



LICENSING SUB COMMITTEE

**Tesco
1 Colnhurst Road**

Tuesday, 10th September, 2013

10.30 am

Town Hall, Watford

Please note the start time of this meeting

Publication date: 2 September 2013

CONTACT

If you require further information or you would like a copy of this agenda in another format, e.g. large print, please contact Jodie Kloss in Democracy and Governance on 01923 278376 or by email to legalanddemocratic@watford.gov.uk.

Welcome to this meeting. We hope you find these notes useful.

ACCESS

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COMMITTEE MEMBERSHIP

Councillors H Lynch and M Meerabux

The Sub-Committee to comprise 3 members from those listed above.

AGENDA

PART A - OPEN TO THE PUBLIC

1. **COMMITTEE MEMBERSHIP/ ELECTION OF A CHAIR**
2. **DISCLOSURE OF INTERESTS (IF ANY)**
3. **NEW PREMISES LICENCE APPLICATION: TESCO STORES LTD, UNIT A, 1 COLNHURST ROAD, WATFORD (13/00852/LAPRE) (Pages 1 - 78)**

The Licensing Sub-Committee is asked to consider an application for the above premises following the receipt of representations.

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PART A

Report to: Licensing Sub-Committee
Date of meeting: 10 September 2013
Report of: Head of Community and Customer Services
New Premises Licence Application:
Tesco Stores Ltd, Unit A, 1 Colnhurst Road, Watford, WD17 4BU
13/00852/LAPRE

1.0 SUMMARY

1.1 An application for a new premises licence has been received from Tesco Stores Ltd for Unit A, 1 Colnhurst Road, Watford, WD17 4BU. Twenty eight valid representations have been received from local residents as interested parties. Two are in support of the application, two have subsequently been withdrawn leaving twenty-four objecting to the application.

2.0 RECOMMENDATIONS

2.1 That the Licensing Sub-Committee determines whether to grant the application (amended as appropriate for the promotion of the licensing objectives) as set out in the report.

Contact Officer:

For further information on this report please contact: Oliver Rawlings
Licensing Officer telephone 01923 278903: email:
oliver.rawlings@watford.gov.uk

Report approved by: Alan Gough, Head of Community and Customer Services

3.0 **APPLICATION**

3.1 Type of authorisation applied for
New premises licence.

3.2 Description of premises
If licensed the premises would fall under the definition of an Off-licence (as defined in Policy LP1 of Watford Borough Council's Licensing Policy).

The premises are located in a residential area.

3.3 A map of the location of the premises is attached at appendix 1.
A plan of the premises is attached at appendix 2.

3.4 Licensable activities

Licensable activity	Applied for
Plays	
Films	
Indoor sports events	
Boxing or wrestling entertainment	
Live music	
Recorded music	
Performances of dance	
Anything of a similar description to live or recorded music or dance	
Provision of facilities for making music	
Provision of facilities for dancing	
Provision of facilities of a similar description to making music or dancing	
Provision of late night refreshment	
Sale by retail of alcohol for consumption on the premises	
Sale by retail of alcohol for consumption off the premises	✓

3.5 Licensable hours

The requested hours are detailed in the table below.

	Proposed hours for the Sale of Alcohol for consumption off the premises	Proposed opening hours for premises
Monday	06:00 – 23:00	06:00 – 23:00
Tuesday	06:00 – 23:00	06:00 – 23:00
Wednesday	06:00 – 23:00	06:00 – 23:00
Thursday	06:00 – 23:00	06:00 – 23:00
Friday	06:00 – 23:00	06:00 – 23:00
Saturday	06:00 – 23:00	06:00 – 23:00
Sunday	06:00 – 23:00	06:00 – 23:00

4.0 **BACKGROUND INFORMATION**

4.1 The following background information is known about these premises:

4.2 Designated premises supervisor

The proposed designated premises supervisor is Mr Amitkumar Jayantibhai Patel.

4.3 Current licences held

None as the premises are newly constructed.

4.4 Closing date for representations

25 August 2013

4.5 Public notice published in newspaper

02 August 2013

4.6 Visits and Enforcement action

Not applicable as the premises are newly constructed.

5.0 **PROMOTION OF LICENSING OBJECTIVES.**

5.1 The operating schedule that allows the applicant to describe any additional steps they intend to take to promote the four licensing objectives as a result of the proposed activities has been reproduced at appendix 3.

6.0 **RESPONSIBLE AUTHORITIES**

6.1 Police

Following discussions with the applicant and the agreement of an additional condition the Police did not make any representations.

6.2 Fire and Rescue Service
No representations

6.3 Environmental Health
No representations

6.4 Planning
No representations

6.5 Trading Standards
No representations

6.6 Child Protection
No representations

6.7 Interested Parties
Representations have been received from the interested parties below. Their representations are attached at appendix 4 and all have been made available to the applicant.

Reference letter	Name	Address	Representative Body (Yes/No)	Relevance to which licensing objective
A	Babalola Alausa	7 Elliot Road	No	Public nuisance, protection of children from harm
B	Rick Blaney	8 Molteno Rd	No	Public nuisance
C	Sarah Blaney	8 Molteno Rd	No	Public nuisance
D	Paul Curtis	25 Alexandra Road	No	Supporting application
E	Rudra & Olivia Dutta	14 Hurst Court 8 Elliot Road	No	Public nuisance
F	Mr and Mrs Gavriilidis	29 Colnhurst Road	No	Public nuisance, protection of children from harm
G	Pauline Harbourne	Flat 1 Regency Court 112-114 Langley Road	No	Public nuisance, protection of children from harm
H	John Hewett	22 Molteno Road	No	Public nuisance, protection of

				children from harm
I	Peter Hofer	12 Hurst Court, 8 Elliot Road	No	Public nuisance
J	(name and address withheld)		No	Public nuisance, crime & Disorder, protection of children from harm
K	Neil and Vicky Kellett	11 Colnhurst Road	No	Public nuisance
L	Steven Langerman	4 Hurst Court, 8 Elliot Road	No	Public nuisance
M	Philip Lewis	3 Elliot Road	No	Public nuisance, protection of children from harm
N	Christine Massey	Flat 6 Regency Court, 112-114 Langley Road	No	Public nuisance
O	Melanie McKinnon	Hurst Court	No	Public nuisance
P	Vikas Mehta	18 Colnhurst Road	No	Public nuisance, protection of children from harm
Q	David Meathrel	21 Molteno Road	No	Supporting application
R	Suvodip & Pranamita Mukherjee	19 Hurst Court 8 Elliot Road	No	Public nuisance, protection of children from harm
S	Mike & Lynne Parker	14 Heaton Court, 12 Colnhurst Road	No	Public nuisance, protection of children from harm
T	Alan Parsons	5 Regency Court, 112-114 Langley Road	No	Public nuisance, protection of children from

				harm
U	Marc Sacks	22 Colnhurst Road	No	Public nuisance
V	Preeti Shet	9 Baldwin Road	No	Public nuisance, protection of children from harm
W	Paras Sheth	3 Heaton Court	No	Public nuisance, crime & Disorder
X	Bonnie Siviter	Address with held from the report but provided to the applicant	No	Public nuisance
Y	Damian Stafford	2 Woolman Road	No	Public nuisance
Z	Cllr Mark Watkin	27 Elizabeth Court, Hempstead Road	No	Public nuisance, protection of children from harm

6.9 The recurring themes throughout the representations is regarding the potential for public nuisance caused by the hours applied for and the potential for individuals with drink problems to be attracted to the area and the issues associated with that.

7.0 Policy considerations

7.1 The following provisions of the Licensing Act 2003 apply to this application:

- Sections 17 and 18 (Application for a premises licence):
Section 17 details the process which the applicant must have followed for the application to be considered valid. Section 18 describes the process by which an application for a premises licence is determined, including where relevant representations have been made as in this case.
- Section 19 (Mandatory conditions):
Section 19 details the mandatory conditions that would apply if the sub-committee was minded to grant a licence authorising the supply of alcohol.
- The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010
This Order adds a mandatory condition regarding the requirement for an age verification policy to any licence or certificate that authorises

the supply of alcohol.

