



Haverling

LONDON BOROUGH

LICENSING SUB-COMMITTEE

UPMINSTER TAP ROOM

AGENDA

10.30 am

**Friday
17 April 2015**

**Council Chamber -
Town Hall**

PLEASE NOTE CHANGE OF DATE.

Members 3: Quorum 2

COUNCILLORS:

Garry Pain (Chairman)
Phil Martin
Viddy Persaud

**For information about the meeting please contact:
Richard Cursons - 01708 432430
richard.cursons@onesource.co.uk**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

AGENDA ITEMS

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive

2 DISCLOSURE OF PECUNIARY INTERESTS

Members are invited to disclose any pecuniary interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any pecuniary interest in an item at any time prior to the consideration of the matter.

3 CHAIRMAN'S ANNOUNCEMENT

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

4 REPORT OF THE CLERK (Pages 1 - 6)

Procedure for the hearing under the Licensing Act 2003.

5 REPORT OF THE LICENSING OFFICER (Pages 7 - 52)

Application for a premises licence on behalf of Robert Knowles for Upminster Tap Room, 1b Sunnyside Gardens, Upminster, RM14 3DT.

**Andrew Beesley
Committee Administration Manager**

This page is intentionally left blank

LICENSING SUB-COMMITTEE

7 April 2014

Subject Heading:

Procedure for the Hearing: Licensing Act 2003

Report Author and contact details:

James Goodwin (01708) 432432
e-mail: james.goodwin@havering.gov.uk

Members are advised that, when considering application for a premises licence, the following options are available to them by virtue of the Licensing Act 2003, Part 3, section 35, paragraphs 3 and 4:

"Where relevant representations are made, the authority must

- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
- (b) having regard to the representations, take such steps as it considers necessary for the promotion of the licensing objectives.

The steps are:

- a) modify the conditions of the licence
- b) reject the whole or part of the application

and for this purpose, the conditions of the licence are modified if any of them is altered or omitted or any new condition is added."

The Sub-Committee will also wish to note that, if none of these steps is required, the application must be granted.

Assuming that the Sub-Committee is satisfied that a hearing is required, then the following procedural steps are recommended. The Licensing Act 2003 (Hearings) Regulations 2005 will govern the arrangements for the hearing of the application now under consideration. This report accords with the requirements of that Act and the Regulations, and in particular Regulations 21-25 (procedure at the hearing).

1. Membership of the Sub-Committee:

- 1.1 The Sub-Committee comprises three members of the Licensing Committee, with a quorum of two members. **Unless there are objections, in the absence of three members, the hearing shall proceed with the quorum of two.**
- 1.2 A members of the Licensing Committee will be excluded from hearing an application where he or she:
 - 1.2.1 has considered an application in respect of the premises in the previous 12 months as a Member of the Regulatory Services Committee; or
 - 1.2.2 is a Ward Councillor for the Ward in which the premises, subject to the application, are located; or
 - 1.2.3 is a Ward Councillor for a Ward which is likely to be affected by the application or;
 - 1.2.4 has a personal interest in the application.

2. Roles of other participants:

- 2.1 The Legal Advisor is not a party to the hearing. The role of the Legal Advisor is to provide legal advice relating to the application and submissions.
- 2.2 The Clerk is not a party to the hearing. The role of the Clerk is to record the hearing and the decisions of the Sub-Committee, and ensure efficient administration

3. Chairman's Briefing meeting:

- 3.1 Prior to this hearing, the Sub-Committee Chairman will have met the Legal Advisor and/or Clerk to determine whether further clarification is required of any issues contained in the application or any representation.
- 3.2 During this preliminary meeting no decision will have been made or discussion held regarding the substantive merits of the application or representations.

4. Location and facilities:

- 4.1 All hearings will be heard at the Havering Town Hall unless otherwise directed.
- 4.2 Interpreters will be provided by the Council on request, provided notice is given at least five working days before the hearing.

