



**WATFORD
BOROUGH
COUNCIL**



LICENSING SUB COMMITTEE

6 October 2022

10.30 am

Town Hall, Watford

Please note the start time of this meeting

Contact

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For information about attending meetings please visit the council's [website](#).

Publication date: 28 September 2022

Committee Membership

Councillors K Rodrigues, G Saffery and B Stanton

Agenda

Part A – Open to the Public

1. **Committee membership/ election of a Chair**
2. **Disclosure of interests (if any)**
3. **Application for a new premises licence - SSS Food & Drinks, 98 Queens Road Watford WD17 2NX (Pages 3 - 128)**
4. **Exclusion of Press and Public**

The Chair to move: that, under Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during consideration of the item there would be disclosure to them of exempt information as defined in Section 100(1) of the Act for the reasons stated below in terms of Schedule 12A.

Note: if approved, the Chair will ask members of the press and public to leave the meeting at this point.

PART A

Report to: Licensing Sub Committee
Date of meeting: Thursday, 6 October 2022
Report of: Licensing Officer (PS)
Title: Application for a new premises licence - SSS Food & Drinks, 98 Queens Road Watford WD17 2NX

1.0 Summary

1.1 An application has been made by SSS Food & Drinks Ltd for a new premises licence for the premises at 98 Queens Road Watford WD17 2NX. The premises is to trade as SSS Food & Drinks.

1.2 Members are reminded that representations are only relevant if they relate to one or more of the licensing objectives. The four licensing objectives are;

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

1.3 During the consultation period representations against this application have been received from local residents and businesses, both in support of and opposing the application.

2.0 Risks

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(Treat, tolerate, terminate, transfer)</i>	Risk Rating (the combination of severity and likelihood)
Appeal against decision by applicant or objector	Decision overturned by the courts with potential of costs being awarded against council if decision is	Determination of application given with detailed reasons and after considering evidence before the	Treat	2

	not justified or legal	committee, the Council's licensing policy, statutory guidance and legislation		
Judicial review of decision by applicant, objectors or consultees	Negative perception of the council and its licensing system	Treat in accordance with the legislation, the statutory guidance, and the council's licensing policy, with both applicants and objectors being given fair chance to present their arguments to the committee	Treat	1

3.0 Recommendations

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

Contact Officer:

For further information on this report please contact: Parminder Seyan telephone: 01923 278434 email: parminder.seyan@watford.gov.uk

Report approved by:

4.0 Application

4.1 Type of application

- 4.2 Application for a new premises licence. The original application is attached at appendix 1.

4.3 Description of premises

4.4 The premises is situated on Queens Road. The premises is not currently licensed.

4.5 Under Policy LP1, the premises would be defined as an off licence involving sale of alcohol off the premises. All off sales will be either over the counter or via internet delivery.

4.6 Under policy LP2, the premises is defined as falling within a residential area. The area is a mix of commercial and residential properties with residential flats just opposite the premises.

4.7 The premises falls within the Queens Road Sensitive Licensing Area (policy LP4).

4.8 A map of the location of the premises is attached at appendix 2

4.9 Licensable activities

This application is requesting permission to provide the following licensable activities

Licensable activity	Requested
Plays	
Films	
Indoor sporting events	
Boxing or wrestling entertainment	
Live music	
Recorded music	
Performances of dance	
Entertainment of a similar description to live or recorded music, or dance	
Provision of late night refreshment	
Sale of alcohol for consumption on the premises	
Sale of alcohol for consumption off the premises	√

4.10 Licensable hours

For clarification, the application for premises licence was originally submitted for 24 hours and has been mentioned in the objections. However it can be confirmed that the application and site notice were amended and members are required to determine an application with the following hours:

	Off-Sales of alcohol	Opening hours
Monday	08:00 - 23:00	08:00 - 23:00
Tuesday	08:00 - 23:00	08:00 - 23:00
Wednesday	08:00 - 23:00	08:00 - 23:00
Thursday	08:00 - 23:00	08:00 - 23:00
Friday	08:00 - 23:00	08:00 - 23:00
Saturday	08:00 - 23:00	08:00 - 23:00
Sunday	08:00 - 23:00	08:00 - 23:00

4.11 The applicant proposes that the shop site 98 Queens road will only open for retail sales over the counter and a collection point for delivery drivers during the hours of 08.00 to 23.00 daily.

4.12 The application does not request any non-standard timings or seasonal variations to the hours stated above.

5.0 **Background information**

5.1 The following background information is known about the premises

5.2 **Proposed Designated Premises Supervisor**

5.3 Sheetal Mohammad

5.4 **Closing date for representations**

5.5 14 September 2022

5.6 **Public notice published in newspaper**

5.7 26 August 2022

5.8 **Visits and Enforcement action**

5.9 The committee has requested that officers note the history of visits and enforcement actions. There is no history of visits or enforcement action against this premises, although it must be noted that the premises is not currently licensed.

6.0 **Promotion of the licensing objectives**

6.1 The operating schedule submitted by the applicant to describe the steps that they intend to take to promote the licensing objectives is included within the application form attached at appendix 1.

6.2 As a result of discussions with the responsible authorities, members are advised that the operating schedule has been amended since the application was originally made. These amendments and any conditions agreed with the responsible authorities are detailed later in this report.

7.0 Representations

7.1 Responsible Authorities

7.2 The Police and applicant agreed a number of conditions to be attached to any licence granted following this application, and as a result of this agreement, the Police did not submit any formal representations. These conditions are covered later in this report. The Police also agreed changes to the licensable hours and opening hours. The agreed hours are detailed in the table at paragraph 4.10.

7.3 No other responsible authority submitted representations against this application or agreed any additional steps with the applicant.

7.4 Other Persons

Representations have been received from the persons listed below.

Ref	Representative Body (Yes/No)	Relevance to which licensing objective(s)
3A	No	Crime & Disorder, Public nuisance, Public Safety and Protection of children from harm
3B	No	Public nuisance, Protection of children from harm
3C	No	Crime & Disorder, Public nuisance
3D	No	Crime & Disorder, Public nuisance
3E	No	Crime & Disorder, Public nuisance, Protection of Children from harm
3F	No	Crime & Disorder
3G	No	Crime & Disorder
3H	No	Crime & Disorder, Public Nuisance and Protection of Children from harm
3I	No	Crime & Disorder, Public Nuisance
3J	No	Public nuisance
3K	No	Crime & Disorder, Public Nuisance
3L	No	Crime & Disorder, Public Nuisance
3M	No	Crime & Disorder, Public Safety, Public Nuisance
3N	No	Crime & Disorder, Public Nuisance and Public Safety
3O	No	Crime & Disorder, Public Nuisance
3P	No	Crime & Disorder, Public Nuisance

3Q	No	Crime & Disorder , Public Nuisance
3R	No	Public Nuisance
3S	No	Public Nuisance
3T	No	Public Nuisance
3U	No	Public Safety
3V	No	Public Nuisance
3W	No	Crime & Disorder
3X	No	Public Nuisance
3Y	No	Crime & Disorder
3Z	No	Crime & Disorder, Public Nuisance
3AA	No	Crime & Disorder
3AB	No	Public Nuisance, Protection of children from harm
3AC	No	Public Nuisance, Protection of children from harm
3AD	No	Public Nuisance

7.5 The above representations are attached at Appendix 3A through to 3AD.

7.6 Representation in support have been received from the persons listed below at appendix 4A to 4C.

Ref	Representative Body (Yes/No)
4A	No
4B	No
4C	No

7.7 All parties have been made aware of the conditions agreed with the Police and the amended hours. The objectors have been made aware of the hours and conditions that were agreed with the Police. Some objectors replied to this correspondence expanding upon their original representations or with additional queries. Where this is the case, their replies have been included alongside their original representations.

7.8 At the time of writing this report the objectors have either advised that they wish their representations to still stand or have not confirmed that their representations are to be withdrawn and therefore must still be considered.

7.9 Information was presented with the representations that has been restricted for data protection purposes. Officers can advise that all parties have been made aware of this information. This information also included videos which have been circulated to all parties separately outside of this report.

8.0 Policy considerations

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

Sections 17 and 18 (Application for 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.

Sections 19 and 19A (mandatory conditions):

These sections detail 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 (Hearings) Regulations 2005 (as amended):

These regulations detail how hearings should be conducted to determine applications submitted under the Licensing Act

8.2 **Statutory guidance**

The following provisions of the Secretary of State's guidance (April 2018) apply to this application:

Paragraphs 2.21

This paragraph explains that beyond the immediate area surrounding the premises, individuals are responsible for their own actions and are accountable in their own right. However, it may be reasonable for premises to display signage to inform customers to respect the rights of people living nearby, for example.

Paragraphs 8.41 – 8.49

These paragraphs explain how steps should be taken to promote the licensing objectives. It is for the Sub-Committee to decide in the light of this guidance whether the measures offered by the applicant are appropriate to promote the licensing objectives. It is equally important to use the same measures when looking at any steps requested by a party making representations against an application

Paragraphs 3.8 – 3.10

These paragraphs focus on remote sales of alcohol and delivery of alcohol, and confirms that it is the premises where the alcohol is appropriated to the contract (i.e. the place where the alcohol is set aside for delivery to the purchaser) which requires licensing.

Paragraphs 9.31 - 9.41

These paragraphs explain that hearings should be focused on the steps considered appropriate to the promotion of the licensing objectives, as well as how appropriate weight must be attributed to the steps to promote the licensing objectives, the representations presented by all parties, the statutory guidance, and the licensing authority's statement of licensing policy.

Paragraphs 9.42 – 9.44

These paragraphs explain that when determining applications, the authority's determination should be evidence-based, as well as how to assess if a step is 'appropriate' for the promotion of the licensing objectives.

Chapter 10

This chapter looks at best practice in relation to conditions that may be attached to a premises licence should it be believed that such conditions are appropriate to promote the licensing objectives. Any additional conditions requested by any party should be considered with reference to this chapter.

8.3 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, officers would define this premises as an off-licence.

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.

This policy states that off-licences within residential areas 'will generally be allowed alcohol sales in accordance with the normal opening hours of the shop'.

Policy LP4 – Sensitive Licensing Areas

The premises are located on Queens Road within a Sensitive Licensing Area (SLA). SLAs were originally introduced to recognise community concerns about the impact that a concentration of licensable activities in a small geographical area has on the licensing objectives. This includes:

- (1) availability of stronger-strength alcohol to street drinkers leading to anti-social behaviour in the immediate vicinity of the premises
- (2) alcohol and/or late night refreshment being available at times that are significantly different from other premises in that area likely to have an adverse impact on the licensing objectives.
- (3) litter and other nuisances from a concentration of late-night takeaways.

Where an application for alcohol sales or late night refreshment has been received within an SLA, this policy states that the licensing authority will consider making representations and will strictly apply policies LP6, LP7, LP8 and LP9 in relation to those premises.

Where additional representations have been made by other parties, our strict starting point in these areas will be to consider whether conditions will be

appropriate to address those concerns or whether a refusal is justified on the basis that the licensing objectives would be undermined.

Policy LP6 – Prevention of crime and disorder

Under this policy the committee will consider any appropriate measures to deal with the potential for crime and disorder where relevant representations have been received, and this policy highlights areas of particular concern.

Policy LP7 – Public safety

Under this policy, the committee will consider any appropriate measures to mitigate risks to public safety where relevant representations have been received. This policy highlights particular measures that the committee may address through conditions, while also stating that conditions should not seek to duplicate existing health and safety requirements.

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 antisocial behaviour where relevant representations have been received.

Policy LP9 – Protection of children from harm

This policy details the approaches expected from applicants to promote this licensing objective, and what factors the committee will take into account when considering concerns under this objective.

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.

- 8.4 The Sub-Committee is reminded of its 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.
- 8.5 The Sub-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.
- 9.0 **Conditions**
- 9.1 Members will be aware that an operating schedule forms part of the licensing process. This document outlines what activities are proposed, the opening hours, and how the activities will be managed particularly in respect of the licensing objectives.

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

9.3 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 the local environment. The applicant's original operating schedule at appendix 1 has now been modified substantially by reducing the hours and in particular in agreeing conditions with the Police.

9.4 **Conditions agreed with responsible authorities**

9.5 The following conditions have been agreed between the applicant and the Police which would be attached to any premise licence granted under this application:

1. The premises shall install and maintain a CCTV system. All entry, exit and point of sale areas will be covered by the cameras, and the images shall enable frontal identification of every person entering in any light condition. The system shall continually record whilst the premises is open for licensable activities and during all times when staff and customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available to a Police officer or an authorised officer of the licensing authority upon request throughout the preceding 31 day period, providing that such requests are in connection with the prevention or detection of crime.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show a Police officer or an authorised officer of the licensing authority data or footage upon request.
3. All faults with the CCTV system shall be repaired as soon as possible and in any case within three working days after which time, if the system is still inoperative no licensable activities shall take place without the agreement of the Watford Police Licensing Unit and the licensing authority until the fault is rectified.
4. The premises licence holder shall ensure that all tills in operation at the premises automatically provide age-related prompts to staff to check the age of the buyer when alcoholic products are passed through the till, or entered onto the till, for sale.
5. In addition to any other training, the premises licence holder shall ensure all staff are trained to prevent underage sales, to maintain the refusals book, and monitor staff to ensure their training is put into practice. Records of such

training shall be maintained at the premises and made available to a Police Officer or an authorised officer of the Licensing Authority upon request.

6. An incident log shall be kept at the premises for at least 12 months, and made available on request to an authorised officer of the licensing authority or the Police, which will record the following:
 - (a) all crimes reported to the premises, or by the premises to police
 - (b) any complaints received
 - (c) any incidents of disorder
 - (d) any faults or failures in the CCTV system
 - (e) Any refusal of the sale of alcohol
7. A log (which may be electronically recorded) shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the licensing authority at all times whilst the premises is open.
8. All sales of alcohol shall be in sealed containers and customers shall not be permitted to drink alcohol on or outside the premises.
9. Notices shall be prominently displayed at all exits requesting staff & delivery drivers to respect the needs of local residents and leave the area quietly.
10. The Premises Licence holder shall ensure that no members of the public shall be admitted on the premises after 23:00hrs.
11. No super-strength beer, lager, or ciders of 6% ABV (alcohol by volume) or above shall be sold at the premises.
12. No single cans or bottles of beer, lager or cider shall be sold at the premises.
13. No sales of miniature or quarter bottles (25cl or less) of spirits of any kind shall be permitted.
14. There shall be no self-service of spirits on the premises.
15. Clearly visible signage is to be displayed at the entrances and at points of sale indicating it is illegal to sell alcohol to people under the age of 18.
16. The premises licence holder or designated premises supervisor shall ensure that all online orders for alcohol are dispatched to bona fide addresses only.
17. The premises licence holder shall advertise their age verification policy on their website and inform customers before the sale is completed that age and identity

verification may be required at delivery in accordance with the premises licence holder's age verification policy. Delivery staff shall be trained in age verification process. No alcohol deliveries shall be made by post.