7.2 Statutory guidance

The following provisions of the Secretary of State's guidance apply to this application:

- Paragraphs 8.34 - 8.42:
These paragraphs explain how steps should be taken to promote the licensing objectives. It is for the Sub-Committee to decide in light of this guidance whether the measures offered by the applicant are adequate and likely to promote the licensing objectives. It is equally important to use the same measure when looking at any steps requested by a party making representation against an application.
- Chapter 10:
This chapter looks at best practice in relation to conditions that may be attached to a premises licence by the Sub-Committee, should they believe that these are necessary to promote the licensing objectives. Any additional conditions requested by the responsible authorities should be considered with reference to this chapter.

Paragraph 10.13 states 'Shops, stores and supermarkets should normally be free to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping unless there are good reasons, based on the licensing objectives, for restricting the hours.

7.3 Statement of licensing policy

The following paragraphs of the licensing authority's statement of licensing policy apply to this application:

- Policy LP1 (Premises Definitions):
Under this policy the premises, if licensed, would be defined as a "Off-licence".

The sale of alcohol for consumption away from the premises.

- Policy LP2 (Location and Operation of Premises):
This policy sets out the approach to licensing premises when relevant representations are received, notwithstanding that each application is considered on its own merits.

Off-licences in a residential area will generally be allowed alcohol sales in accordance with the normal opening hours of the premises

- Policy LP6 (Prevention of Crime and Disorder):
Although the applicant has not provided any evidence that a crime

prevention audit has been carried out at the premises as suggested by this policy, the applicant's operating schedule was submitted after consultation with the police who have not made any representations. This policy details the factors that will be considered when a relevant representation is received based on this licensing objective.

- Policy LP8 (Prevention of Public Nuisance)
Under this policy the committee will consider any necessary measures to deal with the potential for public nuisance and/or anti-social behaviour where relevant representations have been received.
- Policy LP9 (Protection of children from Harm):
Under this policy the committee will consider any necessary measures to deal with the potential for children to be harmed as a result of the proposed licensable activities where relevant representations have been received.
- Policy LP11 (Representations against Applications)
This policy recommends the type of information that should be included in a representation. It also explains how representations will be dealt with.

7.4 The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the Borough.

7.5 The Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property, which may include licences in existence, and the protection of private and family life.

8.0 **RELEVANT TRADE OR OTHER GUIDANCE**
None

9.0 **CONDITIONS**

9.1 Members will be aware that an operating schedule forms part of the licensing application process. This document outlines what activities are proposed, the opening hours, how the activities will be managed particularly in respect of the licensing objectives.

The most critical part of the operating schedule is the steps taken by the applicant to promote the four licensing objectives. Applicants are always recommended to take careful consideration as to what is entered in this section as whatever is proposed will be translated as conditions on the licence.

Applicants should give consideration to the local area and reflect this in their application. It should demonstrate an awareness of the local community,

local crime and disorder issues, and environment.

All of the conditions that would appear on any granted premises licence can be found on the draft licence at appendix 5.

9.2 Consistency with operating schedule

The applicant has provided a detailed operating schedule (appendix 3) which, if the application is granted, would be translated into licence conditions.

9.3 Conditions proposed by the responsible authorities

Following discussions with the Police the applicant has agreed to have the following condition attached to any granted premises licence:

There will be no sales of any beer, cider or lager in bottles, cans or any other form of container that has a strength of over 5.5% abv (alcohol by volume).

9.4 Conditions proposed by interested parties

Not applicable.

9.5 Pool of Model Conditions

The licensing authority also has its own pool of model conditions and the condition agreed with the Police was taken from this. Officers would suggest that the first two conditions could be attached to the premises licence, if granted, to help mitigate concerns regarding the premises attracting street drinkers. Condition 3 is suggested as a way to try and mitigate nuisance from customers leaving the premises.

1. No single cans or bottles of beer, lager or cider shall be sold at the premises.
2. There shall be no self-service of spirits on the premises.
3. A minimum of three notices must be displayed in the windows of the premises which state 'Customers are requested to park responsibly and respect our neighbours by leaving the area quietly'. These notices must not be smaller than A3 in size and in a font size clearly legible from the 16 parking bays immediately surrounding the premises.

This does not restrict the Sub-Committee's power to attach conditions from the pool (amended or otherwise) if they consider that they are appropriate, proportionate, justifiable and within the applicant's power to comply with.

10.0 **OFFICERS' OBSERVATIONS**

- 10.1 With the exception of two representations received in support of the application all the interested parties mention the hours applied for as being an issue. The main concern appears to be that the hours will potentially attract street drinkers in to the area and the effect this could have on local residents and particularly children. This is an overarching theme from the

objectors and potentially links in to all of the licensing objectives.

- 10.2 The applicant appears to have partially addressed these concerns with the condition agreed with the Police which prohibits the store from selling the types of alcohol street drinkers are known to prefer. This resulted in the Police not making a representation against the application.
- 10.3 Paragraph 9.12 of the section 182 guidance states that 'In their role as a responsible authority, the police are an essential source of advice and information on the impact and potential impact of licensable activities, particularly on the crime and disorder objective' and 'The police should be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective'. Members must attach the weight they see appropriate to the fears of potential crime and disorder detailed in the representations in light of the police decision to not make representations.
- 10.4 A number of representations state that they believe that the only people likely to buy alcohol from 06:00 or after 22:00 would be street drinkers or those who abuse alcohol. Members may seek clarification from the applicant regarding the reasons for the hours applied for. The applicant may be able to supply details of similar stores operating at similar hours and the type of clientele that the premises attracts.
- 10.5 Members may wish to question the applicant with regards to their internal procedures and policies for dealing with the issues of street drinkers. As with such a large number of premises nationwide it is highly likely that the issue has been encountered before. Many of the potential issues detailed in the representations are only likely to occur if alcohol is retailed or used in an irresponsible way. The latter point is a matter of personal responsibility and beyond the applicant's control if they have taken all the appropriate steps.
- 10.6 The hours suggested in the representations vary widely but most indicate that a start time of 09:00, after children are in school, would be more appropriate for a premises in this location. The suggested time for the premises to stop selling alcohol is 22:00 although only many interested parties have suggested that shorter hours would be more appropriate on a Sunday.
- 10.7 Watford Borough Council's Licensing Policy (dated January 2011) states at Policy LP2 that off-licences in residential areas will generally be allowed alcohol sales in accordance with the normal opening hours of the shop.
- 10.8 This reflects paragraph 10.13 in the amended guidance issued under section 182 of the Licensing Act 2003.
- 10.9 Neither the Licensing Policy nor the 182 Guidance is binding on the Sub-Committee, however, both must be considered when coming to a decision. The option to restrict the hours for the sale of alcohol is open to Members but there must be good reasons, based on the licensing objectives, for doing

so. Any such reasons should be detailed as part of the decision.

- 10.10 In a number of representations issues are raised that may not fall directly under the control of the applicant. Many of these issues will potentially arise whether the premises is granted a licensed to sell alcohol or not. Issues such as parking, litter, etc should be considered as matters of personal responsibility and the extent to which the applicant can control this is limited. Some of these issues are already occurring, despite the premises not having opened yet, so it may not be appropriate to seek to make addressing them the applicant's sole responsibility. Equally, such measures may prove hard to enforce so may be of limited benefit.
- 10.11 Officers would suggest that if Members believe that there is the potential for any of the licensing objectives to be undermined by granting the application then the starting point should be to look at appropriate conditions to mitigate these concerns.
- 10.12 Some of the representations refer to whether there is a need for this application. The Sub-Committee will know that paragraph 13.18 of the Amended Guidance issued under section 182 of the Licensing Act 2003 makes the question of demand for a premises an irrelevant consideration to take into account.
- 10.13 The officers' observations and the comments regarding the representations are in no way meant to bind Members. They are for guidance only and Members may attach whatever weight they see fit.

Appendices

Appendix 1 – map of the premises' location

Appendix 2 – plan of the premises

Appendix 3 – applicant's operating schedule

Appendix 4 – representations from interested parties (A-Z)

Appendix 5 – draft licence (13/00852/LAPRE)

Background Papers

The following background papers were used in the preparation of this report.

If you wish to inspect or take copies of the background papers, please contact the officer named on the front page of the report.