5. Notification of attendance:

- 5.1 The Chairman will enquire of the parties who is in attendance and the parties will indicate their names (and, where relevant, whom they represent). A register will be circulated before the commencement of the hearing on which the applicant, his/her advisers and companions and all interested parties (and/or their representatives) will be asked to record their attendance.

6. Procedural matters:

- 6.1 Prior to the commencement of the hearing, the Chairman of the Sub-Committee will orally inform the parties whether their applications to have certain people attend the hearing (e.g. witnesses) have been granted or refused. Note this relates to people other than those attending on behalf of a party in the capacity as a representative of the party.
- 6.2 Prior to the commencement of the hearing the Chairman of the Sub-Committee will outline the procedure to be followed at the hearing. This will normally be as follows:

Introduction of the application:

The Licensing officer will outline:

- details of the application and relevant representations received from the parties;
- relevant legislation ;
- relevant Licensing Policy; and
- the time limit in which the Council must reach a determination.

Documentary evidence:

- Documentary or other information in support of applications, representations or notices should be provided to the Clerk of the Sub-Committee at least 7 clear working days before the hearing. If this information is produced at the hearing it will only be taken into account by the Sub-Committee if the Sub-Committee and all the parties consent to its submission. Permission to have this information included in the hearing should be requested at the beginning of the hearing before any oral submissions have been made.
- Statements made by people in support of a party's representation who are not present at the hearing, must be signed by the maker, dated and witnessed by another person. The statement must also contain the witness's full name and occupation.

Representations:

- The chairman will invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person/s to whom permission has been granted to appear. Each party will be allowed a maximum period of 10 minutes in which to address the Sub-Committee and call persons on his/her behalf.
- This 10 minute period is where each party has the opportunity to orally address the Sub-Committee and clarify any points in which the Sub-Committee has sought clarification prior to the hearing. This 10 minute period should be uninterrupted unless a member of the Sub-Committee or Legal Advisor considers that the speaker is making submissions that are irrelevant, frivolous or vexatious.
- Members of the Sub-Committee may ask questions of any party, at any time during the proceedings. Time taken in dealing with a Member's question will not be taken into account in determining the length of time available to the party in question to make their representation.

The sequence in which each of the parties will be invited to address the Sub-Committee will normally be in the order of:

- the Chief Officer of Police;
- the Fire Authority;
- the Health and Safety at Work Enforcing Authority;
- the Local Planning Authority;
- the Local environmental Health Authority;
- the Local Weights and Measures Authority;
- the Authority Responsible for the Protection of Children from Harm;
- a navigation or other authority responsible for waterways; and
- any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee;
- the party that has submitted the application, certificate, notice or other matter appearing before the Sub-Committee.

At the discretion of the Sub-Committee the above order may be varied.

Cross-Examination:

Where witnesses have been permitted by the Sub-Committee to speak at the hearing on behalf of a party, permission must be sought from the Sub-Committee before another party can ask the witness questions. This process of questioning is normally referred to as cross-examination. The Sub-Committee will allow cross-examination only where it is necessary to assist it in considering the representations or application.

Relevance:

Information submitted at the hearing must be relevant to the applications, representations, or notice and the promotion of the licensing objectives. The Chairman of the Sub-Committee is entitled to exclude any information it considers to be irrelevant whether presented in written or oral form. The licensing objectives are:

- The prevention of crime and disorder;**
- Public safety;**
- The prevention of public nuisance; and**
- The protection of children from harm.**

7. Failure of parties to attend the hearing:

- 7.1 If a party, who has not given prior notice of his/her intention not to attend the hearing, is absent from the hearing the Sub-Committee may either adjourn the hearing or hold the hearing in the party's absence. Where the hearing is held in the absence of a party, the Sub-Committee will still consider the application, representation or notice submitted by that party.