18. The Premises must implement a "Challenge 25" policy whereby all customers who appear to be under 25 must produce photographic identification in the form of a passport, driving licence or Proof of Age scheme (P.A.S.S) approved identification before alcohol is purchased or delivered.

19. The premises shall operate a 'No ID, no sale' policy at all times for persons who appear to be under 25.

9.6 It was also agreed following correspondence with the Police to amend the licensable hours requested in the original application. These hours are those shown in the table at paragraph 4.10 of this report.

9.7 Conditions proposed by objectors

9.8 There are no conditions proposed by any other parties to this application.

9.9 **Conditions consistent with operating schedule**

Officers do not propose any additional conditions which are consistent with the applicant's operating schedule.

9.10 **Pool of Model Conditions**

9.11 In addition to any conditions proposed by the responsible authorities or objectors, the licensing authority also has its own pool of model conditions that may help mitigate the concerns raised in the representations.

9.12 Officers have not identified any specific conditions from the pool of model conditions which are considered to be appropriate for the promotion of licensing objectives in this case.

9.13 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.

9.14 A draft Premises Licence which reflects this application and the conditions which are proposed in the preceding paragraphs is attached at Appendix 5.

10.0 **Officers' observations**

10.1

This application falls within the Queens Road Sensitive Licensing Area under Policy LP4. This policy states that the strict starting point for determining this application, and considering any representations against the application, will be to consider if conditions will be appropriate to address the concerns raised against the application, or whether a refusal is justified on the basis that the licensing objectives will be undermined.

- 10.2 Members are able to depart from policy in circumstances where there are justifiable reasons for doing so, and after considering the individual merits of the application before them.
- 10.3 As relevant representations in respect of this application have been received and which have not been withdrawn, the Licensing Sub-Committee acting on behalf of the licensing authority must make a determination on this application.
- 10.4 Residents are concerned about the proposed hours of operation and that if the off sale of alcohol is granted this licensable activity would further increase crime and disorder, footfall, noise, and nuisance created by delivery vehicles parking and then leaving 24 hours a day. Representations also highlight concerns that these delivery drivers would contribute to public nuisance. It has been highlighted this shop would simply attract unfavourable and anti-social people and behaviour to the area. However, it is not stated if these disturbances can be linked to the premises which is the subject of this application. Members must only refuse this application or impose conditions if they are satisfied that there is a direct link between the licensable activities of the premises in question or potential undermining of the licensing objectives. Officers can advise that the original application was for 24 hours and the licensable hours have been amended to 08:00 -23:00 hours Monday to Sunday.
- 10.5 Members are reminded that they must consider this application on its own merits, based upon the submissions put before them. Where representations have been received, applicants have the right to an open and fair hearing, where they can put forward an argument as to why their application should be granted. Likewise, this same right of a fair and open hearing is also extended to parties making representations against this application.
- 10.6 The overarching theme from residents is that if the licence is granted there may be an increase in anti-social behaviour and the effect this could have on the local residents. Members are reminded of paragraph 2.21 of the Statutory Guidance, which states that “Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in antisocial behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the

premises instead of outside, and to respect the rights of people living nearby to a peaceful night.”

- 10.7 If a customer of any premises decides to engage in anti-social behaviour either while, or as a result of, consuming alcohol, but that alcohol was purchased legally, then it is the customer that is liable for their behaviour, and not the licensed premises. If Members are satisfied that there are additional steps that the premises could take in order to assist dispersal from the immediate area, and that such steps are appropriate for the promotion of the licensing objectives, then these steps may be confirmed by being attached to the licence as conditions.
- 10.8 It is noted that a condition has already been proposed to require the display of signage encouraging customers to respect the needs of local residents and leave the area quietly.
- 10.9 A number of representations refer to matters that would not be relevant to the licensing regime including traffic and parking. The application for a premises licence must be determined on its own merits and solely in the respect of the licensable activities being proposed and the direct impact on those activities. For the committee to accept this as a valid ground for objections, it must be satisfied that traffic and parking is relevant to one of the licensing objectives and if so, is likely to affect the licensing objectives. Members should note that there is in existence other primary legislation that can deal with any concerns relating to parking. Queens road is covered by Controlled Parking Zone B, with permit holders only being allowed to park in marked bays every day between 08:00 and 22:00, including Bank Holidays, and double yellow lines immediately outside of the property. Thus in order to avoid statutory duplication it may not be appropriate for the committee to attach conditions relating to parking.
- 10.10 The representations mention concerns over children and have highlighted that there is a nursery and primary school not far from the shop. Paragraph 2.2 of the Guidance covers protection of children from harm objective and refers to harm when
- 10.11 on the premises and from the activities carried out from the premises. To prevent underage sales the applicant has agreed to advertise their age verification policy on
- 10.12 the website and implement challenge 25. The premises has no previous history and no specific representations have been made on these grounds from any responsible authorities including the Safeguarding Partnership. Paragraph 2.25 of the guidance does mention the applicant should consider the effects of advertising on their premises and this may be the area that the Committee may wish to explore.

Representation 3U has submitted a petition containing thirty-one signatures. The signatories have not submitted any individual representations. Members need to be very wary of what weight they attach to it given the fact that it is a petition, we do not know who these signatories are and the exact views of the signatories.

- 10.13 Furthermore the petition does not state what the concerns are and the potential impact the premises would have on the licensing objectives.
- 10.14 Objections highlight that there are already convenience stores on Queens Road that sell alcohol which are in close proximity and therefore there is absolutely no need for another store selling alcohol as their locality would be adversely affected. Members will be aware that the issue of need is specifically excluded from being a valid consideration under paragraph 14.19 of the statutory guidance which states:
- 10.15 ‘There can be confusion about the difference between the “need” for premises and the “cumulative impact” of premises on the licensing objectives, for example on crime and disorder. “Need” concerns the commercial demand for another pub or restaurant or hotel and is a matter for the planning authority and for the market. This is not a matter for a licensing authority in discharging its licensing functions or for its statement of licensing policy’
- 10.16

10.17 For the avoidance of doubt, there is no cumulative impact policy in force for this area of Queens Road.

Members are reminded that both applicants and objectors have the right to expand on their original submissions, but should not introduce new evidence unless provided and circulated before the hearing, or introduced at the hearing with the agreement of all parties.

10.18 It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing thus provides an opportunity for the person or body making the representation to amplify and clarify it.

As is standard practice, all parties were offered mediation in respect of this application but no requests have been received and therefore not pursued.

10.19 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 to both the submissions of the applicant and to the submissions of the objectors, when considering this application.

The Sub-Committee is reminded that it has a duty to “have regard” to the licensing policy but is not bound by it. However, should Members wish to depart from the policy then detailed reasons for this must be given as part of any decision.

In determining this application with a view to promoting the licensing objectives in the overall interests of the local community, the Sub-Committee must have regard to the representations and take such steps as it considers appropriate for the promotion of licensing objectives. The steps are:

- (a) grant the application in full.
- (b) modify the conditions of the licence volunteered by the applicant in the operating schedule, by altering or omitting or adding them.
- (c) reject the whole or part of the application.

It is important that a licensing authority should give reasons for its decision in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal.

Appendices

Appendix 1 – Application

Appendix 2 – Location plan

Appendix 3 – Representations against the application

Appendix 4 – Representations in support

Appendix 5 – Draft Premises Licence

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 April 2018)

Licensing Act (Hearings) Regulations 2005

Watford Borough Council Licensing Policy (April 2021 – November 2023)

Watford Borough Council Pool of Model Conditions (January 2018)



* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

You must enter a valid e-mail address

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Continued from previous page...

Legal status

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

You must enter a valid e-mail address

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Continued from previous page...

Legal status

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

4,750

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

SHEETAL MOHAMMED

Details

Continued from previous page...

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Section 5 of 21

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

Provide a general description of 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.

Continued from previous page...

This is a new business being created within an established retail shop . All sales are for consumption off the Premises
This is to provide a place of dispatch for a 24 hour internet delivery business. This business is closely linked to Ubereat & Deliveroo food deliveries
The site will also open as a retail shop 6am to 11.00pm daily .
The items sold will be displayed on the shelving in the shop prior to sale .

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Continued from previous page...

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes No

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

The internet business will be 24 hours a day for order & delivery
The intention is the shop is only open to walk in customers 06.00 to 11.00 daily

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Date of birth

dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

Personal Licence number
(if known)

LN/000014777/2020/1

Issuing licensing authority
(if known)

HARROW COUNCIL

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start End

Start End

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

The internet business will be 24 hours a day for order & delivery
The intention is the shop is only open to walk in customers 06.00 to 23.00 daily

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 21

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)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

This is a home delivery alcohol, soft drinks & tobacco business based at an small retail unit
This style of business operates successfully in other towns across the UK , the owner is experienced in this type of business.
The long hours requested reflect the potential needs of the business , The website will be operational 24/7
The pricing of the products on offer would not appeal to the volume consumer

b) The prevention of crime and disorder

CCTV is in place to all external & key internal areas , This will be digital and retained for 31 days in arrears
Key staff will be trained in its use.
The counter location allows control of access , CCTV will focus in entrance & till area .

c) Public safety

There will be a full fire risk assessment, this will be available for viewing by visiting Fire Officers

d) The prevention of public nuisance

The shop will only be open for walk in customers 6am to 11pm daily max
Small delivery vehicles will operate the delivery service

e) The protection of children from harm

A Challenge 25 policy will operate
All staff involved in the sales of Alcohol will be fully trained , this will be recorded & refreshed 6 monthly .
All deliveries by trained staff .
Orders will be via website , customers must disclose ID and satisfy the operators of their age .
Delivery drivers will verify age before removing product from the delivery vehicle .

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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 boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to <https://www.tax.service.gov.uk/business-rates-find/search>.

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

[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.

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.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/watford/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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

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

Location Plan

98 Queens Road



Scale : 1:731

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Organisation	Watford Borough Council
Department	Department
Comments	
Date	12 September 2022
SLA Number	PSMA No 100018689

From:

Sent: 13 September 2022 18:07

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: RE: Objection re. Application for a new alcohol licence for SSSFood & Drinks 98 Queens Rd WD17 2NX - address to be confirmed

Dear Parminder

Re Amended Licence Application - 98 Queens Road, Watford

In regard to the changes to the application and the proposed 19 Police conditions, my original objections still stand and I would be grateful that my objections be considered in full including the following.

The previous café at 98 Queens Rd, usually closed early evening. I do not think any families/residents living nearby would be happy with a new business staying open till 11pm, creating extra traffic and noise.

Regarding Police conditions 8 and 9. I am not convinced that the shop staff would be able to enforce them.

Over recent years street drinkers continued to openly and noisily consume alcohol in Derby Rd despite there being official signage a few feet away from them banning drinking in that area.

On another note. I am not aware if there has been an amended plan of the premises put forward.

Are the original toilet and hand washing facilities still going to be available for staff use to maintain a level of hygiene, or are they being removed? If not the plan and measurements are incorrect.

If they are correct, this is still an extremely small area from which to run an internet and off sales business from without constantly being restocked.

Regards

Stanley Road WD17 2QU

----- Original Message -----

From: "Parminder Seyan" <Parminder.Seyan@watford.gov.uk>

To: >

Sent: Thursday, 8 Sep, 2022 At 16:54

Subject: RE: Objection re. Application for a new alcohol licence for SSSFood & Drinks 98 Queens Rd WD17 2NX - address to be confirmed

Dear

Thank you for confirming the address, this validates your representations and will be forwarding to Mr Mercer the legal representative.

I am not sure whether you have gone through the amended hours and the 19 Police conditions agreed by the applicant and would like to know whether these amended hours and police conditions mitigate your concerns and would appreciate if you could let us know the status of your objections before the 14 September 2022.

Thank you

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From]

Sent: 08 September 2022 16:06

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: Objection re. Application for a new alcohol licence for SSSFood & Drinks 98 Queens Rd WD17 2NX - address to be confirmed

Parminder

My apologies and thanks for the reminder.

Stanley Road Watford WD17 2QU

Will this suffice or do you require my address to be added to original objection and resent?

Kind regards

On 8 Sep 2022, at 15:32, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

I write further to my email of 26 August 2022.

As mentioned earlier 'Other Persons' cannot make representations anonymously and it is important before I forward your objections to the applicant's legal representative, that they are provided with an opportunity to address comments raised by yourselves. Licensing Authority needs to be satisfied that the person making the representations is not being frivolous or vexatious.

In addition to the above, as you have expressed an interest in the above application, I just wanted to update yourselves with regards to this application.

We have received an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm

your address and allow us to identify as to who made the representations, in writing before the 14.9.2022 and this would then validate your objections.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From: Parminder Seyan

Sent: 26 August 2022 10:54

To: '

Subject: RE: Objection re. Application for a new alcohol licence for SSSFood & Drinks 98 Queens Rd WD17 2NX

Dear

I acknowledge receipt of your objections with regards to the above premises licence application. As they are valid objections I will be forwarding them to Mr Mercer the legal representative for the above premises licence application.

I have noticed that you have not provided us with your address details. It is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any objection you may choose to make, including the name and address, will be disclosed. Furthermore your details will also be included within any public report to a Licensing Sub Committee which is arranged to hear this application, except in very specific circumstances where there could be intimidation or violence (refer below 9.26 – 9.30). If you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

In the public interest of transparency and openness, a copy of the objection is sent to the applicant, as the applicant should be fully aware of the person who has made the objections to the application. I would like you to refer to the following Sections of the Revised Guidance issued under Section 182 of the Licensing Act 2003 which clearly states:

Disclosure of personal details making representations:

9.26 Where a notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

9.27 In exceptional circumstances, persons making representations to the licensing authority may be reluctant to do so because of fears of intimidation or violence if their personal details, such as name and address, are divulged to the applicant.