Licensing Act 2003

Amended guidance issued under section 182 of the Licensing Act 2003
(Home Office June 2013)

Licensing Act (Hearings) Regulations 2005

Watford Borough Council Licensing Policy (January 2011)

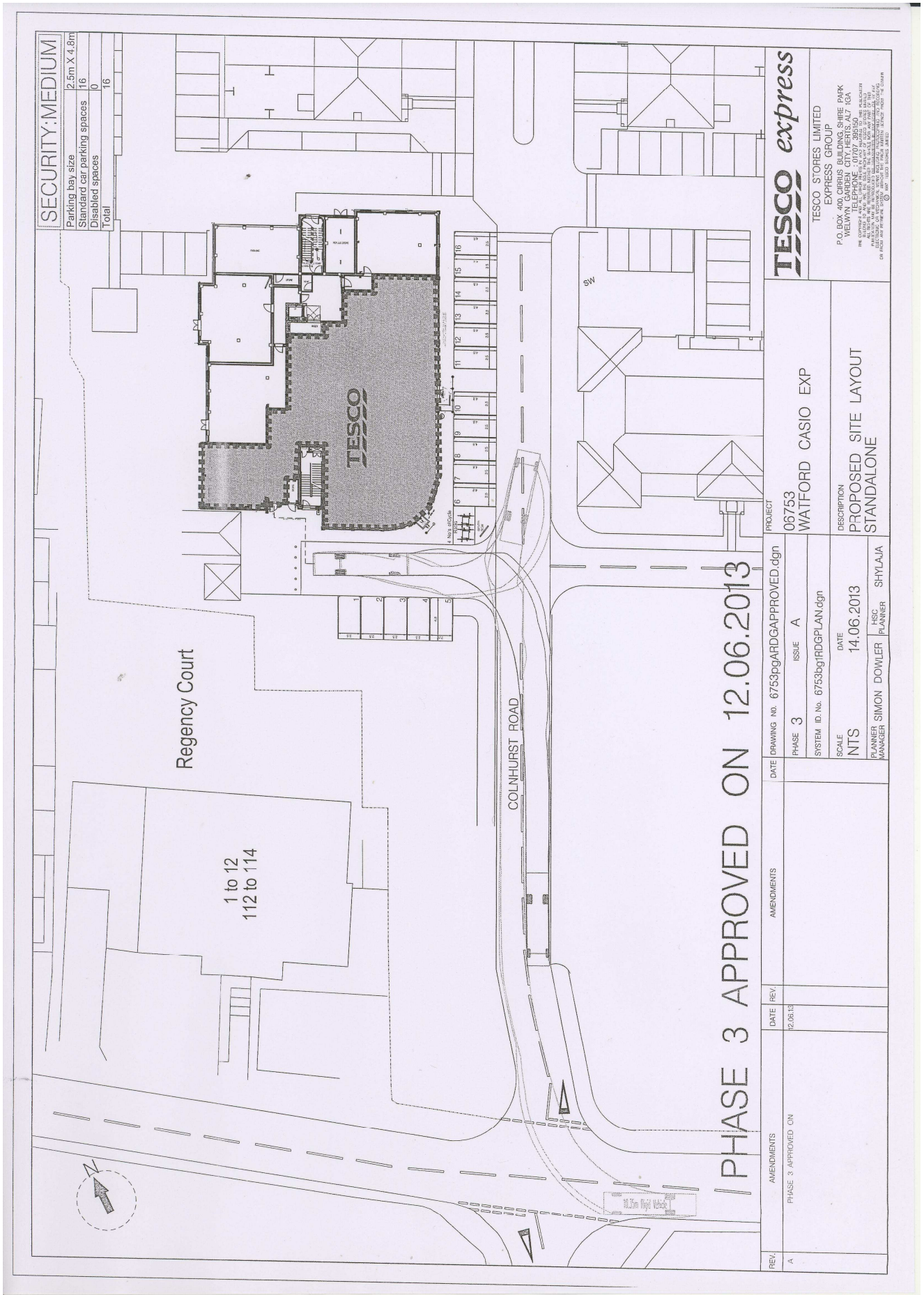
Watford Borough Council Pool of Model Conditions (July 2010)

File Reference

Tesco, Colnhurst Road

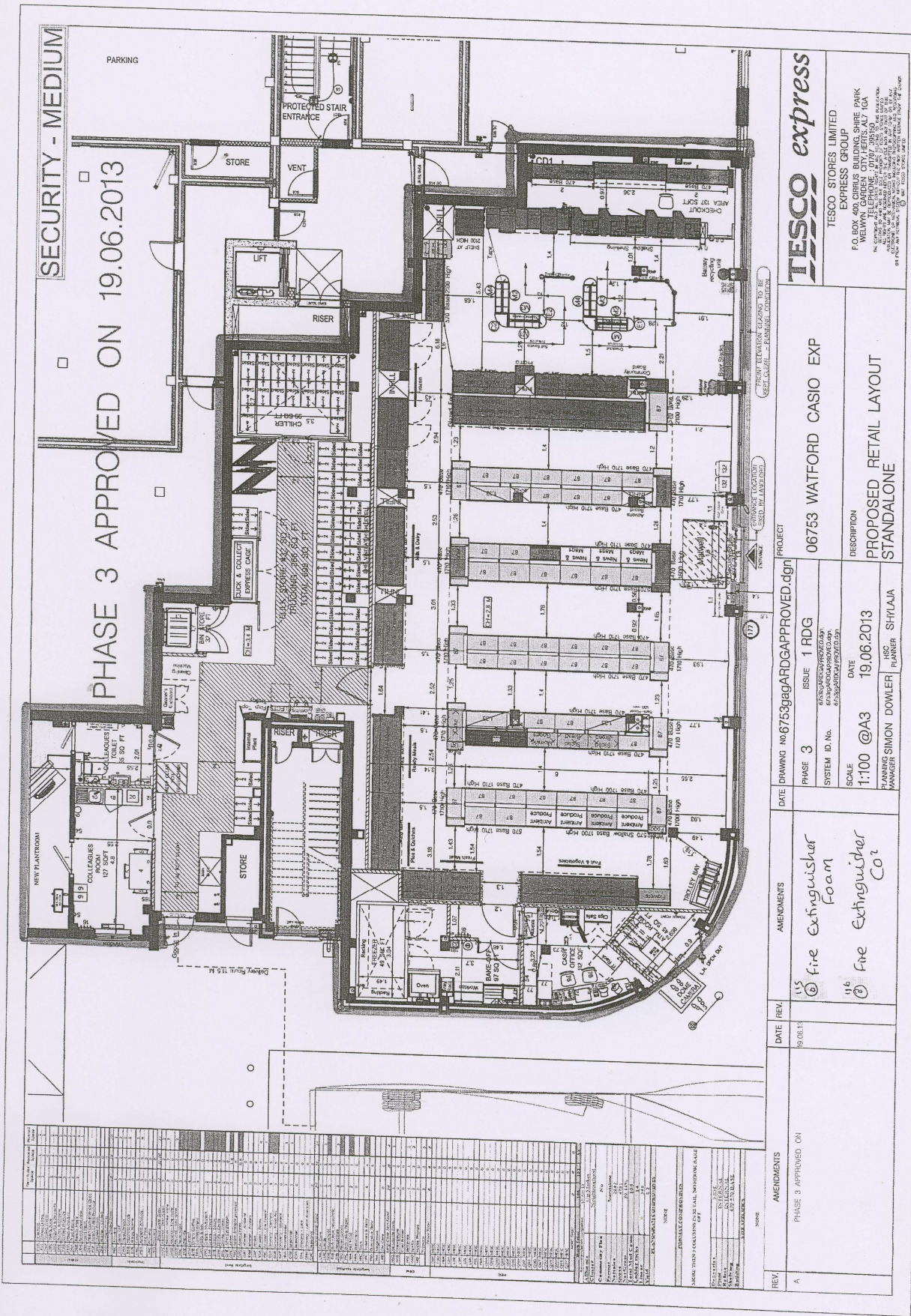
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APPENDIX 1 – Location map



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APPENDIX 2 – Premises plan



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APPENDIX 3 – Applicant’s operating schedule

