-44 Brook Rd Urmston M41 5RQ
This is a residential road and the last thing we need is another licensed premises
.We have already objected to planning permission for a wine bar and bistro at these premises and the council planning department refused permission and Javes resubmitted plans for a cafe and function room which were granted despite no parking facilities with this building.
They have been selling alcohol without a license for several months this has been witnessed and documented They applied for use of an outdoor space and late opening which was also refused yet they have gone ahead and built furniture outside.
They also allow their customers to leave their building and walk up Brook Rd drinking alcohol which I have witnessed after functions held there..
All along they have taken no notice of the Authority of the Council and Planning Committee they have just done what they want with complete disregard for local residents and their nearest neighbors.
They hold functions with loud music being played with all the windows and doors open and I have witnessed their customers drinking alcohol on their premises on several occasions
On Sunday 3rd June 2018 at 11 am I witnessed people in their outdoor space at the front and the rear yard with pints of alcohol and bottles of wine being consumed and again on the 10th of June
This application is a another way of obtaining change of use by the back door.
The building has no provision for parking and the customers have already been observed parking without any consideration causing a hazard to pedestrians and motorists in Brook Rd which is a bus route and used by emergency services also in Briar Close inconsiderate and dangerous parking across corners at road junctions and with the increased usage from the sales of alcohol we are bound to get nuisance from customers leaving the premises ie rowdiness taxis general conversations slamming of car doors etc In the increase of car use we are bound to get more accidents happening as a result of people consuming alcohol I witnessed today two young women come out get in 2 fiestas and then race up brook road at lunch time today.
I am sure this will also increase the pressure of our overstretched police force
I do not believe the management of Javes to be responsible sort of people to be in control of a license as they have already shown disregard for the health of young children by allowing smoking in their proximity serving alcohol also in their presence. allowing the playing of loud music so high that it is a nuisance even down the street

2

The use of the rear of the building causes a further nuisance because of the further noisy music and customers and is even noisier when people are out there as I have witnessed.
all exasabated by all the windows and doors being wide open
when walking past into Briar Close there is excessive noise from a chimney and terrible cooking smells.
Granting of a license will only increase the magnitude of the nuisances caused to neighbors of the property.
The posting of the notice that an alcohol license was posted obscurely low down in a side window in a side doorway entrance it was hardly noticeable .
Also music and dance license will also increase usage also increasing noise pollution and nuisance to neighbors etc.
I have also been harassed by a Mr Paul Ogden of 50 Brook road who is working as an agent for this management who has approached me and others who have submitted objections in the past with threats of if you don't like it move home. The Management of javes is the only place this information could come from at the time. After living at my address for 35 years I take these comments as a threat.
Surely as this is a change of use from a rating of A3 to A4 rated property this should be put before planing again.
Everyone is entitled to feel safe and secure around your own home

Regards Mr William Balmer and Mrs Sandra Whaite

APPENDIX C

Representations Supporting Application

Petition

and

Template of Letter

(used by attached representors on database)

To whom it may concern,

We are writing to inform you, we fully support Javes of 42/44 Brook road Urmston to have an alcohol premises license. The reasons for this are I feel this would be beneficial for working families in the local community and area. It will provide a homely retreat in the evening for people to relax and socialise with their families, in an environment which is not only child friendly but safe and secure for the little ones. Therefore spending prime time together in an environment that is restful and gives the opportunity to interact with other families. We feel that Javes is well run with a good management team which will prevent crime and disorder and will ensure public safety provide a comfortable place to seat and eat indoors/outdoors we feel this would be beneficial to not only the area but to bring community together in a safe environment.

We are signing this in the support of the alcohol license application from 42-44 Brook Road.