8. Adjournments and extension of time:

- 8.1 The Sub-Committee may adjourn a hearing to a specified date or extend a notice period except where it must make a determination within certain time limits in the following specific applications:
- Review of premises licences following closure orders where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.

9. Sub-Committee's determination of the hearing:

- 9.1 At the conclusion of the hearing the Sub-Committee will deliberate in private accompanied by the Clerk and the Legal Advisor who will be available to assist the Sub-Committee with any legal problems but will not participate in any decision making of the Sub-Committee.
- 9.2 The Sub-Committee will normally make its determination and announce its decision at the end of the hearing.
- 9.3 Where all parties have notified the Sub-Committee that a hearing is not required the Sub-Committee must make its determination within 10 working days of being given notice that the hearing is not required.

10. Power to exclude people from hearing:

10.1 The public are entitled to attend the hearing as spectators. However, the Sub-Committee may exclude any person from the hearing including any person assisting or representing a party where:

- it considers that the public interest would be best served by excluding the public or the individual person from the hearing; or
- that person is behaving in a disruptive manner. This may include a party who is seeking to be heard at the hearing. In the case where a party is to be excluded, the party may submit to the Sub-Committee in writing any information which they would have been entitled to give orally had they not been required to leave the hearing.

11. Recording of proceedings:

11.1 A written record of the hearing will be produced and kept for 6 years from the date of the determination of the hearing.

12. Power to vary procedure:

12.1 The Sub-committee may depart from following any of the procedures set out in this document if it considers the departure to be necessary in order to consider an application, notice or representation.

LICENSING SUB-COMMITTEE

9 April 2015

Subject heading:

Upminster Tap Room
 172a St Mary's Lane, Upminster, RM14
 3BT (incorrect address)
 Correct address is 1b Sunnyside
 Gardens, Upminster, RM14 3DT
 New Premises Licence application
 Paul Campbell, Licensing Officer
 5th floor Mercury House
 x 2766

Report author and contact details:

This application for a premises licence is made by Robert Knowles under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 18th February 2015.

The address given on the application of 172a St Mary's Lane is a residential property situated over one of the shops in St Mary's lane the address for this property as listed on our mapping system is 1b Sunnyside Gardens.

Geographical description of the area and description of the building

The premises are situated on the east side of Sunnyside Gardens about 25 metres south of St Mary's Lane in the centre of Upminster.

It is directly at the rear of 172 St Mary's Lane.

The premises are a small bungalow type unit, our mapping system shows the longest sides of the building to be about 10 metres by 11 metres.

The premises nearby in St Mary's lane are shop and businesses on the ground floor many of which have residential properties above. The properties in Sunnyside Gardens are residential the nearest being about 12 metres from this venue.

A direct line from these premises to Upminster primary school is 60 metres and about 115 metres if you follow the footpaths.

The applicant explains their premises as a "Micropub" The Micropub Association website states that '*A Micropub is a small freehouse which listens to its customers, mainly serves cask ales, promotes conversation, shuns all forms of electronic entertainment and dabbles in traditional pub snacks*' and that there are now over 100 Micropubs trading across the UK.

The applicant has met with the police to discuss the application and have agreed an amendment to the original application as:-

“ No children under the age of 14 years to be allowed inside the premises after 21.00.

Children under the age of 14 years will be allowed in the outside area of the premises within the perimeter boundary. “

The application describes the building as the area to be licensed and the outside area for parking and a turning area, if a licence is granted some clarification on this aspect would be helpful.

A map of the area is attached to my report to assist the Sub-Committee.

Details of the application

Supply of Alcohol		
Day	Start	Finish
Monday to Sunday	11.00	23.00

Opening hours		
Day	Start	Finish
Monday to Sunday	11.00	23.00

Comments and observations on the application

The applicant acted in accordance with regulations 25 and 26 of *The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005* relating to the advertising of the application. The required public notice was installed in the Romford Recorder on Friday 20th February 2015.