Section 18 of 19
LICENSING OBJECTIVES
Describe the steps you intend to take to promote the four licensing objectives: a) General – all four licensing objectives (b,c,d,e) List here steps you will take to promote all four licensing objectives together. We are a national retailer that sells alcohol as part of a broad offering of goods and services. We have held off-licences in our stores for many years and are an approved British Institute of Inn-keeping examination centre. We have written training policies and formal training programmes are in place, which ensure our people are equipped to meet all licensing objectives. All training and revision/refresher materials are reviewed regularly. All stores currently comply with our 'Think 25' policy, this is brought to customer's attention through point of sale material within the store. We take legal compliance very seriously and in addition to local training we employ a central alcohol licensing compliance manager and have a compliance committee.
b) The prevention of crime and disorder The premises will have digital CCTV system that covers many areas of the shop floor, including the main area which will be used for beer and wine, should we be successful with our application. Images will be retained for a minimum of 21 days and made available on enforcement request. Ordinarily, a member of the Management team will be on the premises all the time the store is open. A person will have responsibility for the premises whilst the premises are open.
c) Public safety A person will have responsibility for the premises whilst the premises are open. Management will be trained to support the running of the premises including looking after our customers and staff. The store will adhere to all rules and regulations relating to public safety.
d) The prevention of public nuisance We intend to be an active member of the community. We welcome the opportunity to liaise with Police and enforcement authorities should the need arise.
<i>Continued from previous page...</i>
e) The protection of children from harm All staff will be trained and regularly refreshed in the corporate 'Think 25' Policy. Staff will be trained to look at the customer and 'Think 25' when selling alcohol. A till prompt will appear on the initial sale of alcohol that will remind the seller of their responsibilities including not to sell alcohol to anyone under the age of 18. The store will display signage around the premises informing both staff and customers of our 'Think 25' policy on alcohol.

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APPENDIX 4 - A

From: babs alausa
Sent: 08 August 2013 00:14
To: Licensing
Subject: Attention: Licensing, Town Hall, Watford, Hertfordshire

Babalola Alausa
7 Elliot Road
WD17 4DF

Dear Sir/Madam

Objection to Tesco's request for excessive hours in which to sell alcohol

I am writing to object to Tesco's request to sell alcohol from 6am through until 11pm at Nascot Grange.

I have real concerns for the amount of time Tesco has requested for based on the following reasons:

- a. Prevention of harm to children
- b. Prevention of public nuisance

Prevention of harm to children

There is a real risk to children if Tesco is allowed to sell alcohol at the requested hours. Firstly, the store is located opposite a children's playground. There is a high risk that alcohol bought from the store may be consumed in the playground right in front of children. In the long term, this may have a negative influence on the children. Secondly there is a school nearby - Nascotwood school. By selling at these hours the store will likely become a hub for alcohol consumers when children are on their way to school. In fact it is best if the store does NOT sell alcohol.

Prevention of public nuisance

There will be a high risk that this store located right in the middle of a residential site will attract street drinkers and this will likely cause nuisance and disturbance to local residents.

Based on the above I honestly believe that the Tesco store should NOT sell alcohol or be very limited in its permitted hours of alcohol sale ((10AM - 2PM, Monday to Fridays ONLY).

Yours sincerely

Babalola Alausa

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APPENDIX 4 - B

From: Rick Blaney
Sent: 09 August 2013 12:56
To: Licensing
Subject: RE: Tesco Express Nascot Grange licensing

Dear Sir

I wish to object to the licensing hours proposed by Tesco Express, Nascot Grange. I believe that 6am to 11pm is excessive and will create a public nuisance to our neighbourhood. It will attract street drinkers who will disturb local residents and cause a nuisance in terms of litter, broken bottles etc. The Tesco is situated metres away from a beautiful park which is incredibly popular with children and families (including my own)

I have a very great fear that this park and the surrounding benches will become a street drinkers paradise and that those for whom it was intended will be unable to use it safely.

No one needs to buy alcohol at 6am nor so late at night. It is unnecessary and I strongly object on the grounds of public nuisance. The hours should be no more than 9am to 10pm.

Yours faithfully
Rick Blaney
8 Molteno Rd
Watford
Herts WD17 4UD

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APPENDIX 4 - C

From: Sarah Carter
Sent: 09 August 2013 10:13
To: Licensing
Subject: Tesco Express Nascot Grange licensing

Dear Sir

I wish to object to the licensing hours proposed by Tesco Express, Nascot Grange. I believe that 6am to 11pm is excessive and will create a public nuisance to our neighbourhood. It will attract street drinkers who will disturb local residents and cause a nuisance in terms of litter, broken bottles. The Tesco is situated metres away from a beautiful park which is incredibly popular with children and families, I have a very great fear that this park and the surrounding benches will become a street drinkers paradise and that those for whom it was intended will be unable to use it safely.

No one needs to buy alcohol at 6am nor so late at night. It is unnecessary and I strongly object on the grounds of public nuisance. The hours should be no more than 9am to 10pm.

Yours faithfully

Sarah Blaney
8 Molteno Rd
Watford
Herts WD17 4UD

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APPENDIX 4 - D

From: Paul Curtis
Sent: 30 July 2013 14:57
To: Licensing
Subject: Tesco licensing hours, Cala homes site.

Gentlemen,

I believe that concerns are being raised about the hours during which this store is applying to be allowed to sell alcohol.

My own view is that, if the store is going to be open anyway, then it should be allowed to offer all its merchandise to those customers who are legally entitled to make purchases. I'm in favour of people being treated as adults, capable of making their own decisions, rather than having their freedoms curtailed by "nannies" who purport to know what's best for them.

Why should a day-shift worker be able to buy a bottle of wine on the way home while a night-worker, on their way home to watch a sports event they recorded earlier, is denied the right to buy a couple of beers?

Regards,

Paul Curtis.

P.A.Curtis, D.Pod.M.
25 Alexandra Road
Watford
WD17 4QX.

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APPENDIX 4 -E

From: Rudra Dutta
Sent: 14 August 2013 20:39
To: Licensing
Cc: Olivia Dutta
Subject: Objection to Tesco's timing of selling alcohol in Nascot Grange

Hi,

We are very worried about selling of alcohol within our residential premises. In addition to that the most disturbing news is the timing of selling the alcohol, I mean from 6AM to 11PM. My daughter and lots of other little tots go to school in between 8AM and 9AM and the last thing they would want to see is drunkards or people with bottles coming out of the store.

With this note, I strongly oppose the sale of alcohol at all times in our premises. However, I know it is very difficult to fight against superstore like Tesco. Hence my last choice is to agree with the timings as suggested by Mr. Watkin which is 9AM-10PM all days and 9AM-4PM Sundays. I would also appreciate if licensing authority can put an additional sanction of selling alcohol from 3PM to 5PM during the school ending times of school terms.

Another biggest concern related to the same fact is that the consumption of alcohol in the Nascot Grange park. This should not be allowed AT ANY TIME as a health and safety measure because there would always be children. The broken bottles would be harmful for both adults and children and I am also recommending the same for the purpose of preventing the public nuisance.

Can you please force Tesco to make sure that no one drinks alcohol publicly within their premises and in the park area?

Thanks and regards,
Rudra & Olivia Dutta

14 Hurst Court
8 Elliot Road
Nascot Grange
WD17 4DF

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APPENDIX 4 - F

29 Colnhurst Rd.
Watford
Herts.
WD17 4BX

20 August 2013

Licensing
Town Hall
Watford
WD17 3EX

Dear Sir/Madam,

We object to the licensing of alcohol sale from 6am to 11pm at Tesco Express on the Nascot Grange site for the following reasons:

1. To prevent a public nuisance
2. Prevention of harm to children

The store is located on a private residential site and will probably attract drinkers who are able to buy alcohol early and late in the day. It will cause a nuisance and disturb residents throughout the day.

It is also a risk to children, because the playground is opposite Tesco (please note that the children play there until 10pm when there is daylight), and it is the council who insisted there be a community playground which is opposite Tesco. It will also certainly increase antisocial behaviour, litter and parking problems in the vicinity causing problems for residents. Many residents would personally feel intimidated coming into contact with someone who has drunk excessively.

Therefore, Mark Watkins has suggested that the licensing should be no longer than 9am to 10pm. However, we would be happier if no alcohol was sold, failing this, even shorter hours, for example, 9am to 9pm would be preferable, bearing in mind that drinking maybe an issue to the later part of the day.