Name	Address + Post Code	Date
Kate Noone	2 Mansfield Rd. Urmston	11/06/18
Amanda Price	17 Leyburn Ave Urmston	11/06/18
Helen Alderson	28 Rothway Rd - Urmston	11/06/18
Kae Collins	Lyons Rd, Fisham Urmston	11/06/18
Keena Blain	Streetford	11/06/18
Matt O'Donoghue	50, Newwood Rd, Salford	18/6/18
Diane Robson	51 Ullswater Rd, Urmston	18/6/18
Debra Norton	1 Queen Rd, M41 9HE	19/6/18
Althea Frederick	1 Queen Rd, M41 9HE	19/6/18
Lien Tanghe	98 Danville Rd	19/6/18
John (Aged)	46 Grange, Greenfield Road	20/6/18
Val Moss	20 Clifton Road, M41 5SB	22/6/18
Mary Hume	27 Avenue Rd, M41 3B	23/6/18
Lesley Froud	27, Grange Rd, M41 0ZE	23/6/18
Natalie Jones	8 Eddisbury Ave, M41 2GJ	23/6/18
Craig Jones	8 Eddisbury Ave, M41 2GJ	23/6/18
Paul Bennett	18 Colton Rd, Urmston M41 8SE	23/6/18
Ben Sheedy	9 Moonmouth Ave, M33 5QH	"
Jake Sladdy	25 Wycombe Close, M41 8S2	"
Therese	Beaumont Rd, M30 9UC	"
Tare Evans	33 Hadamere Rd, M41 6HB	23/6/18
Isa Jagan	44 Mansfield Rd, M41 4HK	23/6/18
Katalin Hinklett	7 Nymite Rd, M41 5AH	23/6/18
Nirppurn	121 Pennon Ave, M41 6WA	24/6/18
CHOBURN	127 Arnold Ave, M41 6WD	24/6/18
OWAITON	23 SENEWALK, M33 5LF	24/6/18
Fran Carr	116 Cambridge Rd, Urmston	24/6/18
Phil Carr	" " " "	24/6/18
is in business	116 LIME AVE, M41 5DE	24/6/18
Richard Chang	2 Kendal Avenue, Urmston	24/6/18

To whom it may concern,

We are writing to inform you, we fully support Javes of 42/44 Brook road Urmston to have an alcohol premises license. The reasons for this are I feel this would be beneficial for working families in the local community and area. It will provide a homely retreat in the evening for people to relax and socialise with their families, in an environment which is not only child friendly but safe and secure for the little ones. Therefore spending prime time together in an environment that is restful and gives the opportunity to interact with other families. We feel that Javes is well run with a good management team which will prevent crime and disorder and will ensure public safety provide a comfortable place to seat and eat indoors/outdoors we feel this would be beneficial to not only the area but to bring community together in a safe environment.

We are signing this in the support of the alcohol license application from 42-44 Brook Road.

Name	Address including Postcode	Sign	Date
NEIL ROBINSON	166 CANTERBURY RD, M41 0GR		16/6/18
KARA ROBINSON	166 CANTERBURY RD, M41 0GR		16/6/18
HANNAH BYRNE	19 TREVOR RD M41 5GT		16/6/18
LUKE BYRNE	19 TREVOR RD. M41 5GT		16/6/18
LARA TYSKERUD	131 ROSENEATH ROAD M41 5AY		16/6/2018
SELINA MURPHY	131 ROSENEATH ROAD M41 5AY		16/6/2018
Simon LOCKER	18 ELTHAM DRIVE. M41 7ND		16-6-2018
Margaret N. Graham	18 ILKLEY DRIVE, DAVYHOLE M41 5DB		16.6.2018
Paul Widd	27 DALWOOD AVE, URMSTON M41 7BP		16.6.2018
Natalie Thomas	54 Ste Hand way M41 7HD		16/6/18
Samuel Pads	54 SHETLAND way M41 7HD		16/6/18
Juliette Angus	40 PORTLAND M32 0PH		16/6/18
Lauren Smith	24 TENNESBURY AVE, M41 0RT		16/6/18
Nicola Allsop	2 TENNESBURY AVE, M41 0RT		16/6/18
Jennie Giddens	4 Lonsdale Ave, Urmston		16/6/18
Sharon Lewis	38 WAINSBIE GROVE, M41 9SG		16/6/18
Miranda Arnold	25 RIVINGTON RD. M41 9TH		16/6/18
LISA MITCHELL	46 BOWERS AVENUE, M41 5TA		16/6/18
James Hather	46 BOWERS AVENUE, M41 5TA		16/6/18
DAN BARNWELL	60 WHITE LAKE AVENUE, M41 5QN		16/6/18
Amison Bownell	60 White Lake Ave M41 5QN		16/6/18
RYAN REDPATH	195 FLIXTON RD, M41 5DN		16/6/18
Catherine de Val	195 FLIXTON RD, M41 5DN		16.6.18
Paul Campbell	1 Russell Ct, PROTONVILLE M25 1EQ		16.6.18
Emma Bann	1 Russell Ct, PROTONVILLE M25 1EQ		17.6.18
Natalie Vickers	33 BROOKLYN AVE, FLIXTON, M41 6PF		17/6/18
Aminda Riches	179 LISLICK RD FLIXTON M41 8S		17/6/18
PETER HADJE	15 BUREDON AVE. M41 0SA.		17/6/18
JANE LYNN	31 CRAIG AVE, M41 5RS		17/6/18
LISA KROSTAR	27 Birch Ave M41 9DA		17.6.18
Louise Waring	33 The Crescent, URMSTON M41 5ER		18.6.18.
SEAN WARFING	25 THE CRESCENT, URMSTON M41		18.6.18