Summary

There were 7 representations against this application (relating to 8 people one representation is from 2 people) from interested persons where they provided their name and address

There was one representation where the name and address was supplied but they requested that details were withheld. To comply with this request I have had to remove part of the letter and blank out other details.

There was one representation in support of the application

There was one representation against this application from responsible authorities.

Details of representations

Valid representations may only address the following licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance

- The protection of children from harm
- Public safety

Interested persons' representations

These representations fall mainly under the objective of the prevention of public nuisance.

Responsible authorities' representations

Trading standards have raised points they wish the Sub-Committee to consider.

There were no representations from any other responsible authority.

This page is deliberately left blank



Continued from previous page

Melville Road

- (a) both sides, between the south-eastern kerb-line of Upminster Road South and a point 10 metres south-east of that kerb-line;
- (b) both sides, between the north-eastern kerb-line of Wennington Road and a point 10 metres north-west of that kerb-line (measured on the south-west side).

Upminster Road South

- (a) both sides, between a point 10 metres north-east of the north-eastern kerb-line of Ingrebourne Road and the common boundary of Nos. 151 and 153 Upminster Road South;
- (b) the north-west side
 - (i) between a point 10 metres north-east of the north-eastern kerb-line of Glenwood Avenue and a point 10 metres south-west of the south-western kerb-line of Glenwood Avenue;
 - (ii) between the south-western boundary of The Rainham Health Clinic Upminster Road South and a point 22 metres south-west of that boundary;
- (c) the south-east side, between a point 4 metres north-east of the north-eastern kerb-line of Cowper Road and a point 6 metres south-west of the south-western kerb-line of Cowper Road.

Venette Close, both sides, between the south-western kerb-line of Wennington Road and a point 10 metres south-west of that kerb-line.

Wennington Road

- (a) both sides, between the south-eastern kerb-line of Lambs Lane South and a point 10 metres south-east of that kerb-line.
- (b) the north-east side
 - (i) between the south-western kerb-line of Ingrebourne Road and a point 33 metres north-west of that kerb-line;
 - (ii) between a point 10 metres south-east of the north-eastern kerb-line of Melville Road and a point 10 metres north-west of the south-western kerb-line of Melville Road;
 - (iii) between the common boundary of Nos. 113 and 115 Wennington Road and a point 3 metres south-east of the common boundary of Nos. 109 and 111 Wennington Road;
- (c) the south-west side
 - (i) between the north-western kerb-line of Brookway and a point 30 metres north-west of that kerb-line;
 - (ii) between the south-eastern kerb-line of Anglesey Drive and a point 10 metres south-east of that kerb-line.

West Close, both sides, between the south-western kerb-line of Ingrebourne Road and a point 80 metres south-west of that kerb-line.

SCHEDULE 2B

Upminster Road South

- (a) the north-west side
 - (i) between the common boundary of Nos. 149 and 151 Upminster Road South and a point 2 metres north-east of the common boundary of Nos. 145 and 147 Upminster Road South;
 - (ii) between the common boundary of Nos. 139 and 141 Upminster Road South and a point 8 metres north-east of that common boundary;
 - (iii) between the south-western boundary of No. 105 Upminster Road South and the common boundary of Nos. 107 and 109 Upminster Road South;
- (b) the south-east side
 - (i) between a point 8 metres north-east of the common boundary of Nos. 130 and 132 Upminster Road South and a point 13 metres north-east of that boundary;
 - (ii) between a point 3 metres north-east of the common boundary of Nos. 124 and 126 Upminster Road South and a point 4 metres south-west of that common boundary;
 - (iii) between a point 2 metres south-west of the common boundary of Nos. 110 and 112 Upminster Road South and a point 4 metres south-west of the common boundary of Nos. 102 and 104 Upminster Road South;
 - (iv) between a point 6 metres south-west of the south-western kerb-line of Cowper Road and a point opposite the south-western boundary of No. 105 Upminster Road South.