A further issue to consider is that the residents pay for the maintenance of the site to a company called Hazelvine. Who will be responsible for collecting extra cans and bottles as a result of drinkers buying drinks from Tesco? There will also be extra litter from children using the playground (for example, packaging from sweets, fizzy drinks, crisps etc. from Tesco). What responsibility is Tesco taking to deal with any impact their presence will have on a residential site, mainly parking problems and clearing litter caused by the store. Will Tesco provide litter bins outside the store, someone responsible for clearing rubbish and parking restriction signs, for example?

We hope that our concerns will be taken into consideration and we look forward to your reply.

Kind regards,

Mr and Mrs Gavriilidis

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**FLAT 1, REGENCY COURT,
112-114 LANGLEY ROAD,
WATFORD
HERTS WD17 4RG**

Jeffrey Leib,
Licensing Manager,
Watford Borough Council
Town Hall,
Watford,
Herts WD17 3EX

06 August 2013

Dear Sir,

Ref 13/008532/LAPRE

I have received your letter of 5th August regarding the application of Tesco Stores Ltd for a premises licence in which they ask to supply alcohol Monday to Sunday from 06.00-23.00 and for the premises to be open for the same amount of time.

I would like to record my strong objection to this. The area is a residential area of long standing. The introduction of this licence as it stands would have an impact as a public nuisance. It would also have implications on public safety and also child protection, with the new children's playground right next door. It could also lead to an increase in crime in the area. What measures are Tesco taking to combat these eventualities, for which they must take full responsibility?

There are several outlets selling alcohol in the area: Cassiobury Roundabout, Good wood Parade and John's Stores. None of these have the extensive hours that Tesco are claiming. If Tesco wish to sell alcohol from this site then the hours should be strictly limited.

Yours faithfully.

14 AUG 2013

Pauline Harborne

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APPENDIX 4 - H

From:
Sent: 14 August 2013 15:42
To: Licensing
Subject: OBJECTION - Nascot Grange Tesco Express

22, Molteno Road
Watford
Herts.
WD17 4UD

Dear Sir / Madam,

I would like to raise an objection associated with the Tesco Express which is soon to open within the Nascot Grange development just off Langley Road.

I have been led to believe that the shop will be able to sell alcohol from 6am in the morning. While I understand that being able to buy alcohol during the day and evening is reasonable I fail to understand the need to sell it from 6am.

The shop will be located close to the local school (Nascot Wood) and the newly built playground at Nascot Grange. Apart from those who are associated with the abuse of alcohol, I cannot understand who else would need to buy it so early in the morning. Therefore, I would ask that the sale of alcohol should be delayed until after the school run in the morning to help discourage those that abuse alcohol from being in the proximity of children early in the morning.

Additionally, there is bench located to the side of my property on Langley road and if alcohol is sold so early in the morning I'm concerned that alcohol abusers may use it after visiting the new shop and cause a nuisance.

Above will hopefully further discourage alcohol abusers from visiting the shop during the day as they will be able to purchase it elsewhere.

Regards,
Mr. J Hewett.

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APPENDIX 4 - I

From: Peter Hofer
Sent: 22 August 2013 22:20
To: Licensing
Subject: Proposed application by Tesco Nascot Grange

Dear Sirs,

I read the application by the new Tesco in Nascot Grange for a daily liquor license between the hours of 06:00 and 23:00 with disbelief.

This is an area that borders on an infant / junior school and has a children's play park across the road that is used extensively by young families and children at all hours of the day.

I have serious concerns that the children's play park will become a drinking location, causing a public nuisance, which will result in families being reluctant to use the area and lead to a general decline in the area.

My preference would be for no alcohol to be sold, however, I recognise this is not practical from a commercial perspective and so I would encourage you to limit the alcohol trading hours to something more reasonable, for example;

Mon – Sat 10:00 to 21:00

Sun 10:00 to 16:00

I would also like you to give some consideration to requiring that Tesco take some form of responsibility for any public nuisance behaviour occurring as a result of people consuming alcohol in the park.

Regards

Peter Hofer

12 Hurst Court

8 Elliot Road

Watford

WD17 4DF

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Thursday 22nd August 2013

Dear Sir or Madam,

I have recently had the pleasure of purchasing a property at the new Nascot Grange housing development on Colnhurst Road. We were told that instead of having a doctor and dentist surgery we were to have a Tesco Stores LTD. This was good news as it meant we would have a convenience store close by and were looking forward to the proposed bakery to purchase fresh goods.

However, it has come to our attention that the Tesco Stores LTD that is located within the Nascot Grange development would like to sell alcohol from an alarming 06.00am until 11.00pm. We do not object to Tesco Stores LTD selling alcohol, but we do object to the sale of alcohol at the specified times. The sale of alcohol should be limited to the more socially acceptable time of 09.00am until 10.00pm from Monday – Saturday, and on Sunday at normal trading hours of 10.00am to 4.00pm.

If the sale of alcohol were to be permitted from 06.00am until 11.00pm it would seriously impact local residents and more importantly it would put young children at serious risk. We object to the Tesco Stores LTD selling alcohol from 06.00am until 11.00pm on the following grounds:

1) Prevention of public nuisance

Due to the location of the Tesco Express we believe there would be serious ramifications for the sale of alcohol from 06.00am until 11.00pm. The Tesco Express is located:

- In a residential area (225 residential units)
- Opposite a park for young children which has several benches to sit on
- Underneath a residential block of flats and is also adjacent to a second block of flats and semi-detached houses

If we were to allow Tesco Express to start selling alcohol you will be putting the residents at risk of:

- Noise pollution
- Vandalism
- Litter and environmental damage
- Sleep disturbance

On the Government website (<https://www.gov.uk/alcohol-licensing#community-involvement-in-licensing>) it states that anyone who is licensed to sell alcohol will need to take responsibility for the sale and supply of alcohol due to the *"impact"* it has *"on the wider community, on crime and disorder, and antisocial behaviour."* It is clear that the sale of alcohol will have a dramatic impact on our community

APPENDIX 4 - J

which is built up of mainly young families and professional workers. Tesco Stores LTD should be limited in the hours in which they should sell alcohol in a family orientated development – we want to maintain peace and social order.

In the planning permission application (Ref No 11/00835/var) that CALA Ventures Limited submitted, Watford Council made stipulations that Tesco Stores LTD were limited in the hours they were allowed to deliver goods to the store. The reasons you restricted their delivery hours were due to the *“interests of appearance of the site and the locality and the amenities of adjoining residential occupiers”*. As a Council you clearly had the compassion and understanding to realise that delivery hours and waste would affect the residents and the aesthetics of the area. It is imperative you make the same judicious decision to also restrict when Tesco Stores LTD should sell alcohol for the “interests of appearance” as well as the “residential occupiers” of Nascot Grange and the surrounding areas.

In the vicinity of Nascot Wood there are already enough pubs and off licences that sell alcohol. The typical hours for sale of alcohol in Watford are from 10.00am until 11.00pm. In the Nascot Wood/Cassiobury area the Essex Arms and Southern Cross pubs open from midday until 11.00pm. The Express Food Centre (off licence) at the end of Langley Road opens from midday until midnight – why should Tesco Stores LTD be allowed to have extended hours when the remainder of the local shops are not permitted to do so? It is not in keeping with the local area and it would set a precedent for other off licences to apply for extended hours to sell alcohol.

As residents we will be able to tell you of the number of street drinkers that haunt St Albans road and Langley road. These people buy alcohol and then sit on the benches to then consume it. We believe this issue will be exacerbated if street drinkers are allowed to commence their drinking from 06.00am in our area. A recent Meeting of the Community Safety Partnership Task Group, Monday, 30th January, 2012 7.00 pm (Item 13) reported that the way to deal with the problem of street drinkers was to deal with the *“outlets which sold them alcohol”*. Surely, the inexperience of Tesco Stores LTD in dealing with this community issue would increase the problem of street drinkers obtaining alcohol in the area? Not only this, the sale of alcohol from 06.00am would legitimise the street drinkers rights to buy alcohol at any time they want – Tesco Express would have no obligation to stop or deter them. The fact that Tesco Stores LTD have applied for a licence to commence at 06.00am, in our opinion, means they have not regarded the impact it will have on our community. It is purely for their profits and convenience.

2) Prevention of harm to children

One of the perks and beauty of the development was the park area which CALA Ventures Limited has spent a lot of money on landscaping. We do not think it is acceptable that anyone is able to buy alcohol before 09.00am and then be able to

APPENDIX 4 - J

use the play area, which has several benches and shaded area, to potentially drink in relative comfort; to allow anyone to have the potential to drink from 06.00am near a play area is not only disturbing but morally incomprehensible and indefensible.