To whom it may concern,

We are writing to inform you, we fully support Javes of 42/44 Brook road Urmston to have an alcohol premises license. The reasons for this are i feel this would be beneficial for working families in the local community and area. It will provide a homely retreat in the evening for people to relax and socialise with their families, In an environment which is not only child friendly but safe and secure for the little ones. Therefore spending prime time together in an environment that is restful and gives the opportunity to interact with other families. We feel that Javes is well run with a good management team which will prevent crime and disorder and will ensure public safety provide a comfortable place to seat and eat indoors/outdoors we feel this would be beneficial to not only the area but to bring community together in a safe environment.

We are signing this in the support of the alcohol license application from 42-44 Brook Road.

Name	Address including Postcode	Sign	Date
J. SHAW	5 Hargreaves Rd - M41 8AA		24/6/18
A. SPEAR	13 Rathar Rd M41 7SA		24/6/18
J. SPEAR	13 Rathar Rd M41-7BA		24/6/18
M. RAKE	41 Linc Ave M41 5BD		24/6/18
A. SANDERS	93 Moorside Rd M41 5UH		24.6.18
C. FORSTER	112 Wilberday Ave M41 6JG		24.6.18
H. COLLIER	M41 5TS		24.6.18
KLARA LING	M335 HJ 14 Broughton Dr		25.6.18
S. WATKINS	106 EPSEM AVE, M33 4QG		25.6.18

WARRINGTON
25 JUN 2018
L. 15.11.15.11.15.11.15

We fully support Javes of 42/44 Brook road Urmston to have an alcohol premises license.

To whom it may concern,

I am writing this letter to support the application made by Javes, of 42-44 Brook Road Urmston, M41-5RY. to have an an alcohol license.

I feel this would be beneficial for working families in the local community and area. It will provide a homely retreat in the evening for people to relax and socialise with their families, in an environment which is not only child friendly but safe and secure for the little ones. Therefore spending prime time together in an environment that is restful and gives the opportunity to interact with other families. We feel that Javes is well run with a good management team which will prevent crime and disorder and will ensure public safety and provide a comfortable place to seat and eat indoors/outdoors we feel this would be beneficial to not only the area but to bring community together in a safe environment.