Wennington Road

- (a) the north-east side
 - (i) between the south-eastern boundary of No. 201 Wennington Road and the common boundary of Nos. 195 and 197 Wennington Road;
 - (ii) between the common boundary of Nos. 191 and 193 Wennington Road and a point 2 metres south-east of the common boundary of Nos. 183 and 185 Wennington Road;
 - (iii) between a point 3 metres north-west of the common boundary of Nos. 183 and 185 Wennington Road and a point 4 metres north-west of the common boundary of Nos. 179 and 181 Wennington Road;
 - (iv) between a point 1 metre south-east of the common boundary of Nos. 173 and 175 Wennington Road and a point 28 metres south-east of the north-eastern kerb-line of Melville Road;
 - (v) between a point 10 metres south-east of the north-eastern kerb-line of Cowper Road and a point 5 metres south-east of the common boundary of Nos. 137 and 139 Wennington Road;
 - (vi) between a point 3 metres south-east of the common boundary of Nos. 109 and 111 Wennington Road and a point 1 metre north-west of the common boundary of Nos. 101 and 103 Wennington Road;
 - (vii) between a point 1 metre south-east of the common boundary of Nos. 85 and 87 Wennington Road and a point 1 metre north-west of the south-eastern flank wall of No. 85 Wennington Road;
 - (viii) between the common boundary of Nos. 79 and 81 Wennington Road and a point 4 metres south-east of the common boundary of Nos. 53 and 55 Wennington Road;
 - (ix) between a point 3 metres north-west of the common boundary of Nos. 53 and 55 Wennington Road and the common boundary of Nos. 37 and 39 Wennington Road;
 - (x) between a point 6 metres north-west of the common boundary of Nos. 37 and 39 Wennington Road and the north-western boundary of No. 37 Wennington Road;
- (b) the south-west side
 - (i) between a point 3 metres north-west of the common boundary of Nos. 188 and 190 Wennington Road and a point 3 metres south-east of the common boundary of Nos. 174 and 176 Wennington Road;
 - (ii) between a point 2 metres north-west of the common boundary of Nos. 174 and 176 Wennington Road and a point 1 metre south-east of the common boundary of Nos. 170 and 172 Wennington Road;
 - (iii) between a point 3 metres north-west of the common boundary of Nos. 170 and 172 Wennington Road and the common boundary of Nos. 156 and 158 Wennington Road;
 - (iv) between a point 5 metres north-west of the common boundary of Nos. 156 and 158 Wennington Road; and a point 2 metres north-west of the common boundary of Nos. 144 and 146 Wennington Road;
 - (v) between a point 6 metres south-east of the common boundary of Nos. 140 and 142 Wennington Road and a point 6 metres south-east of the common boundary of Nos. 134 and 136 Wennington Road;
 - (vi) between a point 3 metres north-west of the common boundary of Nos. 134 and 136 Wennington Road and a point 2 metres north-west of the common boundary of Nos. 116a and 116b Wennington Road;
 - (vii) between a point 2 metres south-east of the common boundary of Nos. 108 and 110 Wennington Road and a point 10 metres south-east of the south-eastern kerb-line of Ellis Avenue;
 - (viii) between a point 4 metres south-east of the common boundary of Nos. 84 and 86 Wennington Road and a point 10 metres south-east of the south-eastern kerb-line of Anglesey Drive;
 - (ix) between a point opposite the north-western boundary of No. 37 Wennington Road and a point 6 metres south-east of a point opposite the north-western boundary of No. 37 Wennington Road.

SCHEDULE 3

Upminster Road South, the north-west side, from common boundary of Nos. 107 and 109 Upminster Road South extending north-eastward for a distance of 25 metres.