We have already started to see people, who do not live on the Nascot Grange estate, use the park area to drink during the day and the Tesco Stores LTD is not even open. We do not want street drinkers and fear to be a feature of our community and we believe it will become worse if alcohol can be served at the proposed times. Moreover, who will be responsible for the safety of residents and children? Tesco Stores LTD cannot be held accountable for the actions of their customers even if it is proven they have bought alcohol from their premises. We need to put our priorities in order and put in place an acceptable boundary for our community in order to preserve and protect it. Buying alcohol from 06.00am is not only unnecessary but encourages the drinking of alcohol at unsociable times and in the vicinity of vulnerable adults and children.

3) Prevention of crime and disorder

It is clear that Watford Council have made decisions to improve areas which have been severely affected by street drinkers, anti-social behaviour and drug users. We recall the objections that were raised on Queen's Road ([Error! Hyperlink reference not valid.](#)) and how the Council took steps to reduce crime in the area. Watford Council must now take steps to ensure that the sale of alcohol is limited so that the Nascot Grange development does not encourage crime to take place in an area which is meant for residents, in particular young children. If you allow alcohol to be sold from 06.00am until 11.00pm it will encourage:

- Crime
- Vandalism
- Anti-social behaviour
- Harassment

In conclusion, as residents we do not object to the sale of alcohol. However, it is clear that the sale of alcohol from 06.00am is not in keeping with the opening hours of other local stores in Nascot Wood and is grossly irresponsible due to the location of the Tesco Stores LTD opposite a play area.

It is up to Watford Council to protect the needs of the residents as well as the environment of this area. To allow the sale of alcohol from 06.00am until 11.00pm will encourage street drinkers, crime and anti-social behaviour in what should be a sophisticated, peaceful and aesthetically pleasing area. It is the Council's responsibility to decide what is acceptable and I hope that the decision is made with common sense and for the common good of the residents of Nascot Grange.

APPENDIX 4 - J

Yours faithfully,

Name and address withheld

APPENDIX 4 - K

From: neil kellett
Sent: 08 August 2013 10:46
To: Licensing
Subject: Nascot Grange - Tesco

Dear Sir/Madam

I learned yesterday that Tesco are applying to sell alcohol at their new store at Nascot Grange from 6am to 11pm. My wife and I live just a few doors up from the store with our 2 very young children.

I can only believe that this will be very bad for the area and residents. As you may be aware there is a children's park directly opposite the Tesco. Already teenagers congregate at this park in the evenings and there has been graffiti on the park. I can only believe that the potential to buy alcohol to 11 at night will worsen the problem. Only 2 weekends ago there were groups of adolescents drinking in the car park behind Tesco around midnight. They were climbing the fences and making loads of noise.

In addition, I can only believe that the vast majority of people buying alcohol before 6 in the morning will be those dependent on alcohol. The park with its many benches and grassland would be an attractive place for these people to drink. The park is full of kids at the weekend and during the week, literally hundreds of children walk to school passing by the entrance to the estate. I really don't think this is a good mix.

My wife and I (with a vested interest in the local area) think that this licensing application is a really bad idea for the good of the local community and will lead to an increase in public nuisance. I also worry about the safety and well-being of my children as well as all the others in and around Nascot Wood.

Yours

Neil and Vicky Kellett
11 Colnhurst Road

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4 HURST COURT
8 ELLIOT ROAD
WATFORD
HERTFORDSHIRE WD17 4DF

The Manager
Licensing
Town Hall
Watford
Herts
WD17 3EX

8th August 2013

Dear Sir/Madam

11 2 AUG 2013

**Ref: Licensing Application by Tesco in respect of the Tesco Express store,
Nascot Grange, Langley Road, Watford, Hertfordshire**

I understand that Tesco Stores have made an application to sell alcohol at their soon to be opened Tesco Express unit on the Nascot Grange estate, Langley Road, Watford, Hertfordshire.

I further understand that their request is to be able to sell alcohol from 6.00 am to 11.00 pm each day.

I wish to object, in the strongest of terms, on the hours that Tesco request to sell alcohol, on the grounds that this lengthy period will cause a significant public nuisance. My specific reasons are as follows:-

1. This store is situated in the middle of a residential estate.
2. It will attract street drinkers to the estate seeking to buy alcohol at the start of the day, which will cause a general nuisance and disturbance to the local estate residents.
3. Similarly, it will attract these street drinkers late in the evening, when the residents are about to go to bed.
4. There is a very popular children's playground on the Nascot Grange estate, not more than 120 yards away from the Tesco Express store, with benches which would be an obvious and undoubted attraction to the street drinkers. Further, many children pass en route to the Nascot Wood Schools on foot. Most certainly, in my opinion, the sale of alcohol should not commence before 10.00 am, for the safety and protection of children and their accompanying adults.
5. Based on the reasons I have stated, the Tesco Express licensing hours should only extend from 10.00 am to 10.00 pm, Monday to Saturday, and 10.00 am to 4.00 pm on a Sunday.

I would be most grateful if you would consider these points that I have raised, before an alcohol licence is granted for the Tesco Express store.

Yours faithfully

(DR) STEVEN D LANGERMAN

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APPENDIX 4 - M

From: Philip Lewis
Sent: 07 August 2013 21:21
To: Licensing
Subject: New Tesco store at Nascot Grange

I would like to raise my objections to the application from Tesco to sell alcohol from 6 am to 11 pm at this new store.

Firstly I am of the opinion that it will be a public nuisance. I live at Nascot Grange and believe that there will be a high risk linked to the requested hours as it is on a residential site which may attract drinkers to buy alcohol early in the day. The store is also opposite a childrens' playground and street drinkers should be actively discouraged to avoid potential dangers. I propose that 9 am should be the earliest time Tesco are allowed to sell alcohol.

In addition, I feel that they should stop selling alcohol by 10 pm in the evenings when local residents will be heading for bed.

In summary, I propose that the Tesco licensed hours should be 9 am to 10 pm from Monday to Saturday and 9 am to 4 pm on Sundays.

Kindly acknowledge receipt of this email.

Philip Lewis
3 Elliot Road
Watford
WD17 4DF

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Flat 6 Regency Court
112-114 Langley Road
Watford, Herts
WD17 4RG

19 August 2013

22 AUG 2013

Mr J Leib
Licensing Manager
Watford Borough Council
Town Hall
Watford
Herts
WD17 3EX

Dear Mr Leib

Re: **Licensing Act 2003**
Tesco Stores Ltd, Unit A, Colnhurst Road, Watford, WD17 4BU

This is a quiet residential area where a large proportion of the community are retired people and families with young children. The possible impact on the area of the approval of the above application is, therefore, of great concern to the residents.

My concerns relate to the Act's objective of: Prevention of Crime & Disorder and Prevention of Public Nuisance and all would stem, I believe, from the very extensive licensed opening hours. Whom is Tesco targeting for the sale of alcohol between the hours of 06.00 hrs – 09.30 hrs and 21.30 hrs-23.00 hrs?

I believe that the groups which will be attracted are young people from mid-teens to late twenties and street drinkers who:

1. Have been drinking all night and are looking for more alcohol (am)
2. Live on the streets and have a serious drinking problem (am and pm)
3. Have been drinking in a club or public house and asked to leave for behavioural reasons.

Having purchased alcohol, they are likely to remain in the shop's area or find a place nearby eg the children's play area, to consume it.

There are several practical considerations covered by the Act and the influx of such people will have a serious and damaging effect on the community.

I therefore wish to register my opposition to the above application on the following grounds:

1. Anti-social behaviour:-
 - In-group fighting
 - Aggression toward residents
 - Urinating in public
 - Vandalism
 - Accidental/criminal damage
 - Frightening behaviour in front of children
2. Litter, including broken glass and (possibly) the detritus of drug taking.
3. General noise pollution in a around the store area.

I ask you, therefore, to refuse the request for the stated hours and ask instead that alcohol should not be available on any day before 0900 hrs and should cease selling alcohol at 2200 hrs with an early close on Sunday.

Yours sincerely,

Christine Massey

APPENDIX 4 - O

From: Melanie Morrice
Sent: 11 August 2013 22:10
To: Licensing
Subject: New Tesco licensing hours

Dear Sirs

I am a resident of Hurst Court, which is situated in the new Cala development in Nascot Wood.