signature

Name

Address

Listing of Supporting Representations for use with Template Letter

Submitted	Date Received	Title	Initial	First	Last	Address #1	Address #2	Address #4
L	13/06/2018	Ms	C	Catherine	Roberts	11 Millford Avenue	Urmston	M41 6LJ
L	13/06/2018	Ms	A	Alison	Abdy	43 Northionsdale Street	Stretford	M32 0PG
L	13/06/2018	Ms	H	Hannah	Ahmadzadeh	17 Craig Avenue	Urmston	M41 5RS
L	13/06/2018	Ms	H	Helen	Ahmadzadeh	17 Craig Avenue	Urmston	M41 5RS
L	13/06/2018	Ms	F	Fay	Ahmadzadeh	135 Church Road	Urmston	M41 9ET
P	11/06/2018	Ms	H	Helen	Alderson	28 Rothiemay Road	Urmston	M41 6LP
P	16/06/2018	Ms	J	Juliette	Angus	40 Portland Street	Stretford	M32 0PH
L	13/06/2018	Ms	S	Sheila	Aspinall	36 Barnfield Crescent	Sale	M33 8NL
L	25/06/2018	Mr	B	Barry	Baldwin	34 Lowther Gardens	Flixton	M41 8RJ
L	25/06/2018	Ms	J	Joanna	Barnes	1 Cumberland Road	Urmston	M41 9HS
L	25/06/2018	Mr	D	Duncan	Barton	27 Delamere Road	Urmston	M41 5QL
P	16/06/2018	Mr	D	Dan	Barwell	60 Whitelake Avenue	Urmston	M41 5QN
P	16/06/2018	Ms	A	Alison	Barwell	60 Whitelake Avenue	Urmston	M41 5QN
L	25/06/2018		S		Bavin	6 Patterdale Avenue	Urmston	M41 7DW
P	23/06/2018				Bennett	18 Cotswold Avenue	Urmston	M41 8SZ
P	16/06/2018	Ms	C	Catherine	Beval	195 Flixton Road	Urmston	M41 5DN
L	13/06/2018	Mr	M	Matthew	Billing	28 Riverside Drive	Flixton	M41 9FL
L	25/06/2018	Mr	C	Colin	Bird	71 Audley Avenue	Stretford	M32 9TQ
L	25/06/2018	Ms	C	Caroline	Boyes	3 Gladstone Road	Urmston	M41 0XZ
L	13/06/2018	Ms	L	Laura	Boyle	17 Falmouth Avenue	Urmston	M41 8UP
P	16/06/2018	Ms	M	Michelle	Burnidge	25 Stretford Road	Urmston	M41 9JY
L	25/06/2018	Ms	J	Jane	Burrows	6 Patterdale Avenue	Urmston	M41 7DW
P	25/06/2018	Ms	L	Lynn	Buttenworth	16 Line Avenue	Urmston	M41 5DE
P	16/06/2018	Ms	H	Hannah	Byrne	19 Trevor Road	Urmston	M41 5GT
P	16/06/2018	Mr	L	Luke	Byrne	19 Trevor Road	Urmston	M41 5GT
L	13/06/2018	Mr	B	Bradley	Campbell	93 Stretford Road	Urmston	M41 9LG
P	16/06/2018	Mr	R	Rob	Campneing	1 Russel Street	Prestwich	M25 1EQ
L	25/06/2018		T		Carlson	30 Brook Road	Urmston	M41 5RY
L	25/06/2018	Ms	F	Francine	Garr	176 Canterbury Road	Urmston	M41 0QR
P	25/06/2018	Mr	P	Philip	Garr	176 Canterbury Road	Urmston	M41 0QR
P	24/06/2018	Ms	F	Fran	Carr	176 Canterbury Road	Urmston	M41 0QR
P	24/06/2018	Mr	P	Phil	Carr	176 Canterbury Road	Urmston	M41 0QR
L	13/06/2018		A		Carroll	10 Abinadon Road	Urmston	M41 0GG
L	25/06/2018	Ms	P	Pauline	Carter	13 Ashbourne Road	Stretford	M32 9RZ
L	25/06/2018	Mr	L	Lee	Chadwick	11 Arnoll Avenue	Stretford	M32 9LZ
L	25/06/2018	Mr	J	Johnathan	Chappelow	24 Princess Road	Urmston	M41 5SS
L	25/06/2018	Mr	S	Simon	Chatter	8 Katherine Drive	Dunstable	LU5 4NT
L	13/06/2018	Ms	A	Alex	Chord	6 Brighton Avenue	Urmston	M41 8TQ
P	24/06/2018				Chorster	42 Wibblesley Park	Urmston	M41 6JQ
P	24/06/2018	Mr	R	Richard	Chung	2 Kendal Avenue	Urmston	M41 8SH
L	25/06/2018	Ms	L	Clark	Clark	11 Arnoll Avenue	Stretford	M32 9LZ
L	13/06/2018	Ms	N	Nikki	Clough	5 Rowan Avenue	Urmston	M41 0UX
L	13/06/2018	Mr	S	Stuart	Clough	5 Rowan Avenue	Urmston	M41 0UX
L	25/06/2018	Mr	C	Cliff	Collier	Apt 40 Adlington House 185 Moorside Road	Urmston	M41 5TS
L	13/06/2018		B		Connolly	173 Kingsway Park	Urmston	M41 6ED