9.28 Where licensing authorities consider that the person has a genuine and well-founded fear of intimidation and may be deterred from making a representation on this basis, they may wish to consider alternative approaches.

9.29 For instance, they could advise the persons to provide the relevant responsible authority with details of how they consider that the licensing objectives are being undermined so that the responsible authority can make representations if appropriate and justified.

9.30 The licensing authority may also decide to withhold some or all of the person's personal details from the applicant, giving only minimal details (such as street name or general location within a street). However, withholding such details should only be considered where the circumstances justify such action.

The consultation for this application closes on 14 September 2022. If you do wish to object and for your objections to be accepted, please let me have your details i.e. address by this date and no later. If you have any queries, please do not hesitate to contact the licensing team.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From

Sent: 25 August 2022 16:46

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Objection re. Application for a new alcohol licence for SSSFood & Drinks 98 Queens Rd WD17 2NX

Re: Application for a new licence for SSS Food & Drinks, 98 Queens Road, Watford WD17 2NX

I wish to lodge my strong objection to the granting of a licence to the above premises.

This area of Central Watford for many years has witnessed problems deriving from alcohol and drug misuse. There is no need for yet another shop that would make it easier for people to access alcohol when they are trying their hardest to give it up.

There are more than enough licenced premises in this part of The Broadway and Queens Rd.

Crime and Disorder.

Opening yet another establishment that provides off sale alcohol in Queens Road will only exacerbate the anti-social and criminal behaviour local residents experience on a regular occurrence. In particular an off licence that is only closed for 2 hours Fri and Sat nights. and 5 hours on Sun to Thurs nights. ‘.....walk in customers 06.00 to 01.00 Sunday to Thursday and 06.00 to 04.00 Friday & Saturdays.’ Section 17, p 10)

Public Safety.

There are double yellow line road and kerb markings (no loading or unloading at any time) along the stretch of road outside shop which is sited on a very busy and sometimes dangerous 4-way junction.

Large and small vehicles will ignore these yellow lines and park outside to make stock deliveries to, and pick up orders from shop.

If motor cycles were to be used for deliveries, it is possible that they would mount and cross the pavement to park next to the shop due to the yellow lines on the road.

Parking in front of and near this shop will increase the danger to pedestrians and road users.

Drinkers in the area may congregate outside shop next door, making use of raised platform next to pavement as a seating and drinking area. Any noisy, boisterous anti-social behaviour may possibly cause pedestrians, including children on route to school to step into the road to avoid people drinking on narrow pavement.

Public Nuisance

Drinkers in the area may congregate outside shop next door, making use of raised platform as a seating and drinking area causing nuisance/disturbance to the residents of Tantivy Court (comprising approx. 22 flats) opposite, Victoria Court (comprising 9 flats) diagonally opposite and the residents above shops at 96, 98, 100 and the semi dettached house at 102 Queens Rd.

Pedestrians, including children on route to school may step into the road to avoid people drinking on the pavement near 98 Queens Rd.

In the application, it states. ‘*The long hours requested reflect the potential needs of the business, The website will be operational 24/7.*’

Delivery vehicles, however small, parking outside the shop, loading and then leaving, 24 hrs a day. will cause nuisance to the many neighbours near this shop. It would be more

appropriate for a 24hr delivery service to be situated on an industrial estate, not in a densely populated residential area.

The proposed hours of opening for walk in customers would be disturbing for neighbours. *'The intention is the shop is only open to walk in customers 06.00 to 01.00 Sunday to Thursday and 06.00 to 04.00 Friday & Saturdays.'* Section 17, p 10)

Poses Harm to children

Pedestrians, including children on route to school or town may have to step off the narrow pavement and into the busy road to avoid people congregating and drinking on the pavement outside or near 98 Queens Rd.

As a matter of interest, the basic plan attached to the application does not show the existing toilet area, is this going to be removed? If so, what will staff use?

On a serious note, I would like to bring your attention to the false claim and misrepresentation made in this application that, *'The shop is very isolated. with few residential neighbours.'* Section 18, p.11 This is untrue and if this licence were to be granted a large number of local residents would be affected.

From: Parminder Seyan
Sent: 09 September 2022 08:32
To:
Subject: RE: 98 Queens Road

Dear
Thank you for your email and noted your comments therein.

For your representations to be more effective and for it to be accepted it must be premises specific. It is important the concerns raised by yourselves should relate to the premises in question. You have mentioned about schools and nurseries adversely affected by the operation of the premises but have not given any information which could be considered.

Your objections will now be passed to the applicant because they have a right to see all comments received in respect of this application.

I would be grateful if you could provide further information of your concerns for the benefit of the Sub Committee and if you still wish to submit additional information let me have this information by 14 September 2022 at the latest.

Kind Regards.

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From >
Sent: 08 September 2022 14:07
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: RE: 98 Queens Road

Hello,

I live on Queens Road Watford and have done so for over 5 years.

I Understand that you are looking at giving a license to 98 Queens road for the sale of Alcohol til 11pm at night. I have heard that there was a pub on the corner close to this shop and went it was open, caused a lot of noise disruptions and anti-social behaviour close by. Since the pub has closed the amount of anti-social behaviour has reduced along with issues causes from Drug use. I moved in

after this pub had been closed. I am concerned that having a store open til late for alcohol purchases will cause the same issues and result in noise, anti-social behaviour and people hanging around.

There are schools and nurseries near by and these parents will too be affected, are they aware of this proposal?

My understanding was that with the pub the license was issued prior to residents being made aware of it.

I travel home late at night and I fear for my safety if there are drunk people around. The entrance to my flat is opposite this shop so there is nothing I can do to avoid it.

Many Thanks in Advance

From: Parminder Seyan

Sent: 06 September 2022 14:28

To:

Subject: RE: 98 Queens Road - Objections Leena Dattani

Hi

I acknowledge receipt of your objections against the above application for a premises licence.

Unfortunately I am unable to accept your emails as a valid objection because you have not provided any details as to why you are objecting. You have stated that this shop increase chance of antisocial behaviour and also increase in footfall and traffic.

Kindly note your representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection.

Your comments cannot be considered if they relate to anything else – such as planning permission, the need for licensed premises, trade competition, or the effect on house prices. Frivolous and vexatious representations will also be rejected.

I must advise yourselves although we have not accepted your representations, please note the consultation period for this application closes on the 14 September 2022. Attached is a leaflet on how to comment on licensing applications and if you still wish to submit your comments on this application you are able to do so before the consultation end period as long as they relate to the below four licensing objectives. Any comments which are not relevant to the licensing objectives and not relevant to the specific premises and licence application, or are concerning matters that the licensing authority cannot consider as being relevant to licensing functions will not be accepted:

1. Crime and disorder: This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the premises
2. Public safety: This relates to the safety of the public on the premises – such as fire safety, lighting and First Aid
3. Prevention of public nuisance: This can relate to hours of operation, noise and vibration, noxious smells, light pollution, and litter
4. Protection of children from harm: This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law already provides special protections for children, such as making it illegal for children under 18 to buy alcohol

You may also wish to note that we are in receipt of an email from the legal representative of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted. I mention this because some of these conditions may address some of your concerns that you have over this application.

I look forward to hearing from yourselves, in the meantime please do not hesitate to contact the licensing team if you have any queries.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: >
Sent: 02 September 2022 15:41
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: 98 Queens Road

I would like to put forward my objection to this store opening. This is a residential area and this shop increase chance of antisocial behaviour and also increase in foot flow and traffic at night time.

I am a resident at Tantivy Court (numberxx)

From:

Sent: 14 September 2022 16:37

To:

Cc: 's.giles-medhurst@hertfordshire.gov.uk' <s.giles-medhurst@hertfordshire.gov.uk>; Councillor Aga Dychton <Aga.Dychton@watford.gov.uk>; 'dean.russell.mp@parliament.uk' <dean.russell.mp@parliament.uk>

Subject: FW: Objection to Licence: 98 Queen Rd, Watford, WD17 2NX

Dear

I acknowledge receipt of your concerns and gather you wish to object to the above premises licence application.

The legal representative have a right to see all the comments received in respect of their application.

You have objected but have not given any reasons as to why you wish to object or how you feel that granting a licence to this particular premises will undermine the licensing objectives. Representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection.

With reference to your objection, I must advise that objections against a licence application need to relate specifically to the particular premises.

Please let us have some more info about your concerns and about the impact this premises in question, will have on the four licensing objectives as mentioned above. For reference attached is information leaflet on how to comment on licensing applications.

In addition to the above, as you have expressed an interest in the above application, I just wanted to update yourselves with regards to this application.

We have received an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours. The internet business will be 24 hours a day for order & delivery.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily, please let me know in writing before the 14.9.2022.

Kindly note, the consultation period for this application ends on the 14 September 2022. For a representation to be relevant, I would also be grateful if you could provide some more information as to why you think that granting a licence to this particular premises will have an impact on the licensing objectives and submit before 23:59 hours, 14 September 2022. This may assist the sub-committee, to consider the application and your objection. It may also assist the applicant's representative to understand if there are any steps that they could propose to address your concerns.

I look forward to hearing from yourselves.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

Prince Street
Watford
WD17 2NY

14/9/22

To Whom It May Concern

Concern regarding 24hr alcohol business – Queens Rd

We are writing to object to the opening of a retail shop and online business selling alcohol at 98 Queens Rd, Watford.


Below lists the reasons why we think the site is inappropriate. These also correspond to the map.

X there are currently three retail shops in the immediate area supplying alcohol and 2 public houses.

X In the local area there are a number of vulnerable people that suffer with addictions and are housed or gather in these local locations. Safeguarding people is defiantly a consideration the council should make before issuing a licence

I The location of the proposed site is very busy. There is no parking available outside the shop or on nearby streets as it is permitted. Car and motorbikes will inevitably stop and wait and yellow lines. Traffic stopping or waiting around this junction cause dangerous obstructions and disruption. I know this as I've lived on Prince Street for nearly 12 years.

X Proposed location

 My house



You will see I have copied the local councillor, county councillor and the MP for Watford.

This is clearly an inappropriate business to open in this location and I hope we have clearly listed and illustrated our concerns and the licence is not granted.

Yours Faithfully

From: <

To: Licensing (Watford) <licensing@watford.gov.uk>

Cc: s.giles-medhurst@hertfordshire.gov.uk; Councillor Aga Dychton <Aga.Dychton@watford.gov.uk>;
dean.russell.mp@parliament.uk

Subject: Objection to Licence: 98 Queen Rd, Watford, WD17 2NX

Hello,

Please see the attached letter outlining concerns regarding the proposed licencing of a 24hr alcohol shop and online service in a residential street in Watford.

From: [mailto]
Sent: 14 September 2022 10:40
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: UPDATE Very Strong Opposition to Proposed Alcohol Licence - 98 QUEENS ROAD, WATFORD, WD17 2NX
Importance: High

Dear Parminder,

Many thanks for your email and for sending the updates, it is greatly appreciated.

However, I feel that my concerns have not been addressed and my objections still stand.

Many thanks again Parminder.

Kind regards,

From: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Sent: 09 September 2022 14:35
To:
Subject: RE: Very Strong Opposition to Proposed Alcohol Licence - 98 QUEENS ROAD, WATFORD, WD17 2NX

Dear

I acknowledge receipt of your representations with regards to the above application which I have now forwarded to the legal representative for their consideration.

In addition to the above I just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be

from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation end date of 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: >
Sent: 09 September 2022 01:06
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: RE: Very Strong Opposition to Proposed Alcohol Licence - 98 QUEENS ROAD, WATFORD, WD17 2NX
Importance: High

Dear Sir/Madam,

As a Queens Road resident, I am writing to voice **my very strong opposition** to the proposed licence for *98 QUEENS ROAD, WATFORD, WD17 2NX*.

I have many concerns about this, which I have listed below.

1. **Drugs/Drunk/Anti-Social Behaviour** - Just a few doors down from *98 Queens Road* there used to be a pub, and the problems with drugs/drunken/anti-social behaviour were enormous. Since the pub closed, these problems have reduced drastically.

2. **Women's/Girls' Safety** - Many women suffered harassment and inappropriate behaviour when near the pub, and a 24/7 alcohol licence would become another massive threat and danger to our personal safety once more.
- 3.
4. **Violence** - There were 2 recent stabbings in the nearby area, and there is a huge risk of alcohol-fuelled violence with a 24/7 alcohol licence on our road.
4. **Risks of 24/7 Internet Cafe** - There is a risk of attracting dangerous people/behaviour and criminal activity to our area from people coming to use the internet in the middle of the night.
5. **Family/Residential Area** - There is both a primary school and a nursery very close to Queens Road, and we are very worried about the safety and welfare of our children.
- 6.
7. **Noise/Air Pollution** - The levels of noise and air pollution on our road would increase exponentially.
7. **Traffic/Congestion** - There will be many more cars/vans/mopeds/HGVs which will create much more traffic and congestion on our road.

Many thanks in advance.

I look forward to hearing from you.

Kind regards,

From: Parminder Seyan
Sent: 06 September 2022 16:58
To: Subject: RE: 98 Queens road Objections Update on Hours and conditions

Dear

To clarify, kindly note the shop hours are as follows with no public access after 23:00 hours :

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The applicant Mr Sheetal has a premises licence for Yellow Storage Box , any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford.

The internet business will be 24 hours a day for order & delivery. All deliveries after 23:00 will be from Yellow Storage Box.

Hope it helps.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:]
Sent: 05 September 2022 09:58
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: 98 Queens road Objections Update on Hours and conditions

Hi Parminder,
From what you have put in your email it looks like the business is still going to be open 24 hours a day 7 days a week. I Personally would feel happier if the store was to be kept in line with the Costcutter / Premier on Queens road. What would be in place to stop the store from applying to extend this in the future?

On Mon, 5 Sept 2022 at 09:06, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

Thank you for confirming your address.

I have forwarded your objections to the legal representative for SSS Food & Drinks for consideration.

Further to our earlier email of 26/8/2022 just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation ends on 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From: [mailto:

Sent: 26 August 2022 12:26

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: 98 Queens road Objections and Issue that this will cause

Yes that is Fine My Address is

Queens Road

Watford
WD17 2QW

Will they get back in contact with me to let me know the outcome

Many Thanks in advance

On Fri, 26 Aug 2022 at 11:04, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

I acknowledge receipt of your objections with regards to the above premises licence application. As they are valid objections I will be forwarding them to Mr Mercer the legal representative for the above premises licence application.