I understand that you are planning to allow the new Tesco on the development to commence selling alcohol at 6.00am in the morning, until 11pm in the evening.

Whilst Tesco should be allowed to serve the needs of the local community, the majority of people living in the development are families with children and it is therefore difficult to understand in what circumstances they would require alcohol at 6.00am in the morning.

The concern is of course that the hours proposed will attract undesirable people (i.e. alcoholics/street drinkers etc) which would pose a real risk to local children and undermine the local community. As you know, this is not a city centre Tesco but a small store in a residential area next to a children's park and close to a primary school.

I would therefore ask you to reconsider allowing Tesco to sell alcohol at these times, but instead limit them to more reasonable hours, such as 9.00 am to 9pm.

Please let me know if this is to be re-considered, including additional information such as what further action may be taken, should the Council refuse to listen to local residents' concerns.

I look forward to hearing from you.

Yours faithfully

Mrs Melanie McKinnon

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APPENDIX 4 - P

From: Vikas Mehta
Sent: 07 August 2013 18:02
To: Licensing
Cc:
Subject: Objection to Tesco Licensing for alcohol

Mr Vikas Mehta
18 Colnhurst Road
Watford
WD17 4BX

Dear Sirs,

Following the letter from Mark Watkin of the Liberal Democrats on the above matter, I would like for you to note my comments below:

While I understand the right for those above the required legal age to purchase and consume alcohol and while I do not specifically seek to impede their right to the reasonable consumption of such products, I am extremely concerned at Tesco's application for a license to sell alcohol that purports to permit the sale of alcohol between the times of 6 a.m. to 11 p.m.

I find this application to be an abhorrent abuse of process that is prima facie inspired by nothing less than an absolute pecuniary interest.

It is imperative in your decision making that you consider the affluence of Nascot Grange and the surrounding areas; upon appercu of the Nascot Grange development, it is transparent that this is a very family friendly area, with almost all dwellings having at least 1 or more young children occupying part of the dwellings. Under the Environmental Protection Act, we have the right to enjoy a peaceful life and existance without the occurence of persistant nuisances.

Opening a Tesco with a license for such lengthy hours serves only to encourage those who wish to abuse this freedom to create a nusiance that is likely to fall foul of Section 79 (1) (h) of the said Act.

"It shall be a duty of every local authority to cause its area to be inspected from time to time to detect any statutory nuisances which ought to be dealt with under section 80....."

Allowing alcohol to be served for such periods of time as intended will simply permit those in our society to behave in a less responsible way and potentially cause a nuisance to residents and harm to young children.

Each of us have a duty to protect our environment and ensure that no harm comes to young children. Allowing people to purchase alcohol in an area where they can easily cause a nuisance and allow them to potentially become so inebriated that they

APPENDIX 4 - P

act in ways that cause harm or offence to others must not be allowed to subsist.

If we apply the commonly recognised legal principal of proportionality, in asking for you to reduce the licensing hours, this must be considered as a reasonable request given that there are sufficient alternative local options for those that want to purchase alcohol outside of the permitted hours.

Why should any mother or father feel intimidated to walk their children to school or fear that an unruly person drinking alcohol (or having recently consumed the same) may attack them verbally or physically? Young children will be scared to play by the park or around the development and they will grow up with what is undoubtedly an influence that is detrimental to their well-being.

I would be grateful if you consider my views favourably as they are views that I am unequivocally confident reflect those of many (if not all) of the residents.

Yours faithfully,

Vikas Mehta

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APPENDIX 4 - Q

From: David Meathrel
Sent: 16 August 2013 16:22
To: Licensing
Cc: mark.watkin@uk.tesco.com
Subject: Tesco Licensing Application Nascot Grange

Dear Sirs

I have received correspondence from Mark Watkin a councillor organising a local residents campaign to object to the license opening hours for the new Tesco store at Nascot Grange Watford.

I would like to point out that as a local resident living in the next road to this facility we have never been consulted by Mr Watkin for our views.

In fact as a local resident we fully support Tesco's application for a license from 6am as it will be useful to have shopping availability outside working hours.

I am aware of many others that think like me however Mr Watkin's campaign seems to be based on his own views and not the views of people who live in the area.

We hope the Tesco's application is approved. I would also point out that I have no connection with Tesco Plc.

Regards

David

David Meathrel
21 Molteno Road
Watford
WD17 4UD

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APPENDIX 4 - R

From: Suvodip Mukherjee
Sent: 10 August 2013 09:34
To: Licensing
Subject: Objection to Tesco's timing of selling alcohol in Nascot Grange

Dear Licensing Authority,

My wife and I are both very concerned about selling of alcohol within our residential complex. It is all the more discomfoting that it will be sold from 6AM to 11PM. My son and lots of small children go to school in between 8AM and 9AM and the last thing they would want to see is drunkards or people with bottles coming out of the store.

Hence, I strongly oppose the sale of alcohol at all times with our complex. However, I know it is very difficult to fight against multinationals. Hence my last choice is to agree with the timings as suggested by Mr. Watkin which is 9AM-10PM all days and 9AM-4PM Sundays. I would also like to have a 2 hour gap in sale from 3PM-5PM during the school ending times.

There is one more thing that is very concerning to us is that the consumption of alcohol in the Nascot Grange park. This should not be allowed as there would be children there all the time. There would be broken bottles which would be harmful both for adults and children.

Hence my conditions of opposition are:

Prevention of public nuisance
Prevention of harm to children

Tesco should make sure that no one drinks publicly within their premises and in the park area.

Thanks & regards,
Suvodip & Pranamita Mukherjee
19 Hurst Court
8 Elliot Road
Nascot Grange
WD17 4DF

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APPENDIX 4 - S

From:

Sent: 30 July 2013 14:58

To: Licensing

Subject: Licencing hours at Tesco Nascot Grange

The proposed hours (06.00 to 23.00) are far too long. The position of Tesco is on a residential site. Do we want to expose children on their way to school to the purchase of alcohol and potentially drinking in the street? There is also a children's playground opposite which is a prime place for the consumption of alcohol and its associated public disorder?

Mike & Lynne Parker

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Dear Mr Rawlings

Thank you for your prompt reply to our concerns.

Our address is 14 Heaton Court, 12 Colnhurst Road, Watford, Herts
WD17 4BX.

Regards

Mike & Lynne Parker

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APPENDIX 4 - T

From:

Sent: 08 August 2013 15:00

To: Licensing

Subject: Tesco proposed licensing hours

To the head of licensing dept town hall watford/ From Mr Alan Parsons 5 Regency Court
Langley Road Watford wd17 4rg

I wish to object to the hours proposed for the sale of alcohol in the Tesco Express
Supermarket to the
immediate rear of Regency Courts garden.

My first objection will the sale time of 06.00 there would be a real risk of harm to all of the
local children ,to minimise this
risk,the store should not start selling alcohol until the schools have started teaching at 09.00 -
09.30.

My second objection is based on the very close position of this supermarket to the very very
popular playground used by all the local
children when passing by on route to the Nascot Wood and other local schools,within this
playground which has bench seats which could be an
obvious attraction to street drinkers.

Based on the above , the Tesco Express licensed hours should be from 09.00 am to 09.00pm
,MONDAY TO SATURDAY,and 10.00 am to
12.00 midday on a Sunday.

Please take my objections into consideration.

Yours sincerely

Alan Parsons

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APPENDIX 4 - U

From: Marc Sacks
Sent: 08 August 2013 17:38
To: Licensing
Subject: Tesco Nascot Grange

I understand that the new Tesco Express convenience store on Nascot Grange Site has applied to the council to grant them permission to sell alcohol from 6am through to 11pm. As a resident on Nascot Grange and with young children I object on for the following reasons.

1. Prevention of public nuisance
2. Prevention of harm to children

My view is these hours will attract late street drinkers to the residential area and for them to congregate within the park opposite where there are benches. The residential area is home to mostly young families and these hours will pose a risk and likelihood of public nuisance.