Duplicate
Duplicate

L	13/06/2018	Ms	S	Sarah	Lawson	1 Chalfont Avenue	Urmston	M41 6DJ	Duplicate
L	25/06/2018	Ms	S	Sarah	Lawson	1 Chalfont Avenue	Urmston	M41 0DJ	
L	13/06/2018	Mr	L	Liam	Lennon	19 Wycliffe Road	Urmston	M41 5AH	
P	16/06/2018	Ms	S	Sharon	Lewis	38 Walsley Grove	Urmston	M41 9SG	
P	16/06/2018	Mr	S	Simon	Locker	18 Eltham Drive	Urmston	M41 7NB	
P	17/06/2018	Ms	J	Jane	Lynn	31 Craig Avenue	Urmston	M41 5RS	
P	16/06/2018	Mr	J	James	Mather	48 Bowers Avenue	Urmston	M41 5TQ	
L	25/06/2018	Mr	C	Connor	McGorley	1 Chalfont Avenue	Urmston	M41 0DJ	
L	25/06/2018	Mr	L	David	McMurray	4 Shawe View	Urmston	M41 5DU	
L	25/06/2018	Mr	D	David	Mezia	5 Wesley Square	Urmston	M41 5PQ	
L	25/06/2018	Ms	A	Alison	Millward	9 Lindale Avenue	Flixton	M41 5SB	
P	22/06/2018	Mr	N	Neil	Moss	20 Clifton Road	Urmston	M41 5RG	
L	13/06/2018	Ms	M	Molly	Mousdell	33 Daresbury Avenue	Urmston	M41 8GT	
P	16/06/2018	Ms	S	Selina	Murphy	131 Roseneath Road	Urmston	M41 5AY	
L	25/06/2018	Mr	B	Benjamin	Nassan	11 Nursery Road	Urmston	M41 7WW	
L	25/06/2018	Ms	W	Wendy	Naylor	Flat 4 Grove Court	Lymm	WA13 0HA	
P	11/06/2018	Ms	K	Kate	Noone	2 Mansfield Road	Urmston	M41 6HE	
P	18/06/2018	Mr	M	Matt	O'Donoghue	50 Norwood Road	Stretford	M32 8PW	
P	20/06/2018	Mr	S	Simon	Page	The Beeches Gleneagles Road	Urmston	M41 8SA	
L	25/06/2018	Ms	J	Julie	Perry	29 The Crescent	Urmston	M41 5QR	
L	25/06/2018	Mr	S	Phillips	Phillips	42 Vale Avenue	Urmston	M41 6PQ	
L	13/06/2018	Ms	S	Sarah	Pickles	258 Church Road	Urmston	M41 6HD	
L	13/06/2018	Mr	T	Tom	Pickles	258 Church Road	Urmston	M41 6HD	
L	13/06/2018	Ms	C	Claire	Pilling	17 Falmouth Avenue	Urmston	M41 8UP	
P	11/06/2018	Ms	A	Amanda	Price	17 Leyburn Avenue	Urmston	M32 8DZ	
L	13/06/2018	Mr	J	James	Quinn	6 Carisbrooke Avenue	Urmston	M41 9DF	
P	24/06/2018		M		Rade	41 Line Avenue	Urmston	M41 5BD	
L	13/06/2018	Ms	J	Joannea	Rankin	121 Westmorland Road	Urmston	M41 9HL	
P	16/06/2018	Mr	R	Ryan	Redpath	195 Flixton Road	Urmston	M41 5DN	
L	13/06/2018	Mr	D	David	Reynolds	29 Shawe Hall Crescent	Flixton	M41 6EW	