Before I forward them, I have noticed that you have not provided us with your address details. It is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any objection you may choose to make, including the name and address, will be disclosed. Furthermore your details will also be included within any public report to a Licensing Sub Committee which is arranged to hear this application, except in very specific circumstances where there could be intimidation or violence (refer below 9.26 – 9.30). If you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

In the public interest of transparency and openness, a copy of the objection is sent to the applicant, as the applicant should be fully aware of the person who has made the objections to the application. I would like you to refer to the following Sections of the Revised Guidance issued under Section 182 of the Licensing Act 2003 which clearly states:

Disclosure of personal details making representations:

9.26 Where a notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

9.27 In exceptional circumstances, persons making representations to the licensing authority may be reluctant to do so because of fears of intimidation or violence if their personal details, such as name and address, are divulged to the applicant.

9.28 Where licensing authorities consider that the person has a genuine and well-founded fear of intimidation and may be deterred from making a representation on this basis, they may wish to consider alternative approaches.

9.29 For instance, they could advise the persons to provide the relevant responsible authority with details of how they consider that the licensing objectives are being undermined so that the responsible authority can make representations if appropriate and justified.

9.30 The licensing authority may also decide to withhold some or all of the person's personal details from the applicant, giving only minimal details (such as street name or general location within a street). However, withholding such details should only be considered where the circumstances justify such action.

The consultation for this application closes on 14 September 2022. If you do wish to object and for your objections to be accepted, please let me have your details i.e. address by this date and no later. If you have any queries, please do not hesitate to contact the licensing team.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From:

Sent: 25 August 2022 14:54

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens road Objections and Issue that this will cause

Hello,

I live on Queens Road Watford and have done so for over 15 years. I Understand that you are looking at giving a license to 98 Queens road for the sale of Alcohol 24 hours a day. We used to have a pub very close by which has now closed at the time when this was open. It causes noise a lot of noise disruptions and anti-social behaviour close by. Since the pub has closed the amount of anti social behaviour has reduced along with issues causes from Drug use.

There is a school and Nursey close by have you spoken with every parent at these to see how they feel about this change to the road? Do they know about the issues caused by the pub? What would be put in place to ensure that it does not cause an issue to the people that live / Work and part of the local community close by? How can you guarantee that the same will not happen again like with the pub and not disrupt the local residents and community? The issue we had at the time was the

license was already granted and there was very little that the council could do to reduce the issues and the advice was that once a license has been granted there is nothing that can be done.

I am working from home mostly however sometimes go into London and travel back at night when it is dark what about my personal safety as there has been issues with how men behaved towards myself and other local women. Since the pub closed I have not experienced this nor am I aware of it happening to others.

Many Thanks in Advance

-----Original Message-----

From: >

Sent: 02 September 2022 15:03

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 24 Hour Alcohol Shop

Hello,

I am a resident of Gladstone road, Watford. It appears there may be plans to open a 24 hour alcohol store. I would like to petition against this, I am not sure if there is a formal petition going on however there is a large amount of antisocial and drunk behaviour that already goes on daily.

If you take a look at the police reports from this road and it's surroundings, it is mainly disorderly behaviour and theft. There are already 3 off licences on this road that sell alcohol, I fear this will only make the area worse and harder to keep safe. It is already a struggle at the moment, people loiter around and as a woman it is definitely not ideal walking down that road or any surrounding roads at night.

Is there a way to petition against this formerly, please?

I will await a response.

Regards,

Gladstone Road

From: [mailto:]
Sent: 02 September 2022 08:42
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: Objection to new 24/7 alcohol availability Queens Road, Watford - Update on Hours and conditions

Hi, thanks for your email. Please see details below. My objection holds basis of the well documented anti social behaviour in the area currently as a result of alcohol. This will only make it worse.

queensgate, lord street
Watford
Wd172lq

I am conscious of my personal details being shared as I don't want about altercations or intimidation by any parties.

Many thanks,

Sent from my Galaxy

----- Original message -----

From: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Date: 02/09/2022 09:15 (GMT+01:00)
To:
Subject: Objection to new 24/7 alcohol availability Queens Road, Watford - Update on Hours and conditions

Dear

Further to my email of 25 August, I have not had a response.

Please note, 'Other Persons' cannot make representations anonymously, it is important that the applicant is provided with an opportunity to address the concerns raised by yourselves. Licensing authority needs to be satisfied that the person making the representations is not being frivolous or vexatious and it is a legitimate representation. We are still within the consultation period and in the public interest and transparency you are required to confirm the address within this time period. Let me inform yourselves your house number, email address, mobile number these are all personal information which is kept strictly confidential. We do not release this information, however if challenged by the Committee or residents we can prove it is a legitimate objection.

In addition to the above I just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation end date of 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

From: >

Sent: 23 August 2022 09:30

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Objection to new 24/7 alcohol availability Queens Road, Watford

Hi,

Hope you are well.

I have been told to get in touch with you with regards to my objections of plans to open SSS Food & Drinks on Queens Road Watford, where alcohol will be sold between 6am and 11pm and the site can operate as an online business selling and distributing alcohol 24/7,

As you will already be aware, there is a high level of antisocial behaviour in the area already, including a lot of alcohol and drug abuse. I live in Lord Street, and experience drunk shouting at all hours of the day. It is becoming a real inconvenience, and I'd say danger, for local residents. Why do we want to allow 24/7 hour access to alcohol; it will cause more alcoholism and anti-social behaviour in the area and a potential strain on hospital resources.

Happy to provide more information if required.

Many thanks,

From:

Sent: 02 September 2022 10:14

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: FW: Plans for alcohol shop at Mood Café in Queen's Road, Watford - Update on Hours and Conditions

Thank you for your email.

I note the amendments to the opening / closing times however this is not the issue.

We do not need a premises selling alcohol in this area. It is already full of people drinking on the street during the day, anti social behaviour and open drug taking. I again had to call 101 the other day as my children could not walk back from the underpass on the Queens Road as there was a group of 10 people plus drinking alcohol and being intimidating by the charity shop (corner of Derby Road/Queens Road), this was at 9pm. Remnants of the cans and bottles left on the street the following morning.

We also have said drinkers walking up and down the road shouting and causing a commotion often during the night, I am really concerned that this shop is further going to exasperate the problem.

I don't feel shortening opening hours will do anything to reduce the potential issues. As I can see work is now underway on the premises, I'm assuming the shop will be opening despite local residents concerns. This is hugely disappointing.

I trust this will be forwarded on to the relevant parties.

Regards

Grosvenor Road, WD172QS

On Fri, 2 Sep 2022 at 08:24, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

Further to your email of last week just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation ends on 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

01923 278476

licensing@watford.gov.uk

From: Parminder Seyan

Sent: 23 August 2022 14:11

To: >

Subject: RE: FW: Plans for alcohol shop at Mood Café in Queen's Road, Watford

Hi

Thank you for confirming the address.

I have forwarded your objections to the applicant's legal representative Mr Mercer.

Kind Regards

Parminder Seyan

Licensing Officer

From:

Sent: 23 August 2022 11:53

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: FW: Plans for alcohol shop at Mood Café in Queen's Road, Watford

I am happy for my address to be disclosed, it was omitted in error, it's Grosvenor Road, WD172QS.

My telephone no should you need to contact me is.

Many thanks

xxx

On Tue, 23 Aug 2022 at 11:05, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Good Morning xxx

I acknowledge receipt of your email objecting to the above premises licence application.

As it is a valid objection and we are in the consultation period of this application, I shall be forwarding your objections to the client's legal representative for consideration.

I gather from your email that you have withheld your address. Please be aware that it is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any objection you may choose to make, including the name and address, will be disclosed. In some exceptional circumstances the law permits the names and addresses of persons making representations to be withheld. However, before I forward your objections to the legal representative and if you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

I await a response from yourselves. However if you have any further queries, please free to contact me as shown.

Kind Regards **Parminder Seyan**

Licensing Officer

From: Sent: 22 August 2022 15:14

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Plans for alcohol shop at Mood Café in Queen's Road, Watford

I writing in response to the recent news article in the Watford Observer: **Plans for alcohol shop at Mood Café in Queen's Road, Watford**

I am a resident of Grosvenor Road, a family of 4 with 2 teenager children.

I make several calls to 101, also previously the police due to anti social behaviour in the area. Mainly due to the homeless that camp out at the end of the road drinking all night and openly taking drugs.

I have to meet my teenage children close to town as they do not feel comfortable home walking past them all congregating at the end of the road, often loud and shouting due to the alcohol. This can start in late afternoon and go on all night. There are regular guys that camp out on the other side of the street (queens road) drinking from as early as 8am. I believe the proposed alcohol shop will add to this issue and make this escalate further.

There is constant damage to shops along the parade by Derby Road/Queens Road, you will note damage reports that must have been lodged as I walk past the smashed windows nearly weekly. Surely this will increase with even more accessible alcohol in the street ?

I am hoping along with other residents that this does not get approval.

Regards

From:]**Sent:** 13 September 2022 17:04**To:** Parminder Seyan <Parminder.Seyan@watford.gov.uk>**Subject:** Re: objections to 98 Queens Road licensing - Objections Christina Peters - update on hours and conditions

Dear Parminder

Thank you for your email and for providing a copy of the police conditions.

Notwithstanding these and the additional information provided below I still wish to submit my objections.

If anything the conditions attached by the police reinforce my concerns about the possibility of antisocial behaviour.

An off licence in a residential area is not needed. Should someone wish to purchase alcohol there is a Tesco Metro within easy and short walking distance of 98 Queens Road.

Regards

From:**Sent:** 31 August 2022 10:20**To:** Licensing (Watford) <licensing@watford.gov.uk>**Subject:** objections to 98 Queens Road licensing

As a Queens Road resident, I wish to object to the grant of a new licencing for 98 Queens Road.

This part of Queens Road is predominately residential. Allowing a shop to open from 6.00 - 23.00 serving alcohol is unacceptable for the following reasons.

- It will generate noise at a time when people are asleep. There are a lot of families in the area and people who have to get up early for work.
- This will generate more rubbish with people potentially leaving empty bottles and cans on walls and on the floor (which I already have to deal with outside my property)
- We already have an issue with drunk people shouting as they walk down the road – this will add to the problem. Queens Road is a main route to Watford Train station. People who have been out in the evening and have been drinking can continue drinking if they are permitted to purchase alcohol. This is particularly true after any football matches played at Vicarage road. We had a drunk person collapse outside our front door a couple of days ago with a bottle of wine in their hand. An ambulance had to be called.
- This area of Watford sees a high number of homeless people/people with special needs and allowing them further access to alcohol isn't going to help.
- This will increase the amount of anti-social behaviour in the area.
- There is already an issue with people having parties in some of the houses near 98 Queens Road. Allowing the purchase of alcohol until 11pm will increase the problem.

- There are already several businesses on Queens Road which sell alcohol – one of which is within sight of 98 Queens Road. We don't need another one.

In a residential area we do not need another business selling alcohol at unsocial times and it is for the reasons highlighted above I object to the grant of this licence.

thank you

From:**Sent:** 02 September 2022 09:32**To:** Parminder Seyan <Parminder.Seyan@watford.gov.uk>**Subject:** Re: Plans for alcohol shop at Mood Café in Queen's Road, Watford - Update on Hours and conditions

Hi Parminder,

Many thanks for the update.

My concerns have not been met - my objection still stands.

Queens road does not require another alcohol outlet, 7 days a week 08:00 - 23:00.

The road is degrading year-on-year, more alcohol, more problems!

Questions:

- Do the council perform a consideration assessment of existing businesses?

Extra competition will reduce trade for existing council ratepayers - this will make trading a race to the bottom which will potentially cause traders to close = more empty units - degrading Queens Road further.

- Have the council assessed the residential impact on 24/7 alcohol deliveries?

Online orders will predominantly be for WD postcode areas - 24/7 drinking equals parties in residential address - this will increase noise complaints

Regards,

From: Sent: 22 August 2022 17:02

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Plans for alcohol shop at Mood Café in Queen's Road, Watford

Hello,

I would like to object to this application.

Queens road already has many outlets that sell alcohol.

The area in and around Queens road has a high level of anti social behaviour - we (tax payers and council) should be looking to improve not add to the low, and lowering standards.

While I believe in capitalism I also feel some people require saving from themselves - why more (drug) alcohol outlets - especially 24/7 delivery (parties) which would contribute to anti social behaviour and complaints at residential Watford council tax payers.

Best,

3K

From:

Sent: 30 August 2022 17:35

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road application

I am writing to object, most strongly, to the application for an alcohol license at the above address.

It would be bad enough having an off license there during normal shop hours but I understand they have also applied to set up a 24/7 delivery service.

This will cause noise from delivery drivers and vehicles and inevitable disruption, in a residential area which is normally very quiet at night, and where sound carries a long way because of the buildings being right on the street, especially if customers try and get access to the shop to buy alcohol outside shop hours.

The argument that it will be delivery only in the middle of the night is flimsy. How are they going to stop people standing outside and 'ordering' something at 3am to take away immediately?

The demand for alcohol outside normal shop opening hours will invariably come from alcoholics, impulse buyers and underage drinkers hoping to bypass the ID checks.

You should be aware that businesses like this, in central London, are also used as a front for drugs deliveries. If the shop itself does not organise this, they or their delivery drivers will invariably be infiltrated by gangs. We have enough drug and gang related violence in Watford recently without offering open invitations to increase their client base.

There was even a shooting in broad daylight in the high street recently, which I notice did not get reported in the news. Clearly that was 'hushed up'.

If Watford sees itself as a family oriented council who want to attract families, businesses and workers to live and work in Watford, this is the sort of business that will put people off- what sort of town should be promoting, condoning or enabling 24/7 drinking?

Even the provision of yet another off license is not necessary in this area with 2 off licenses in Queens Road and 2 in The Broadway, with another pending application from the Portuguese deli in the system.

Please accept this objection into your system and let me know the outcome of their application.

Best regards

-----Original Message-----

From: Parminder Seyan

Sent: 12 September 2022 11:12

To: Subject: RE: 98 Queens Road - Chasing address - Also update on hours and conditions

Hi

I have noted that you live on Grosvenor Road, and not very far from the premises. As a result of this we have validated and accepted your representations and will be forwarding to the applicant's legal representative for consideration.