Regards

Marc Sacks

22 Colnhurst Road

WATFORD
WD17 4BX

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APPENDIX 4 - V

From:

Sent: 15 August 2013 22:55

To: Licensing

Subject: objection to Tesco's request for excessive hours to sell alcohol

I resident of Nascot grange has a strong objection for selling the alcohol for excessive hours as this tesco is located right in the middle of a residential site , near the nascot playground & we wouldn't feel safe with kids to pass by and it will only cause a nuisance & disturbance to us.

So I would request not to authorize tesco to sell alcohol from 6a.m through until 11p.m

My name & address is

Mrs Preeti Shet,
9 Baldwin Road,
Nascot Grange
WD17 4DP

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APPENDIX 4 - W

From: Paras Sheth
Sent: 15 August 2013 10:58
To: Licensing
Subject: Objection to timings of alcohol at Tesco in Nascot Grange development

I am writing to you to object to the License that the forthcoming Tesco Express store on the Nascot Grange site have requested for.

Having a license from 6am to 11pm is far to excessive and I have real concerns of the potential of public nuisance. With the store located within the development and in particularly near my residence, my fear is that the license will attract street drinkers looking to buy alcohol at the start of the day and night drinkers picking up alcohol before using the benches opposite the residential play area.. There is a high potential for this even to create crime or disorder in the residential area.

It is due to the above reasons that I ask you to consider that the store should not start selling alcohol before 9am on any day of the week and should cease selling alcohol at 10pm latest if not earlier. I imagine the Sunday timings would differ from 9am to 4pm.

I would also ask for no deliveries to be made prior to 9am on any day. This is due to a lot of traffic movements in the morning passing through where Tesco is located and more importantly due to the people traffic going to the nearby Nascot Wood schools.

I look forward to hearing positive feedback from you.

Kind regards
Mr Sheth
3 Heaton Court
Nascot Wood
WD174BX

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APPENDIX 4 - X

From: Bonnie Siviter
Sent: 21 August 2013 16:29
To: Licensing
Subject: Tesco Express Nascot Grange Site
Importance: High

To whom it may concern,

Ref: Tesco Express Convenience Store on the Nascot Grange site

I am writing to object about the excessive amount of time Tesco has asked the Council to grant them a license for. Under the licensing laws I believe the strongest grounds for objection is the proposed opening time of 6am is too early. It will cause a public nuisance to residents of Cala Homes Nascot Grange site. There will be a high risk that this store located right in the middle of a residential site will attract street drinkers looking for somewhere to buy alcohol at the start of the day. They are very likely to cause a general nuisance and disturbance to local residents. It is for this reason that I consider that the store should not start selling alcohol until 9am on any day of the week when residents are waking up and leaving for work and should cease selling alcohol at 9pm when they are heading to bed, with an early close on a Sunday.

If the store is selling alcohol at 6am there is a real risk to harm to children. The store will be located opposite the very popular playground used by children living in Nascot Grange (including my own), or passing by en route to the Nascot Wood Schools which with its benches would be an obvious attraction to street drinkers. To minimise this risk the store should not start selling alcohol until after the schools have started teaching at 9am.

Based on the above, the Tesco Express licensed hours should be from 9am to 9pm, Monday to Saturday, and 9am to 4pm on a Sunday.

With my very best wishes,
Bonnie Siviter

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APPENDIX 4 - Y

From: Damian Stafford
Sent: 07 August 2013 18:07
To: Licensing
Cc: mark.watkin
Subject: Tesco Express Licensing application for Nascot Grange

Dear Sirs,

I would like to formally object to Tesco's proposed times for selling of alcohol at the new store (to be opened) in the new Nascot Grange development. Their proposed opening times from 6am through to 11pm starts to early and finishes to late. I am concerned that such early and late licensing will attract street drinkers and therefore I believe the store will cause a general nuisance and disturbance to the local residents, including myself as a resident of this new development. I believe that the store should not sell alcohol before 9am, once children are in school, as it is in close proximity of of the Nascot wood school and opposite a children's playground. Selling alcohol at 6am will cause disturbance to residents. I also believe that the store should cease selling alcohol at 10pm, at a time when us, the local residents are heading to bed. Finally I also believe that the Sunday hours should be shortened.

Regards
Damian Stafford
2 Woolman Road
Watford
WD17 4DQ

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Mark Watkin
County Councillor, Park and Nascot
Borough Councillor Nascot
27 Elizabeth Court, Hempstead Road
Watford, WD17 4LR
Email: mark.watkin
mark.watkin



10th August 2013

**My objection to the hours requested in Tesco's license application
for their new store in Colnhurst Road, Nascot Grange**

Dear Sirs

While I welcome the forthcoming opening of the Tesco Express convenience store on the Nascot Grange site, and I have no principal objection to their selling alcohol as virtually every neighbourhood store does these days, I have real concerns about the excessive amount of time each day that Tesco has asked to be able to sell alcohol.

I wish to object because of the potential harm these hours may do to the local community, based on two of the four categories detailed in the Licensing Act.

1. Prevention of public nuisance
2. Prevention of harm to children

Prevention of public nuisance

This store is located in the middle of a residential site, with dwellings above it and adjacent to it. I believe there is a very high risk that with its unusually early start when compared with other neighbourhood stores in the area, that it will attract street drinkers looking for somewhere to buy alcohol. Should this occur, it is probable that they will want to consume their alcohol as near as the store as possible and in so doing cause a general nuisance and disturbance to local residents trying to sleep. To avoid this happening, I consider that the store should not start selling alcohol before 09:00 on any day of the week.

Similarly people buying alcohol late at night, particularly after 22:00 can be rowdy and boisterous causing further disturbance to local residents as they try to get to sleep. I request that the store should not be allowed to sell any alcohol after 22:00.

Prevention of harm to children

APPENDIX 4 - Z

If the store starts selling alcohol at 06:00 there is a real risk of harm to children. The store is located opposite the very popular playground used by children living in Nascot Grange and others who are en route to the Nascot Wood Schools. If you accept the risk outlined in my previous point, that any street drinkers will be attracted to the benches near to the playground and at the very least will cause distress to the children playing there. Indeed parents may decide to stop their children from using the playground which would be unacceptable. To avoid this happening, the store should not be allowed to start selling alcohol until after 09:00

Based on the above reasons, I request that the Tesco Express licensed hours should be from 09:00 am to 10:00 pm, Monday to Sunday.

Yours sincerely

A handwritten signature in black ink that reads "Mark". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Mark Watkin

APPENDIX 5 – draft licence

Licensing Act 2003
Schedule 12
Part A

Regulation 33,34

Premises Licence

Premises Licence Number

13/00852/LAPRE

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Tesco Stores Ltd
Unit A
1 Colnhurst Road
Watford
Hertfordshire
WD17 4BU

Telephone number

Where the licence is time limited the dates

From 10 September 2013

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

Sale of alcohol by retail	Monday to Sunday	06:00 – 23:00
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The opening hours of the premises

Monday to Sunday	06:00 – 23:00
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Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol is supplied for consumption off the premises

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NB: This licence has been prepared by officers for consideration by the Sub-Committee. It may be refused or amended

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Tesco Stores Ltd
Tesco House
Delamare Road
Cheshunt
Waltham Cross
EN8 9SL

Registered number of holder, for example company number, charity number (where applicable)

00519500

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Greg Bartley
39 Offley Road
Hitchin
Hertfordshire
SG5 2BB

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Personal Licence Number: HARLOW/PERS/0094
Licensing Authority: Harlow Council

Annex 1 – Mandatory conditions

- 1 No supply of alcohol may be made under the premises licence
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a premises licence or his personal licence is suspended.
- 2 Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- 3 (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

Annex 2 – Conditions consistent with the Operating Schedule

1. The premises will have a digital CCTV system that covers the main area used for the display of alcohol.
2. Images will be retained for a minimum of 21 days and made available to authorised officers upon request.
3. All staff will be trained and regularly refreshed in the corporate 'Think 25' policy.
4. A till prompt will appear on the initial sale of alcohol that will remind the seller of their responsibilities including not to sell alcohol to anyone under the age of 18.
5. The store will display signage informing both staff and customers of the 'Think 25' policy on alcohol.
6. There will be no sales of any beer, cider or lager in bottles, cans or any other form of container that has a strength of over 5.5% abv (alcohol by volume).

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7. **Annex 3 – Conditions attached after a hearing by the licensing authority**

This is where any additional conditions imposed by the Licensing Sub-Committee on the 10 September 2013 will appear.

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DRAFT Premises Licence page 5

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