P	17/06/2018	Ms	A	Amanda	Riches	179 Ullswater Road	Flixton	M41 8SW	
L	13/06/2018	Ms	A	Angela	Robe	7 Conroy Road	Urmston	M41 0TL	
L	13/06/2018	Mr	T	Tony	Robe	7 Conroy Road	Urmston	M41 0TL	
L	13/06/2018		G		Robinson	9 Devon Road	Flixton	M41 6PN	
P	16/06/2018	Mr	N	Neil	Robinson	116 Canterbury Road	Urmston	M41 0QR	
P	16/06/2018	Ms	R	Rachel	Robinson	116 Canterbury Road	Urmston	M41 0QR	
P	18/06/2018	Ms	D	Diane	Robson	51 Ullswater Road	Urmston	M41 8SY	
L	13/06/2018	Ms	R	Robyn	Leach	3 Wroxham Avenue	Urmston	M41 5TW	
L	13/06/2018	Mr	J	John	Russell	13 Bishop Road	Urmston	M41 8QU	
L	13/06/2018	Ms	K	Karen	Russell	2 Grosvenor Road	Urmston	M41 5AQ	
L	25/06/2018	Ms	A	Angela	Russell	73 Eddisbury Avenue	Flixton	M41 6GF	
L	25/06/2018	Mr	S	Steve	Ryan	4 Holly Tree Farm, Broadoak Lane	Didsbury	M20 5QB	
L	25/06/2018	Ms	J	Julie	Rye	8 Cross Street	Urmston	M41 9EF	
P	24/06/2018		A		Sadem	93 Moorside Road	Urmston	M41 5UH	
L	25/06/2018	Ms	M	Michelle	Sales	26 Queens Road	Urmston	M41 9HA	
L	13/06/2018	Mr	D	Daniel	Sandes	Stickens Farm Bent Lanes	Urmston	M41 8PE	
L	13/06/2018	Mr	D	David	Cord	6 Brighton Avenue	Urmston	M41 8TQ	
L	25/06/2018	Mr	H	Cullen	Cullen	7 Widecombe Close	Davyhulme	M41 7WP	
P	16/06/2018	Mr	S	Samuel	Dade	54 Shetland Way	Urmston	M41 7HD	
L	25/06/2018	Ms	C	Chloe	Davis	94 Arundel Avenue	Flixton	M41 6WQ	
L	25/06/2018	Mr	M	Mike	Dean	36 Newstead Road	Urmston	M41 0QQ	
L	25/06/2018	Ms	R	Rachel	Dean	5 Lostock Avenue	Urmston	M41 5RL	
L	25/06/2018	Mr	D	Danny	Dean	5 Lostock Avenue	Urmston	M41 5RL	
L	13/06/2018	Ms	J	Joanne	Delohery	14 Eadale Avenue	Urmston	M41 9DS	
L	13/06/2018	Ms	S	Sophie	Dennett	64 Firwood Avenue	Urmston	M41 9PJ	
L	13/06/2018	Ms	K	Kayleigh	Dowdall	17 Falmouth Avenue	Urmston	M41 8UP	
P	23/06/2018	Ms	J	Jane	Evans	33 Haslemere Road	Urmston	M41 6HB	
L	13/06/2018	Mr	E	Ethan	Fairclough	33 Bishop Road	Urmston	M41 8QU	
P	23/06/2018		L		Fisher	27 Granhill Road	Urmston	M41 0ZE	
P	23/06/2018		T		Fisher	27 Granhill Road	Urmston	M41 0ZE	
L	25/06/2018	Mr	S	Sam	Flynn	24 Hartford Road	Urmston	M41 0RZ	