Kind Regards

Parminder Seyan

Licensing Officer

-----Original Message-----

From: Parminder Seyan

Sent: 05 September 2022 11:53

To: Subject: RE: 98 Queens Road - Chasing address - Also update on hours and conditions

Dear

Further to my email of 30/8 I write with regards to your comments with regards to the above premises licence application.

Please note, 'Other Persons' cannot make representations anonymously, it is important that the applicant is provided with an opportunity to address the concerns raised by yourselves. Licensing authority needs to be satisfied that the person making the representations is not being frivolous or vexatious and it is a legitimate representation. We are still within the consultation period and in the public interest and transparency you are required to confirm the address. Let me inform yourselves your house number, email address, mobile number these are all personal information which is kept strictly confidential. We do not release this info however if challenged by the Committee or residents we can prove it is a legitimate objection.

In addition to the above I just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be

from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

If you do wish to object, kindly note that the applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

The consultation period for this application ends on the 14 September 2022. If you still do wish to object, please let me have your address details and also why you are objecting in writing by this date and no later. You are required to give details as to why you are concerned that granting this application will undermine one or more of the licensing objectives.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan
Licensing Officer

-----Original Message-----

From: Parminder Seyan
Sent: 30 August 2022 13:51
To: >
Subject: RE: 98 Queens Road

Dear

I acknowledge receipt of your email with regards to the above premises licence application and gather you wish to object.

Under the licensing act 2003 representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection.

1. Crime and disorder: This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the premises.
2. Public safety: This relates to the safety of the public on the premises – such as fire safety, lighting and First Aid
3. Prevention of public nuisance: This can relate to hours of operation, noise and vibration, noxious smells, light pollution, and litter
4. Protection of children from harm: This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law already provides special protections for children, such as making it illegal for children under 18 to buy alcohol.

I have noticed that you have not provided us with your name and address details. It is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any

objection you may choose to make, including the name and address, will be disclosed. Furthermore your details will also be included within any public report to a Licensing Sub Committee which is arranged to hear this application, except in very specific circumstances where there could be intimidation or violence (refer below 9.26 – 9.30). If you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

In the public interest of transparency and openness, a copy of the objection is sent to the applicant, as the applicant should be fully aware of the person who has made the objections to the application. I would like you to refer to the following Sections of the Revised Guidance issued under Section 182 of the Licensing Act 2003 which clearly states:

Disclosure of personal details making representations:

9.26 Where a notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

9.27 In exceptional circumstances, persons making representations to the licensing authority may be reluctant to do so because of fears of intimidation or violence if their personal details, such as name and address, are divulged to the applicant.

9.28 Where licensing authorities consider that the person has a genuine and well-founded fear of intimidation and may be deterred from making a representation on this basis, they may wish to consider alternative approaches.

9.29 For instance, they could advise the persons to provide the relevant responsible authority with details of how they consider that the licensing objectives are being undermined so that the responsible authority can make representations if appropriate and justified.

9.30 The licensing authority may also decide to withhold some or all of the person's personal details from the applicant, giving only minimal details (such as street name or general location within a street). However, withholding such details should only be considered where the circumstances justify such action.

The consultation for this application closes on 14 September 2022. If you do wish to object, please let me have your details i.e. name and address and also details of your objections in writing by this date and no later. If you have any queries, please do not hesitate to contact the licensing team.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk
-----Original Message-----

From

Sent: 30 August 2022 11:52

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road

I am writing with regards to the licensing application for 98 Queens Road by SSS Food and Drinks Ltd.

I would like to object to the license being granted. This is a densely populated residential area; a 24 hour delivery service means extra noise all through the night with delivery vehicles coming and going. It's also an area where sound carries especially from Queens road onto Grosvenor and Gladstone Road, also residential. Delivery drivers also tend to congregate and chat, which will increase noise pollution at night. There are many industrial areas in and around Watford which would be much better suited to a 24 hour delivery business. Parking is also an issue here as there is already very little parking in the area and any parking in front of the shop causes an obstruction and makes it difficult to turn into Queens Place.

There are also a couple of shops on Queens Road that already sell alcohol and that are open reasonably late, another shop with a license will negatively affect both of their businesses.

There is also a reasonably large amount of anti-social behaviour in the area which will likely increase with increased access to alcohol.

Kind regards,

Grosvenor Road

-----Original Message-----

From:

Sent: 30 August 2022 11:52

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road

I am writing with regards to the licensing application for 98 Queens Road by SSS Food and Drinks Ltd.

I would like to object to the license being granted. This is a densely populated residential area; a 24 hour delivery service means extra noise all through the night with delivery vehicles coming and going. It's also an area where sound carries especially from Queens road onto Grosvenor and Gladstone Road, also residential. Delivery drivers also tend to congregate and chat, which will increase noise pollution at night. There are many industrial areas in and around Watford which would be much better suited to a 24 hour delivery business. Parking is also an issue here as there is already very little parking in the area and any parking in front of the shop causes an obstruction and makes it difficult to turn into Queens Place.

There are also a couple of shops on Queens Road that already sell alcohol and that are open reasonably late, another shop with a license will negatively affect both of their businesses.

There is also a reasonably large amount of anti-social behaviour in the area which will likely increase with increased access to alcohol.

Kind regards,

, Grosvenor Road

From:]
Sent: 25 August 2022 11:49
To: Licensing (Watford) <licensing@watford.gov.uk>; Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Fwd: 98 Queens Road

----- Forwarded message -----

From: >
Date: Mon, 15 Aug 2022 at 15:36
Subject: 98 Queens Road
To: <licensing@watford.gov.uk>

Hi there,

Re-submitting my email for consideration.

I am writing in response to seeing an application for alcohol license for the business SSS Food and Drinks Ltd located at 98 Queens Road, Watford.

I live opposite this location with my young daughter and urge you not to grant this license. We have terrible issues as it is with drunks and drugs addicts screaming outside our property. I worry this will attract further disruption and trouble.

I truly wonder whether there is a real need for this. This is a location full of young families and a nursery right behind this location. We live right by the town centre which has been ruined by nightlife so do we really need to bring this further into our community that is a residential area. Even though they are selling alcohol online

Furthermore, there are plenty of pubs in the area with the Escourt Arms, Wellington Arms at the junction of queens road which is a 5-minute walk away from this location. You then have the Estcourt Tavern and Gold Lion on Estcourt Road which is a 3-minute walk from the location. There are plenty of corner shops also on Queens Road that are not 24 hours - what's stopping them from then applying for this license? We constantly have trouble at night on Queens Road, at the start of August, I had to call the police as a drunk man was smashing a car with a stone and then decided to lie in the middle of the road. I am a single parent who works full time and my daughter is only 2 - we get woken up by this and I become very scared at night time as the area just changes.

Please take this into consideration and I hope to see this licence denied

Kind regards,

3N

From: Parminder Seyan
Sent: 05 September 2022 09:36
To: >
Subject: RE: 98 QUEENS ROAD, WD17 2NX - Updated info on conds and hours

Dear Mr

Thank you for resubmitting your objections which I have now forwarded to the legal representative for the above application.

Just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation ends on 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards
Parminder Seyan
Licensing Officer

From:]
Sent: 23 August 2022 23:43
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: 98 QUEENS ROAD, WD17 2NX

To Licensing Officer Seyan,

Thank you for your email.

I think the concern is the hours of operation.

The problem would be public nuisance due to the possibility of late night sale of alcohol.

Secondly would be crime and disorder. Already I see more police on queens road. The nature of late night alcohol could increase disorder.

The applicant has previously applied for a very similar application of alcohol sales from a self service unit last year.

Does the sale of alcohol from a container unit seem "fit and proper" ?

I have no knowledge of the outcome but do suggest this does not seem to be an idea of responsible selling of alcohol.

Therefore I would suggest the applicant has happy to sell alcohol all the time (24 hour license) and from anywhere which would come into public safety by selling irresponsible.

From,

From: [Parminder Seyan](#)
Sent: 23 August 2022 11:25
To
Subject: RE: 98 QUEENS ROAD, WD17 2NX
Dear

I acknowledge receipt of your email objecting to the above premises variation application.

I have not yet passed your objections to the applicant's legal representative. The legal representative have a right to see all the comments received in respect of their application.

You have objected but have not given any reasons as to why you wish to object or how you feel that granting a licence to this particular premises will undermine the licensing objectives. Representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection.

With reference to your objection, I must advise that objections against a licence application need to relate specifically to the particular premises.

Your objections relate to a 24 hour alcohol shop in a residential area makes little sense since there are already 2 pubs in the local area and your business is suffering. Please let us have some more info

about your concerns and the impact it will have on the four licensing objectives as mentioned above. For reference attached is information leaflet on how to comment on licensing applications.

The consultation period for this application ends on the 14 September 2022. I would also be grateful if you could provide more information as to why you think that granting a licence to this particular premises will cause anti-social behaviour and public nuisance. This may assist the sub-committee, should one be required, to consider the application and your objection. It may also assist the applicant's representative to understand if there are any steps that they could propose to address your concerns.

Thank you

Parminder Seyan
Licensing Officer

From: Sent: 19 August 2022 13:27
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: 98 QUEENS ROAD, WD17 2NX

To Watford Licensing Authority,

I am writing to you regarding the application of 98 Queens Road (SSS Food & Drinks Ltd).

xxx is my business which is situated at xx Queens Road.
Regarding the application, I deem it highly unsuitable for approval.

A 24 hour alcohol shop in a residential area makes little sense since there are already 2 pubs in the local area.

Secondly, there is already a mass reduction of footfall on Queens Road and my business is suffering along with many others.

As a fully involved member of the Watford community (living and working here) I have taken steps to protect my customers and residents of Queens Road by stopping the sale of certain alcohols, to my disadvantage. I fear this new shop would not have the willingness to do so.

If you require any validation of my words speak to Linda (community manager) at the Watford community housing trust (WCHT) who wanted me to take over the Radlett estate shop.

I am fully aware this email does not need to be written as a 24 hour alcohol license on queens road won't get through the police stage of the application. Simply it's ridiculous.

Let's try and keep Watford the nice town it once was.

24 hour alcohol shop will increase unsavoury local activity.

From

Queens Road
Watford
WD17 2QH

----- Forwarded Message -----

Subject:Objection to Licensing Application for 98 Queens Rd WD17 2NX

Date:Wed, 31 Aug 2022 15:38:26 +0100

From:

To:licensing@watford.gov.uk

To whom it may concern,

I would like to register my strongest objection to this proposal.

There are already convenience stores on Queens Rd which have extended hours and sell alcohol. These stores are within 1 to 5 minutes walk of this proposed off license so there is absolutely no need for another store selling alcohol in this area.

The proposal also includes an application to act as a dispatch hub 24 by 7 and be open for alcohol retail until 4 am over the weekend. This will increase traffic and noise in the area to the detriment of the surrounding residents.

Not only that, Queens Rd from Exchange Rd to Loates Lane already suffers from anti-social behaviour and this will undoubtedly exacerbate the problem.

I see no merit in this application and would request that it be turned down.

Gladstone Rd.

Gladstone Rd.

APPENDIX 3P

From: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Sent: 12 September 2022 15:34
To: >
Subject: RE: 98 Queens Road WD17 2NX - Objection

Dear Mr

I acknowledge receipt of your objections which I will be forwarding to the legal representative.

Kind Regards.

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:]
Sent: 12 September 2022 15:28
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: 98 Queens Road WD17 2NX - Objection

Hi Parminder,

Lovely speaking with you today

This is to confirm that Tantivy Court wishes to object to the opening of an Off License at 98 Queens Road for a number of reasons.

The first reason to object is the fear of antisocial behaviour as a result of purchasing and consuming alcohol in close proximity to a heavily populated residential area. They are worried that the consumption and sale of alcohol can influence the younger generation along with the associated risks to safety due to drunkardness and resulting antisocial behaviour/activity

There are schools and nurseries close by and the residents of Tantivy Court are worried about the safety of children around drunk people and the impact this can have on young children, which is the second reason for objection

Another cause for objection is public safety which can arise as a result of people consuming alcohol close by and committing crimes out of intoxication

Kind regards

From: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Sent: 08 September 2022 15:05
To:>
Subject: RE: 98 Queens Road WD17 2NX - Objection

Dear

Sorry, forgot to attach the Police conditions – see attached.

Kind Regards.

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: Parminder Seyan
Sent: 08 September 2022 15:03
To: >
Subject: RE: 98 Queens Road WD17 2NX - Objection
Importance: High

Dear

Unfortunately I am unable to accept your email as a valid objection because you have not provided any details as to why you are objecting.

You have stated that you object mainly due to anti-social behaviour and physical/noise pollution but you have not given any details or any information which we would be able to consider. For example why do you feel that this licence, if granted, will have an impact on antisocial behaviour. What is it about this application and this premises that you feel would result in rowdy behaviour. Why would there be a potential for disturbance. The details of your objections are unclear and would like you to expand on your concerns.

For your information, under the licensing act 2003 representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection.

1. Crime and disorder: This relates to any crime, disorder or anti-social behaviour related to the management of the premises. The licence-holder cannot be responsible for the conduct of individuals once they leave the premises.
2. Public safety: This relates to the safety of the public on the premises – such as fire safety, lighting and First Aid
3. Prevention of public nuisance: This can relate to hours of operation, noise and vibration, noxious smells, light pollution, and litter
4. Protection of children from harm: This relates to protecting children from the activities carried out on the premises whilst they are on the premises. The law already provides special protections for children, such as making it illegal for children under 18 to buy alcohol.

If you do wish to object, please let me have the details as to why you are objecting in writing before the 14 September. Your representations should, but are not limited to include details as to why you are concerned that granting this application would undermine one or more of the licensing objectives.

Furthermore in addition to the above I just wanted to update yourselves with regards to this application.

We have received an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could submit your objections in writing before the 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:
Sent: 05 September 2022 10:28
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: 98 Queens Road WD17 2NX - Objection

Hi Parminder,

Please take this email as confirmation on behalf of Tantivy Court that they wish to formally object to an off-license opening where Mood used to be - due mainly to the prospect of antisocial behaviour and physical/noise pollution

Kind regards

Regards
Property Manager

From:]
Sent: 26 August 2022 12:16

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road WD17 2NX - Objection

Dear Sirs,

We are the managing agents for Tantivy Court, 91 Queens Road WD17 2QW

We have received multiple complaints from residents of the above block with respect to a planning application to convert Mood into a 24 hour off license.

The area suffers with antisocial behaviour and the residents are worried that a 24 hour off license will further worsen the issue, along with creating physical/noise pollution.

Please therefore note this as a formal objection with respect to the above planning application, on behalf of Tantivy Court.

Kind regards

Property Manager

3Q

From]

Sent: 05 September 2022 21:44

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: 98 Queens Road SSS Food and Drinks Update on hours and conditions

Hello

Many thanks for your update.

I would say that my objections still stand.

Kind regards

Sent from my iPhone

On 5 Sep 2022, at 10:30, Parminder Seyan <Parminder.Seyan@watford.gov.uk>

From:]

Sent: 16 August 2022 07:36

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road SSS Food and Drinks

Dear Sir/Madam,

I am writing to object to the licensing application for a 24/7 alcohol delivery and a shop open from 6am-1am school nights and 6am-4am Friday and Saturday at 98 Queens road.

As it is a 24/7 delivery business this may involve more noisy vehicles and deliveries at all hours of the day and night.

There are already enough anti social behaviour issues with drunks and addicts in this area without a late night shop for them to congregate at.

Having a 24/7 delivery business and a shop selling alcohol after midnight will only exacerbate these issues. Plus there is no parking or loading at the address so not sure how they will do the deliveries as part of the business.

I believe the council should consider that this is still a residential area and not allow such extended licensing hours as a result.

Kind regards

Judge Street, Watford WD24 5AW

From: Parminder Seyan
Sent: 01 September 2022 12:36
To:

Subject: RE: 98 Queens Road, WD17 2NX - Update on hours and conditions

Dear

Further to your email of last week just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation ends on 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council

Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:

Sent: 25 August 2022 09:16

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road, WD17 2NX

Good Morning,

I am writing in regards to the application for the above mentioned property to serve alcohol on the below times and days:

Sale of Alcohol by Retail (for consumption off the premises only)

Monday to Sunday 24 hours online

00:00 - 00:00

I object for there to be a 24 hour online alcohol service operating in this high-density residential area. It is my understanding that the current 24 hour alcohol licences in Watford are with Tesco Extra and various petrol stations, these are not in high density residential areas and have all the appropriate parking so are appropriate for this service. The above address has bollards that prevent parking on the pavement and double yellow lines to prevent parking and waiting at the road side. I imagine an online delivery service will therefore result in scooters mounting the pavement and cars either stopping on the double yellows where they shouldn't or parking in front of driveways.

Monday to Sunday Shop off sales only

06:00 - 23:00

No objections.

Many thanks,

Victoria court
Queens Road
WD17 2QR

From:
Sent: 12 September 2022 15:16
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: Objection to alcohol licence application at 98 Queens Road

Hello Parminder,

Yes that's fine, I live in Loates Lane.

Regards

On 12 Sep 2022, at 12:39 pm, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Hi

Having gone through your objections email again, would confirm they are valid objections, however would it be possible for us to just to have name of the Road you live in for our records. We do not release this info however if challenged by the Committee or residents we can prove it is a legitimate objection.

I look forward to hearing from yourselves.

Thank you

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

-----Original Message-----

From:
Sent: 25 August 2022 09:21
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Objection to alcohol licence application at 98 Queens Road

To whom it may concern,

I would like to submit this email as my written objection to the application for an alcohol licence for selling and delivery of alcoholic products at 98 Queens Road, Watford.

There is no need for this property to sell alcohol, it is available from more than one shop on the opposite side of the road and many more in the local area. It will promote antisocial behaviour which is already an issue in the location and does not any more assistance to aid it further. This area is a residential conservation area with many families and a nursery school a few meters away it does not need an establishment with extended and late night opening hours or deliveries coming and going and disturbing the neighbourhood. There is not a loading bay or access via the back of the property and outside is a double yellow line as it is a busy road junction - this type of business is not suitable for the building. It is completely inappropriate to consider granting a licence to this property and business in this location.

Regards

-----Original Message-----

From: >

Sent: 25 August 2022 09:21

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Objection to alcohol licence application at 98 Queens Road

To whom it may concern,

I would like to submit this email as my written objection to the application for an alcohol licence for selling and delivery of alcoholic products at 98 Queens Road, Watford.

There is no need for this property to sell alcohol, it is available from more than one shop on the opposite side of the road and many more in the local area. It will promote antisocial behaviour which is already an issue in the location and does not any more assistance to aid it further. This area is a residential conservation area with many families and a nursery school a few meters away it does not need an establishment with extended and late night opening hours or deliveries coming and going and disturbing the neighbourhood. There is not a loading bay or access via the back of the property and outside is a double yellow line as it is a busy road junction - this type of business is not suitable for the building. It is completely inappropriate to consider granting a licence to this property and business in this location.

Regards

From:]

Sent: 26 August 2022 09:29

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: Application for License SSS Food & Drinks 98 Queens Road Watford.

xxQueens Road
WD17 2NX

Kind regards

On 26 Aug 2022, at 09:20, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

I acknowledge receipt of your objections with regards to the above premises licence application.

I have noticed that you have not provided us with your address details. It is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any objection you may choose to make, including the name and address, will be disclosed. Furthermore your details will also be included within any public report to a Licensing Sub Committee which is arranged to hear this application, except in very specific circumstances where there could be intimidation or violence (refer below 9.26 – 9.30). If you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

In the public interest of transparency and openness, a copy of the objection is sent to the applicant, as the applicant should be fully aware of the person who has made the objections to the application. I would like you to refer to the following Sections of the Revised Guidance issued under Section 182 of the Licensing Act 2003 which clearly states:

Disclosure of personal details making representations:

9.26 Where a notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

9.27 In exceptional circumstances, persons making representations to the licensing authority may be reluctant to do so because of fears of intimidation or violence if their personal details, such as name and address, are divulged to the applicant.

9.28 Where licensing authorities consider that the person has a genuine and well-founded fear of intimidation and may be deterred from making a representation on this basis, they may wish to consider alternative approaches.

9.29 For instance, they could advise the persons to provide the relevant responsible authority with details of how they consider that the licensing objectives are being undermined so that the responsible authority can make representations if appropriate and justified.

9.30 The licensing authority may also decide to withhold some or all of the person's personal

details from the applicant, giving only minimal details (such as street name or general location within a street). However, withholding such details should only be considered where the circumstances justify such action.

The consultation for this application closes on 14 September 2022. If you do wish to object and for your objections to be accepted, please let me have your details i.e. address by this date and no later. If you have any queries, please do not hesitate to contact the licensing team.

Kind Regards

Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: >
Sent: 25 August 2022 09:54
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Application for License

98 Queens Road - off license and online depot supplying alcohol 24 hours a day

We already have 4 off licenses within 500 yards of this premises. Do we really need another one?

And then there's the delivery/online proposition that 24/7 there will be delivery drivers and no doubt general public trying to access out of hours once they realise what this is.

30 yards from this premises it turns into a residential area with families and the increased noise and traffic day and night without any suitable parking nearby will increase the likelihood of disturbance, unwelcome visitors and disruption to local residents that we are fed up with as it is with limited parking and the rowdiness of groups of people making their way from the town to the station after midnight.

We see very little Police presence around here, except when there's an emergency elsewhere and the cars and vans fly by all lights blazing.

There are double yellow lines outside these premises also, but that doesn't stop people parking there causing more disruption. The council has put up bollards on the pavement near the premises also to stop off road parking, but that doesn't work either. People just park where they like without penalty.

So the Council obviously don't care about residents around here but enough is enough. This is totally objectionable and a ridiculous idea anyway. 24/7 booze shop? Tell them to get a lockup away from residential area if they want to do that. Totally unsuitable for the area.

Kind Regards

From: Parminder Seyan
Sent: 12 September 2022 16:29
To:
Subject: RE: 98 Queens Road WD17 2NX - SSS Food & Drinks Update on hours and conditions

Dear I

Having gone through the petition submitted by yourselves would clarify that objections have to be made in writing by parties who are objecting to the SSS Food & Drinks and representations must relate relate to at least one of the four licensing objectives.

Please note for people signing the petition and wishing to obtain the status as objectors are required to send their own representations in writing to the licensing authority rather than signing a petition produced by someone else. Any person making a representation will be invited to a hearing and speak about their representations. If the persons who signed the petition still wish to submit their representations they can do so before the consultation period ends on the 14 September 2022. For further information on how to comment please refer to the attached info.

Thank you

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:]
Sent: 08 September 2022 16:53
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: 98 Queens Road WD17 2NX - SSS Food & Drinks Update on hours and conditions

Dear Mr Seyan,

Thank you for your reply.

My concern still remains in the interest of public safety.

I understand that the application refers to the sale of alcohol on 98 Queens Road but as you have informed me, this business will also be trading from Ascot Road.

I am concerned with how both premises will be monitored as the supply and sale of alcohol will be separate.

The Notice of Application received 17.8.2022 states "Supply of alcohol for consumption off premises".

The supply of alcohol would be from Ascot Road, therefore this application is invalid as there is no supply from Queens Road.

Another concern is that the sale of alcohol is on a wholesale level (not single cans or bottles). Has the applicant got an alcohol wholesale registration scheme number?

For consumers to be purchasing safe products, goods can be checked by trading standards.

Checks such as invoices and checking for counterfeit goods. Where would these checks, if required, take place as there will be 2 premises in operation?

After speaking to a shop owner on Queens Road, he has raised a point regarding the ambiguity of alcohol sale on this premise.

There is a much greater risk of sale of illicit goods as they are not on site and yet the license of supply is for this address.

The failing to mention that the supply is elsewhere within the notice is just one of many questionable factors in this application.

Thank you for acknowledging my concerns for public safety and crime in the area and I hope to hear back from you soon.

Kind regards,

Thu, Sep 1, 2022 at 12:42 PM Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

Further to your email of 22/8 just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be

from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation ends on 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

From: >

Sent: 22 August 2022 15:32

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: 98 Queens Road WD17 2NX

Dear Licensing Team,

I am the manager of Queens Road Supermarket - xx Queens Road, Watford, WD17 2QH.

I am writing this email in regards to the 24-hour alcohol shop, SSS Food & Drinks Ltd, looking to operate from 98 Queens Road, WD17 2NX.

Once I found out about the potential opening of a 24-hour alcohol shop opposite the store I ran, I knew I had to contact yourselves to voice my concerns.

I am worried about the impact this new store will bring not only to my business but also to my customers and the surrounding residents.

Due to the proximity to the town centre, I believe this shop will cause more harm than good if allowed to serve alcohol 24 hours a day.

Other shop keepers on Queens Road work closely with the local community police officer as we all have the best interests of Queens Road at heart.

Parking is an existing problem for local residents and shop owners and I can only imagine it getting worse with trucks and lorries off loading goods to this address, which will be used as a hub for the online delivery of alcohol.

As responsible shop keepers on Queens Road we all have a refusal log book and do not serve anyone under age. How will this business monitor who they are selling to if it's online?

I am in agreement with many of my customers, staff members and other local businesses that this will have a detrimental effect on the community.

Additionally, there is a children's nursery located a few doors down from 98 Queens Road that makes the idea of a 24 hour alcohol shop concerning.

This is why I request for this shop to not be allowed to open.

As it is directly opposite the shop I manage, my sale will definitely be impeded, which I cannot afford in these unprecedented circumstances with interest rates and the cost of living soaring.

Furthermore, I have attached a petition opposing the opening of this shop.

It has been signed by various concerned customers as well as other business owners and managers from Queens Road who feel strongly against the opening of this 24 hour alcohol shop.

I hope mine and the local community's plea is taken into consideration as we all wish for the community of Queens Road to continue to thrive and remain safe.

Many thanks,
Manager of Queens Road Supermarket

Petition to stop 24 hour alcohol shop

SSS Food & Drinks Ltd

98 Queens Road WD17 2NX

NAME	Signature
F. Khan	
AVA KATMER	
MATT TURNER	
Silkeunbeero	
KEM MILLS	
John Schab Julian Silver	
Carolanne Nade	
Michael Gately	
Molly Farland	
P S Bhambhani	
MALCOLM	
Simpson	
FILIPÉ LIMA	
VICKI WARDMAN	
Pawel Piotrowski	
STUJETTE JACKSON	
Wiktor Krasnodobski	
Agnieszka KRASNOBODSKA	
GRZEGORZ KRASNOBODSKI	
Julia Zamorska	
R. CHALLEN	
Tracy Mera	
ALASDAIR	
TOMY TEMPLETON	
John Veinic	
Wesley Baker	
CORAL EVANS	
Jill M	

From: Parminder Seyan
Sent: 30 August 2022 09:15
To >
Subject: RE: Mood Cafe/ SSS Food and drink 98 Queens Road Watford

Hi
Thank you for confirming your address details. We redact all the personal information before sending it to the applicant or their legal representative.

If need be all info can be kept strictly confidential however if challenged by the committee or the residents we can prove that it is a legitimate objection.

Hope it helps

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:]
Sent: 29 August 2022 16:53
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: Mood Cafe/ SSS Food and drink 98 Queens Road Watford

Dear Parminder

Thank you for your email.

I am happy to provide my address for the objection, on the understanding this information is only used for this purpose in the guidelines of GDPR. I am also concerned that passing on my details for the safety for myself, family and property as one can never be to careful and you will see from our address that we live nearby and not far away and have reason for this objection.

There are so many drunk people in the area and feel this will fuel the problem rather than making a positive difference for the area and the community.

I will wait to see on what the council decides for this new establishment.

Kind regards
Flat xx Queensgate
X Lord Street
Watford

WD17 2LQ

From: [Parminder Seyan](#)

Sent: 25 August 2022 10:44

To:

Subject: RE: Mood Cafe/ SSS Food and drink 98 Queens Road Watford

Dear

I acknowledge receipt of your objection against the above premises licence application.

I have noticed you have not provided us with your address details.

It is a requirement under the Licensing Act 2003 for local authorities to provide to the applicant the copies of all representations/objections made in relation to an application, therefore the content of any objection you may choose to make, including the name and address, will be disclosed. Furthermore your details will also be included within any public report to a Licensing Sub Committee which is arranged to hear this application, except in very specific circumstances where there could be intimidation or violence (refer below 9.26 – 9.30). If you believe there are exceptional circumstances which justify your personal details being withheld from the applicant please advise the licensing section of this at your earliest convenience.