P	17/06/2018	Ms	L	Lisa	Forrester	27 Beech Avenue	Urmston	M41 9DA	
P	19/06/2018	Ms	A	Althea	Frederich	1 Queen Road	Urmston	M41 9HE	
L	13/06/2018	Ms	N	Nichola	Freeborough	32 Shawe View	Urmston	M41 5DU	
L	25/06/2018	Mr	S	Stuart	Gilbertson	6 Rochester Road	Davyhulme	M41 0RL	
L	25/06/2018	Ms	D	Deborah	Gilbertson	6 Rochester Road	Davyhulme	M41 0RL	
P	18/06/2018	Ms	J	Jennie	Golarb	4 Lonsdale Avenue	Stockport	SK5 6NZ	
L	25/06/2018	Ms	G	Gillian	Gore	15 Wyndcliff Drive	Flixton	M41 6LD	
P	23/06/2018	Ms	K	Katie	Harlett	7 Wycliffe Road	Urmston	M41 5AH	
P	24/06/2018		N		Hepburn	127 Arundel Avenue	Urmston	M41 6WQ	
P	24/06/2018		C		Hepburn	127 Arundel Avenue	Urmston	M41 6WQ	
L	25/06/2018	Ms	L	Lisa	Hibbert	24 Princess Road	Urmston	M41 5SS	
P	17/06/2018	Mr	P	Peter	Hide	15 Burford Avenue	Urmston	M41 0SN	
L	13/06/2018	Ms	K	Keisha	Hill Hanrahan	10 Dean Way	Flixton	M41 6WB	
L	25/06/2018	Mr	S	Steve	Hodgson	12 Crawford Gardens	Flixton	M41 8SP	
L	25/06/2018	Ms	M		Hodgson	12 Crawford Gardens	Flixton	M41 8SP	
L	25/06/2018	Mr	C	Colin	Hogan	101 Chaise Meadow	Lymm	WA13 9NX	
L	25/06/2018	Ms	J	Jenny	Howat	12 Whitelake Avenue	Flixton	M41 5QN	
L	13/06/2018	Ms	S	Susan	Howells	Apartment 2 1B Britannia Road	Sale	M33 2NX	
L	25/06/2018	Mr	R	Richard	Hughes	91 Grosvenor Road	Urmston	M41 5AG	
L	13/06/2018	Mr	D	David	Hulme	15 Stafford Road	Swinton	M27 4BW	
P	16/06/2018	Ms	M	Maragert	Ingham	18 Ilkley Drive	Davyhulme	M41 8DB	
L	25/06/2018	Ms	H	Holly	Irlam	94 Arundel Avenue	Flixton	M41 6WQ	
P	23/06/2018	Ms	J	Jo	Jepson	44 Mansfield Road	Urmston	M41 6HC	
L	13/06/2018	Ms	J	Joan	Joan Stancliffe	6 The Spinneys	Flixton	M41 5SR	
L	13/06/2018	Mr	A	Alex	Jones	31 Maranatha Court	Eccles	M30 7QL	
P	23/06/2018	Ms	N	Natalie	Jones	8 Eddisbury Avenue	Urmston	M41 8QD	
P	23/06/2018	Mr	C	Craig	Jones	8 Eddisbury Avenue	Urmston	M41 8QD	
L	13/06/2018	Ms	M	Michele	Keegan	11 Dean Way	Flixton	M41 6WB	
L	25/06/2018	Ms	A	Alison	Knowle	71 Audley Avenue	Stretford	M32 9TQ	
L	25/06/2018	Mr	L		Laukert	33 Fir Street	Cadishead	M44 5AR	
L	25/06/2018	Ms	G	Georgia	Laukert	33 Fir Street	Cadishead	M44 5AR	