In the public interest of transparency and openness, a copy of the objection is sent to the applicant, as the applicant should be fully aware of the person who has made the objections to the application. I would like you to refer to the following Sections of the Revised Guidance issued under Section 182 of the Licensing Act 2003 which clearly states:

Disclosure of personal details making representations:

9.26 Where a notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

9.27 In exceptional circumstances, persons making representations to the licensing authority may be reluctant to do so because of fears of intimidation or violence if their personal details, such as name and address, are divulged to the applicant.

9.28 Where licensing authorities consider that the person has a genuine and well-founded fear of intimidation and may be deterred from making a representation on this basis, they may wish to consider alternative approaches.

9.29 For instance, they could advise the persons to provide the relevant responsible authority with details of how they consider that the licensing objectives are being undermined so that the responsible authority can make representations if appropriate and justified.

9.30 The licensing authority may also decide to withhold some or all of the person's personal details from the applicant, giving only minimal details (such as street name or general location within a street). However, withholding such details should only be considered where the circumstances justify such action.

The consultation for this application closes on 14 September 2022. If you do wish to object, please let me have your details i.e. name and address to enable me to forward your objections to the legal representative for the above application before the consultation end date and not any later. If you have any queries, please do not hesitate to contact the licensing team.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From >

Sent: 23 August 2022 09:14

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Mood Cafe/ SSS Food and drink

Good morning

I would like to voice my objection to the proposed SSS Food and drinks selling alcohol. There are already two outlets in the area selling food and alcohol. Queensgate Supermarket and a little further up the road is CostCutter.

There already such an issue with people under the influence of alcohol in the area. The benches at the top of Queens Road before the underpass to the Atria shopping centre attracts people to sit and drink all hours. Not only is the noise but they leave a mess and litter and urinate in bushes, walls and buildings to relieve themselves.

I'm sure the shop could be utilised in a much better way to create positivity in the local area than selling alcohol which is already available in nearby outlets.

I'd be happy to be contacted for any further information.

3W

From:

Sent: 12 September 2022 13:02

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: application for a premises licence - 98 Queens Road SSS Food & Drinks update on hours and Police conditions

Good afternoon

I love on Lord Street.

Thanks

On 12 Sep 2022, at 12:43, Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Hi

Having gone through your objections email again, would confirm they are valid objections however would it be possible for us to just to just have the name of the Road where you live for our records. We do not release this info however if challenged by the Committee or residents we can prove it is a legitimate objection.

Thank you

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

From: Parminder Seyan

Sent: 05 September 2022 11:40

To: >

Subject: RE: application for a premises licence - 98 Queens Road SSS Food & Drinks update on hours and Police conditions

Dear

Further to your email of last week just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday
Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

The internet business will be 24 hours a day for order & delivery.

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

If you do wish to object, you should know that the applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

The consultation period for this application ends on the 14 September 2022. If you still do wish to object, please let me have your address details and also why you are objecting in writing by this date and no later. You are required to give details as to why you are concerned that granting this application will undermine one or more of the licensing objectives.

If you have any queries please do not hesitate to contact myself as shown.

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: Parminder Seyan
Sent: 30 August 2022 10:01
To:
Subject: RE: application for a premises licence - 98 Queens Road SSS Food & Drinks

Dear

I acknowledge receipt of your email and noted your comments there in.

As mentioned earlier, 'Other Persons' cannot make representations anonymously and it is important that the applicant is provided with an opportunity to address comments raised by yourselves. Licensing authority needs to be satisfied that the person making the representations is not being frivolous or vexatious.

We require the details, if challenged by the Committee or the residents we can prove that it is a legitimate objection.

We would appreciate if you could give the above your thoughts and look forward to hearing from yourselves.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:]
Sent: 26 August 2022 16:40
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: application for a premises licence - 98 Queens Road SSS Food & Drinks

Thank you for your email

Whilst I wish to shout about the unsuitability of the location of this licence I am not will for my personal details to be given to the person who has applied for the Licence. Making this process unsafe.

Thanks

-----Original Message-----

From: >
Sent: 23 August 2022 06:31
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Plans for alcohol shop at Mood Café in Queen's Road, Watford

Good morning

I am writing to complain about the issuing of alcohol licence for the above location.

I live on Lord Street and we already experience anti social behaviour in our vicinity (drink and drugs)

Please add me to the petition.

Thank you

3X

From: Parminder Seyan
Sent: 25 August 2022 10:02
To: >
Subject: FW: RE: Plans for Off License on Queens Road

Dear

I acknowledge receipt of your objections and have now forwarded to Mr Mercer the legal representative for this application for his consideration.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From: >
Sent: 22 August 2022 22:45
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Re: Plans for Off License on Queens Road

Hi there,

I'm a resident on Queens Road, and having seen plans for a new 24/7 off license (SSS Food & Drinks) I'd like to state that I think this would be a bad idea for the area. It would bring more noise, more problems, and more drunk people to the streets. Queens Road is home to many young families and businesses and opening up something like this will only add issues to a street that should be looking to introduce more family-friendly businesses to the community. Especially considering how many 'corner shops' are already on the street at various points, another one isn't needed.

I'm also sure it would cause problems to the neighbouring businesses in terms of mess and disruption outside their shop fronts late at night.

Please consider rejecting this plan, and look instead for a project / business that will add value to the community, the nearby residents, and other businesses around.

Thank you,
(Queens Road)

-----Original Message-----

From: Parminder Seyan

Sent: 23 August 2022 10:28

To: >

Subject: RE: OBJECTION TO: plans for alcohol shop at Mood Café in Queens Road, Watford

Dear

I acknowledge receipt of your objections and have forwarded it to the applicant's legal representative for consideration.

Kind Regards

Parminder Seyan

Licensing Officer

Community Protection

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

licensing@watford.gov.uk

-----Original Message-----

From: >

Sent: 22 August 2022 14:49

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: OBJECTION TO: plans for alcohol shop at Mood Café in Queens Road, Watford

Good afternoon

I would like to formally object to the plans for an additional shop to sell alcohol.

Being a resident in the area, we have been subject to far too many anti social behaviour incidents and this will encourage more drinking and crime in our area. Additionally, we already have other shops of this nature in Queens Road and we don't need any more.

Kind regards,

Lord Street

From:]
Sent: 05 September 2022 14:40
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: Contest of licence application

Hi Parminder,

Apologies, I didn't know this formed part of my contestation:

xx Queens Road
Watford
WD17 2NX

Kind Regards

Sent from my iPhone

-----Original Message-----

From: >
Sent: 25 August 2022 08:36
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Contest of licence application

Dear Sir/Madam,

I would like to contest the application for retail alcohol licence for 98 Queens Road (formerly Mood cafe) due to the impact it will undoubtedly have to a residential area. There are families that live close to this property, and with the unsociable hours being suggested for the sale of alcohol I am concerned about the impact it will have. Essentially this part of Queens Road will become a no-go area after 6pm at the weekend, and given the fact there is a grassed area directly opposite the concern will be that people will sit here and drink. We already have a problem along this road with unsociable behaviour at the weekend, shouting throughout the night and people walking from town to the train station - not to mention the drivers at all hours going up and down the road with music blasting all the time. On top of that there is no CCTV at the bottom of the road. This is a disaster waiting to happen.

I respectfully request for you to review and decline this application.

Kind Regards

Sent from my iPhone

3AA

From: Parminder Seyan
Sent: 13 September 2022 12:12
To:

Subject: FW: Premises licence objection 98 Queens Road-

Dear Mr

Forwarded is an objection email from XX for your consideration.

Kind Regards
Parminder Seyan
Licensing Officer

From:
Sent: 13 September 2022 21:25
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: Re: Premises licence objection 98 Queens Road - Objections - XX

Dear Parminder Seyan,

This does sound somewhat better than the original application, but I do not believe all points of concern are addressed here.

We have seen traffic getting stuck in front of Mood Cafe where it was purely take out - I assume this is going to be similar in this case without parking facilities.

We do appreciate the fact that night time deliveries will be done from the storage and do hope that this will remain the case. Latest amendments and the policy conditions make sense however to what extent these rules would be executed and respected in reality remains as a question mark for us. Would there be an audit process to ensure all rules are followed, or it simply relies on the public's feedback once it's opened?

Kind regards,

On Tue, 13 Sep 2022, 12:07 Parminder Seyan, <Parminder.Seyan@watford.gov.uk> wrote:

Dear

I acknowledge receipt of your objection to the above premises licence which I will be forwarding to the applicant's legal representative.

In the meantime I just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

The internet business will be 24 hours a day for order & delivery.

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

If you do wish to object, kindly note that the applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

The consultation period for this application ends on the 14 September 2022. As we have received valid objections I am in the process of arranging a hearing and once a date has been set will be updating yourselves. In the meantime could you please confirm whether the above amended hours and the police conditions mitigate your concerns.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

From:]

Sent: 12 September 2022 19:58

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Premises licence objection 98 Queens Road

Dear council,

We as close neighbours would like to express our objection against the application for SSS food & drinks Ltd on 98 Queens Road.

The premises does simply not have the facilities to run their operation in a organised manner. The closest parking to the property is restricted to permits and finding a spot for locals with the permit is already challenging to say the least.

The previous operation was already disrupting some of this, yet their opening hours were significantly shorter than the newly proposed. Cars have already been stopping in front of the premises, blocking the flow of traffic around the junction from time to time.

Apart from the parking and traffic related concerns, we do simply not see a need for more off licenses around. There is a store that fulfills exactly this need a cross the road and there are plenty others within a 5 to 10 minutes walk like Cost Cutter, Premier (2*), Queens Road Minimarkt to name the ones directly on our road. If there is a need for more, there are other stores that do fulfill this need where the infrastructure is actually suitable. E.g. on highstreet where public is well monitored and the Tesco Extra with large parking.

Last but not least is our concerns regarding the type of business. Our road is currently relatively quiet and distanced from the night life. With a 24h alcohol store, we do foresee noise complaints from intoxicated people till deep in the night. This could be just the regular shouting, music or loud talking or it could be as bad as your regular drunk fights.

Kind regards,
Queens Road

From:
Sent: 14 September 2022 17:42
To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>
Subject: RE: Objection to alcohol License @ 98 Queens Road - Objections

Good Evening
Sorry for the late response to your e-mail.
My address is xxxx Queens Road, Watford.

Thank you

From: [Parminder Seyan](#)
Sent: 14 September 2022 17:27
To:
Subject: RE: Objection to alcohol License @ 98 Queens Road - Objections
Importance: High

Dear
Further to my email of 12 September, I have not had a response from yourselves.

Having gone through your objections email again, would confirm they are valid objections however would it be possible for us to just have the name of the road where you live, for our records. We do not release this info however if challenged by the Committee or residents we can prove it is a legitimate objection. If you believe there are exceptional circumstances which justify your personal details being withheld then please advise the licensing section of this at your earliest convenience.

The consultation process ends midnight tonight.

Kind Regards

Parminder Seyan
Licensing Officer
Community Protection
Watford Borough Council
Town Hall, Watford, WD17 3EX
01923 278476
licensing@watford.gov.uk

From:
Sent: 11 September 2022 18:33
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Objection to alcohol License @ 98 Queens Road

To The Licensing Officer,

I understand there is a application for a premises license at 98 Queens Road, Watford.

I would like to object to this application for the following reasons :-

1) PUBLIC NUISANCE

With another shop selling alcohol on this road will cause environmental damage with louts throwing there empty cans and glass bottles everywhere along with the people buying the alcohol displaying unacceptable behaviour in public.

The shops on Queens Road have been there for a long time and I have seen over the past are responsible license holders.

2) CHILD SAFETY

With a nursery just around the corner from the proposed shop I fear it will be detrimental to the children in the area. They will be exposed to people who might loose their co-ordination and loose their balance.

Please help keep our Queens Road SAFE!

Kind Regards

3AC

From:

Sent: 15 September 2022 21:27

To: Parminder Seyan <Parminder.Seyan@watford.gov.uk>

Subject: Re: late night alcohol licence and 24/7 alcohol delivery business to SSS Food and Drink LTD at 98 queens road Watford WD17 2NX

Hi Parminder,

Thanks for your email, just confirming that I still object to the licence.

Kind Regards,

On Fri, Sep 9, 2022 at 2:44 PM Parminder Seyan <Parminder.Seyan@watford.gov.uk> wrote:

Dear

I acknowledge receipt of your representations with regards to the above application which I have now forwarded to the legal representative for their consideration.

In addition to the above I just wanted to update yourselves with regards to the above application.

We are in receipt of an email from the legal representative for Sheetal Mohammad of SSS Food & Drinks Ltd confirming that the client has made some further amendments to their premises licence application as follows:

Opening hours 08:00 – 23:00 hours Monday – Sunday

Off sale of alcohol 08:00 – 23:00 hours Monday – Sunday

Any deliveries after these hours will be dealt with by their existing premises license at Yellow Box in Ascot Road Watford

Furthermore, please note, there shall be no public access at the premises SSS Food & Drinks between the hours of 23:00 – 08:00 hours and that all despatching and deliveries of alcohol will be from an existing licensed premises at Yellow Box (Storage in Ascot Road) between 23:00 hours - 08:00 hours.

The applicant has also agreed to the 19 conditions proposed by the Police (see attached) and also agreed the hours that members of the public can enter the premises i.e. between the hours of 08:00 – 23:00 Monday - Sunday. Please note, the attached conditions will form part of any licence if granted.

As objections have been received, I am in the process of arranging a Licensing Sub Committee hearing to determine this application. I will be in contact at a later date to confirm the details of this hearing. In the meantime, if you feel that the attached conditions and the amended hours do

address your concerns satisfactorily and you wish to withdraw your objections, please let me know in writing. If you feel that your concerns have not been addressed and your objections still stand, I would be grateful if you could confirm in writing before the consultation end date of 14.9.2022.

If you have any queries please do not hesitate to contact myself as shown.

Kind Regards

Parminder Seyan

Licensing Officer

From: >

Sent: 08 September 2022 21:55

To: Licensing (Watford) <licensing@watford.gov.uk>; Stephen Giles-Medhurst <s.giles-medhurst@hertfordshire.gov.uk>; Councillor Rabi Martins <Rabi.Martins@watford.gov.uk>

Subject: late night alcohol licence and 24/7 alcohol delivery business to SSS Food and Drink LTD at 98 queens road Watford WD17 2NX

Dear Licensing@Watford.gov,

I write to you with respect the the application for a late night alcohol licence and 24/7 alcohol delivery business to SSS Food and Drink LTD at 98 queens road Watford WD17 2NX

I am a resident of Victoria Court, across the road to the premises in question. In the local area there are ongoing issues with alcohol related anti social behaviour and noise. There have been multiple cases that I have had to report to the police. In speaking with the local Police Officer on the phone a while ago she has informed me that this area of the queens road is an area where more action can be taken if alcohol is causing a problem in the area. Actively increasing the availability of alcohol for sale for consumption outside seems contrary to this and will further encourage street drinkers.