L	13/06/2018	Ms	C	Christine	Sandes	Stickens Farm Bent Lanes	Urmston	M41 8PE
L	13/06/2018	Mr	C	Chris	Shedde	9 Marberry Close	Urmston	M41 8GZ
P	23/06/2018	Mr	B	Ben	Sheedy	9 Monmouth Avenue	Sale	M33 5QL
P	23/06/2018	Mr	J	Jake	Sheedy	15 Wycombe Close	Urmston	M41 8SZ
P	24/06/2018		S	Show		5 Ambion Road	Urmston	M41 8RR
L	13/06/2018	Ms	A	Amy	Simpson	5 Titterington Avenue	Chorlton	M21 9QP
L	25/06/2018	Ms	L	Liz	Smith	134 Woodsend Road	Flixton	M41 8PU
L	25/06/2018	Ms	V	Vivienne	Smith	65-67 Cornhill Road	Davyhulme	M41 5SZ
P	16/06/2018	Ms	L	Lauren	Smith	24 Tewkesbury Avenue	Urmston	M41 0RJ
P	24/06/2018		A	Spear		13 Rathan Road	Urmston	M41 7BA
P	24/06/2018		J	Spear		13 Rathan Road	Urmston	M41 7BA
P	19/06/2018	Mr	L	Lien	Tangher	98 Davyhulme Road	Urmston	M32 0DJ
L	13/06/2018	Ms	Y	Yvonne	Taylor	Prospect Lodge Lower Lane	Preston	PR3 3SL
L	13/06/2018		P	Taylor		Prospect Lodge Lower Lane	Preston	PR3 3SL
L	25/06/2018	Mr	S	Simon	Taylor	13 Delamere Road	Urmston	M41 5GL
P	16/06/2018	Ms	N	Natalie	Thornes	54 Shetland Way	Urmston	M41 7HD
P	16/06/2018	Ms	L	Laura	Tyskerud	131 Roseneath Road	Urmston	M41 5AY
L	25/06/2018		S	Valentine		103 Dunster Drive	Flixton	M41 6WR
L	25/06/2018	Mr	D	Valentine		103 Dunster Drive	Flixton	M41 6WR
L	25/06/2018	Mr	S	Veighali Evans		425 Moorside Road	Urmston	M41 8UR
P	17/06/2018	Ms	N	Natalie	Vickers	33 Brooklyn Avenue	Flixton	M41 6PE
P	25/06/2018		K	Waiting		14 Paighton Drive	Sale	M33 5HJ
P	25/06/2018		S	Waiting		166 Epsom Avenue	Sale	M33 4QG
L	25/06/2018	Mr	J	Jo	Walker	10 Dorchester Drive	Baguley	M23 9QE
L	25/06/2018	Mr	S	Stephen	Walton	7 Thorne Avenue	Flixton	M41 5PY
P	24/06/2018		O	Walton		23 Spule Walk	Sale	M33 5LP
P	18/06/2018	Ms	L	Louise	Wareing	33 The crescent	Urmston	M41 5QR
P	18/06/2018	Mr	S	Sean	Wareing	33 The crescent	Urmston	M41 5QR
P	19/06/2018	Ms	D	Debra	Warren	1 Queen Road	Urmston	M41 9HE
P	16/06/2018	Ms	L	Lisa	Whitby	48 Bowers Avenue	Urmston	M41 5TQ
L	13/06/2018	Ms	M	Michelle	Whiting	31 Edale Avenue	Flixton	M41 8DT
L	25/06/2018	Mr	D	Dominic	Whittingham	44 Delamere Road	Urmston	M41 5QL
L	25/06/2018	Ms	D	Deborah	Wilding	3a Woodsend Road South	Flixton	M41 6QB
L	25/06/2018	Mr	J	Jez	Williams	1 Cumberland Road	Urmston	M41 9HS
P	16/06/2018	Mr	A	Alex	Wind	27 Dalwen Avenue	Urmston	M41 7DP
L	13/06/2018	Mr	L	Lee	Wood	39 Hopwood Avenue	Eccles	M30 9GQ
L	13/06/2018	Mr	A	Ananah	Wood	39 Hopwood Avenue	Eccles	M30 9GQ
L	13/06/2018	Ms	C	Christine	Wood	4 Booth Drive	Davyhulme	M41 8PF
L	25/06/2018	Ms	L	Lucy	Woodall	91 Grosvenor Road	Urmston	M41 5AG