The shops close by close by 9PM and don't open until 7AM, giving residents 10h uninterrupted probably 9.5h if you include opening and closing and shuttering the business. I myself go to bed at 10PM on weeknights as I have to be Up at 5AM for work. Having a shop selling alcohol in an area like this to 23:00 on weeknights is completely unacceptable as it is residential area and the business would be a focus area for late night disruptive activity that will negatively effect my sleep until well past

the closing time of the shop. With the shop opening at 6AM, if we include opening and closing this would give residents less than 6.5h uninterrupted and it would be impossible for me to continue living in my home due to adverse effects on my health and wellbeing. There are large 24h supermarkets in non residential areas that can cater for those that really need a drink after the shops on the street have shut. Having the shop open longer hours than the other shops in the area (which already cause enough issues with drunks) is not acceptable as it is a residential area primarily surrounded by blocks of flats, lots of which contain families.

My concern is that sales of alcohol at this late hour will exacerbate the existing issues as the drunks and addicts will loiter in the area where they can buy more alcohol especially the 50ml spirits and £1 cans of high strength beers. It will also cause people on nights out in town to walk this way back the train station or take a detour to pick up more booze and will increase the already intolerable antisocial behaviour in the area. It is already a bad area and my sleep is disrupted at least 2/7 nights a week by addicts and drunks screaming and arguing in the street or tampering with cars which sets the alarms off.

Also having this as a 24h place for dispatch would cause disruption 24h a day in a residential area which is completely unacceptable. I would suggest that a 24h dispatch business should be in an industrial estate or a suitable site such as the old Mc Donalds in the town centre as these locations would have the parking required to be able to facilitate a delivery business. There is no parking or loading outside the so i'm not certain how they will be dispatching their orders. As there are no details in the licensing application I must assume their plan is to have lots of noisy polluting petrol mopeds parked on the piped area or on the pavement and revving their engines 24/7.

In addition Its not clear in the application how the increase in deliveries to the store and requirement for customer/staff parking for the shop over an above the other shops in the area will be handled or what the scale is expected to be. Generally in the area, with respect to deliveries and parking issues there has been an increase in problems and this creates noise, is disruptive to the flow of traffic and increases pollution in the local area. The pips placed recently have not improved this as there is no 24/7 enforcement so people just park wherever they want. While the licence applicant is doing up the shop they routinely park their white range rover illegally as such I don't see how this behaviour will change and they must be planning on using the piped area in front of the store for deliveries.

In the last week the applicant has also taken to standing in the street with a clipboard late at night talking loudly with passers by about his application. He woke me up at 01:00 on the 6/9/22 and at 23.40 on 3/9/22. To add insult to injury one of the men the

licence applicant has approached is the drunk/druggie that trespasses at our residence (the blonde man in the images attached at the link below), this man also assaulted a man outside out block of flats last year (video and images attached at the link below) he has also thrown his cigarette butts at me when I asked him to move so that I could get passed to put my rubbish in the bins at the rear of the flat where I live. The fact the licence applicant is already waking me up and causing me to lose sleep and soliciting business from drunks/druggies even before the licence has been granted highlights the issue that granting a licence in this area will defiantly prevent me from getting a proper night's sleep and cause me to feel even less safe in my own home.

I have attached a link with some of the images of recent antisocial behaviour from the last few months in the area which includes, A man threatening someone with a hammer (reported to the police), the same man entering the block of flats while half naked and drunk, Alcohol problems, drugs, public urination and defecation, littering, illegal parking and the untenable noise generated from these antisocial activities. Nothing seems to improve in the area and I don't feel safe. While it would be nice to live in an area where people could buy alcohol and be responsible with it, or where people who can afford Range Rovers can also afford to park them this part of Queens road is not an area like that, it is an area where street drinking and antisocial behaviour causes significant disruption to residents and as such licensing for new premises should be severely restricted to have no new licences granted in this area.

[REDACTED]

Please note I have also copied my local councillors to make sure they are aware of the issue.

Kind Regards,

Xxx Victoria Court

Xx Queens road

Watford

-----Original Message-----

From:

Sent: 27 August 2022 18:26

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: SSS FOOD & DRINKS LTD 98 QUEENS ROAD

Good afternoon,

It's come to my attention that Mood cafe has closed and a shop seeking a 24 hour alcohol license is due to take its place.

I would like to request that this license is not granted and strongly urge you to not allow it. Not only are there already enough shops in the area which sell alcohol, but a 24 hour shop would simply attract unfavourable and Antisocial people and behaviour to the area. As a resident on Gladstone road (50 yards away), this makes me feel really uncomfortable. The area doesn't need another local shop, so I fail to see why a license would be granted in this case.

Shop address: SSS FOOD & DRINKS LTD
98 QUEENS ROAD, WATFORD, WD17 2NX

Thanks,

Sent from my iPhone

From: <
Sent: 30 August 2022 14:37
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: Premises licence

Hello

I am writing this email in regards to the property 98 Queens road, Watford, WD172NX.

I am happy for the property and business to be granted an alcohol licence between the hours of 6am till 11pm.

Thank you

-----Original Message-----

From>

Sent: 30 August 2022 14:35

To: Licensing (Watford) <licensing@watford.gov.uk>

Subject: Licence permit

Hello

I am writing this email in regards to the property 98 Queens road, Watford, WD172NX.

I believe this business is genuine and I am happy to have them have an alcohol licence for their premises between the hours of 6am till 11pm.

Thank you

From:]
Sent: 30 August 2022 13:44
To: Licensing (Watford) <licensing@watford.gov.uk>
Subject: 98 Queens Road WD17 2NX

Good Afternoon,

I am writing in regards to the Alcohol Licences 98 Queens Road Watford WD17 2NX.

Today I saw this Blue notice in Queens Road supermarket's front door with a photograph of 98 Queens Road and asked for my signature to say no for this application by the owner of Queens road Supermarket.

This one is not fair to asking all customers to sign to stop opening new shops. There are other Alcohol retailers and restaurants.

As i Am living next to this shop. We do not mind if the Watford License Authority can give approval to open a new shop in Our area 6Am to 11pm. I do not think that's gone affect any residence.

Queens Road Supermarket owner already owned two shops in this area. One is Queens road supermarkets and 2nd KingCod fish and Chips Shop.

So please look after this poor guy and make your best decision.

We will all the best for the new shop.

Regards,



**Licensing Act 2003
Schedule 12
Part A**

APPENDIX 5

Regulation 33,34

Premises Licence

Premises Licence Number	22/00916/PRE
--------------------------------	--------------

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code	
SSS Food & Drinks 98 Queens Road Watford WD17 2NX	
Telephone number	

Where the licence is time limited, the dates
From 7 October 2022

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities		
Sale of Alcohol by Retail (for consumption off the premises only)		
Monday to Sunday	08:00 - 23:00	Shop

The opening hours of the premises	
Monday to Sunday	08:00 - 23:00

Part 2

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

SSS Food & Drinks Ltd
15 Deakin Close
Watford
WD18 6XR

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

Registered Business Number - 14277352

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

Sheetal Mohammad
Redacted for the purpose of this report

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

Personal licence number: LN/000014777/2020/1
Licensing Authority: London Borough Of Harrow

Annex 1 – Mandatory conditions

- 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 personal licence or his personal licence is suspended.
- Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) 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 either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
- A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price. For the purposes of this condition -
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula $P = D + (D \times V)$, where -
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
- Where the permitted price would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph above shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (1) Sub-paragraph (2) applies where the permitted price on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
 - (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the Operating Schedule

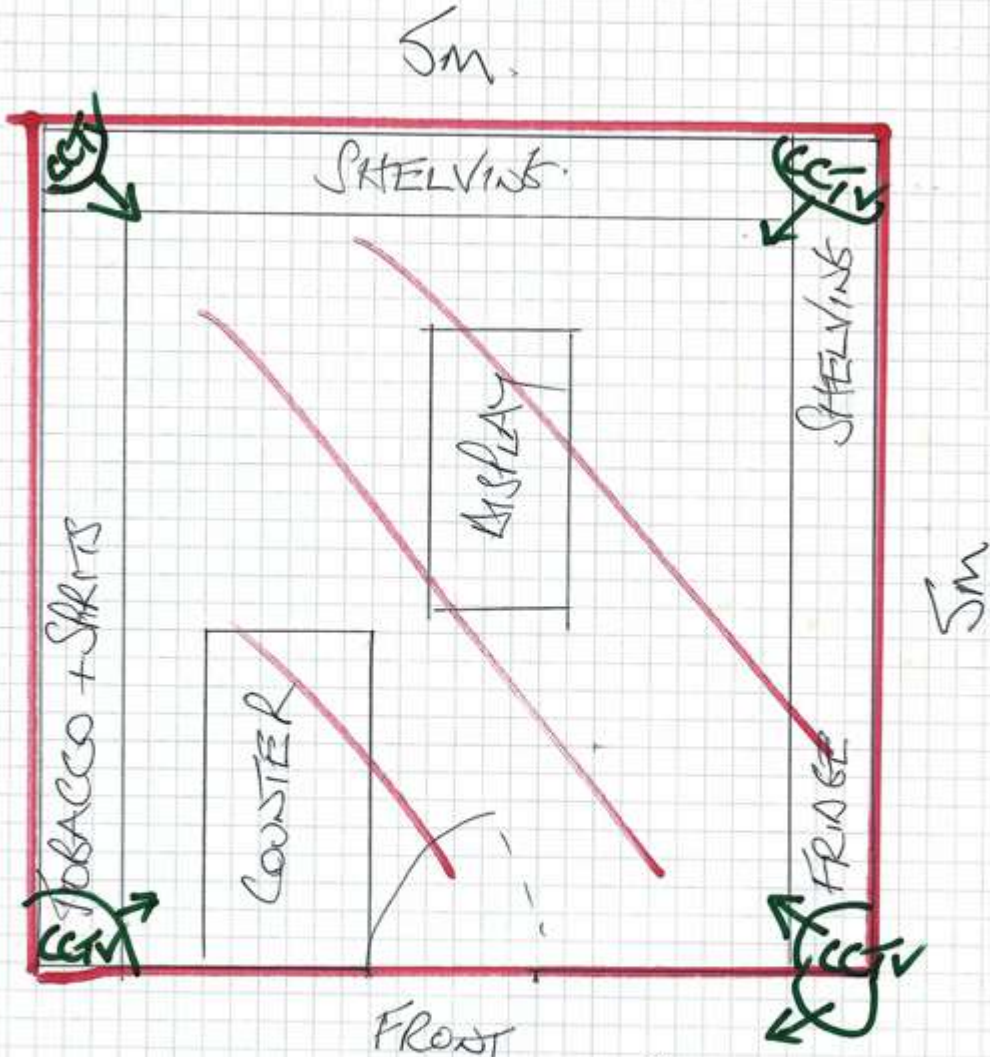
The following conditions were agreed between the applicant and the Police to form part of the operating schedule for the application:

1. The premises shall install and maintain a CCTV system. All entry, exit and point of sale areas will be covered by the cameras, and the images shall enable frontal identification of every person entering in any light condition. The system shall continually record whilst the premises is open for licensable activities and during all times when staff and customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available to a Police officer or an authorised officer of the licensing authority upon request throughout the preceding 31 day period, providing that such requests are in connection with the prevention or detection of crime.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show a Police officer or an authorised officer of the licensing authority data or footage upon request.
3. All faults with the CCTV system shall be repaired as soon as possible and in any case within three working days after which time, if the system is still inoperative no licensable activities shall take place without the agreement of the Watford Police Licensing Unit and the licensing authority until the fault is rectified
4. The premises licence holder shall ensure that all tills in operation at the premises automatically provide age-related prompts to staff to check the age of the buyer when alcoholic products are passed through the till, or entered onto the till, for sale.
5. In addition to any other training, the premises licence holder shall ensure all staff are trained to prevent underage sales, to maintain the refusals book, and monitor staff to ensure their training is put into practice. Records of such training shall be maintained at the premises and made available to a Police Officer or an authorised officer of the Licensing Authority upon request.
6. An incident log shall be kept at the premises for at least 12 months, and made available on request to an authorised officer of the licensing authority or the Police, which will record the following:
 - (a) all crimes reported to the premises, or by the premises to police
 - (b) any complaints received
 - (c) any incidents of disorder
 - (d) any faults or failures in the CCTV system
 - (e) Any refusal of the sale of alcohol
7. A log (which may be electronically recorded) shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the licensing authority at all times whilst the premises is open.
8. All sales of alcohol shall be in sealed containers and customers shall not be permitted to drink alcohol on or outside the premises.
9. Notices shall be prominently displayed at all exits requesting staff & Delivery drivers to respect the needs of local residents and leave the area quietly.
10. The Premises Licence holder shall ensure that no members of the public shall be admitted on the premises after 23:00hrs.

11. No super-strength beer, lager, or ciders of 6% ABV (alcohol by volume) or above shall be sold at the premises.
12. No single cans or bottles of beer, lager or cider shall be sold at the premises.
13. No sales of miniature or quarter bottles (25cl or less) of spirits of any kind shall be permitted.
14. There shall be no self-service of spirits on the premises.
15. Clearly visible signage is to be displayed at the entrances and at points of sale indicating it is illegal to sell alcohol to people under the age of 18.
16. The premises licence holder or designated premises supervisor shall ensure that all online orders for alcohol are dispatched to bona fide addresses only.
17. The premises licence holder shall advertise their age verification policy on their website and inform customers before the sale is completed that age and identity verification may be required at delivery in accordance with the premises licence holder's age verification policy. Delivery staff shall be trained in age verification process. No alcohol deliveries shall be made by post.
18. The Premises must implement a "Challenge 25" policy whereby all customers who appear to be under 25 must produce photographic identification in the form of a passport, driving licence or Proof of Age Scheme (P.A.S.S) approved identification before alcohol is purchased or delivered.
19. The premises shall operate a 'No ID, no sale' policy at all times for persons who appear to be under 25.

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AREA TO LICENSE



98 QUEENS ROAD
WATFORD
WD17 1NX.

SCALE 1m