Goods Vehicle Operator's Licence

Mrs Lynda Davis trading as Sole Trader of 40 Coopers Hill, Ongar, CM5 9EF is applying for a licence to use Yard 1, Hillsdean Business Centre, Clockhouse Lane, Romford, RM5 2RR as an operating centre for 2 goods vehicles and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

Goods Vehicle Operator's Licence

Daniel P. Moody trading as Parcour Consulting Ltd of 17 Marsh Way, Fairview Industrial Park, Rainham, Essex RM13 8UH is applying for a licence to use 17 Marsh Way, Fairview Industrial Park, Rainham, Essex RM13 8UH as an operating centre for 3 goods vehicles and 0 trailers

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

NOTICE FOR APPLICATION FOR A PREMISES LICENCE UNDER SECTION 17 OF THE LICENSING ACT 2003

Applicant: MR ROBERT CHARLES KNOWLES
Premises: 172A ST. MARY'S LANE, UPMINSTER RM14 3BT.

The proposed licensable activity is the sale of alcohol MONDAY-SUNDAY 11:00-23:00 from 172a St Mary's Lane, Upminster RM14 3BT. Full details of the application can be inspected at the address noted below during normal business hours.

Any representations by an interested party or responsible authority regarding this application can be made to: Licensing Team, Housing & Public Protection, London Borough of Havering, C/O Town Hall, Main Road, Romford, RM1 3BB
Website: www.havering.gov.uk

Such representations must be received in writing by 18 March 2015, clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003. It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for the offence is £5,000.00.

LICENSING ACT 2003

TAKE NOTICE that B & M Retail Limited has applied for a Premises Licence to be granted for 'B & M Stores', 25-29 Market Place Romford RM1 3AB between the hours of 08:00 and 22:00 Mondays to Sundays inclusive for the sale of alcohol (for consumption OFF the premises only). Full details of the application may be inspected at the Licensing Unit, London Borough of Havering, Mercury House Mercury Gardens Romford RM1 3SL (by appointment) or on www.havering.gov.uk. Any person wishing to submit representations in relation to this application must give notice in writing to London Borough of Havering at the address above by 17th March 2015. It is an offence knowingly or recklessly to make a false statement in connection with an application under The Licensing Act 2003. The maximum fine is £5,000 on summary conviction.
LR Law - 0161 850 1522

Madison House 37 Little Peter Street Manchester M15 4QJ

ROBERT LEONARD BROWNING (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 27 Newbury Close Harold Hill Romford Essex RM3 8HB, who died on 09/01/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/04/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

PAUL ROBINSON SOLICITORS LLP
Regis House 98 High Street
Billericay Essex CM12 9BT

T433273

VICTOR MEPHAM (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 96 Cambourne Avenue Harold Hill Romford RM3 8QP, who died on 15/01/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

PAUL ROBINSON SOLICITORS LLP
The Old Bank 470/474 London Road
Westcliff on Sea Essex SS0 9LD

T433483

IRENE LOUISA PINCKNEY (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 24 Isis Drive Cranham Upminster Essex RM14 1LJ, who died on 08/01/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 01/05/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

HUGH JAMES SOLICITORS
Hodge House 114-116 St Mary Street
Cardiff CF10 1DY

T433615

To place your
PUBLIC NOTICE
in this newspaper call
the team on
0845 671 4460
who will be happy to help
and advise you.

ARCHANT

Find over...
1,200
...dentists in London
on localsearch24.

localsearch24.co.uk
your trusted local directory

localsearch24
business database
October 2014

This page is deliberately left blank

* required information

Section 1 of 19

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

Not Currently In Use

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

Your reference

Premise Licence/RCK

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

Robert

* Family name

Knowles

* E-mail

bob.knowles@ntlworld.com

Main telephone number

01708 345309

Include country code.

Other telephone number

07985 197568

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

Are you:

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 you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

* Is your business registered in the UK with Companies House?

Yes No

* Is your business registered outside the UK?

Yes No

* Business name

Upminster TapRoom

If your business is registered, use its registered name.

* VAT number

- none

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

* Legal status

Sole Trader

Continued from previous page...

* Your position in the business

Home country

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Section 2 of 19

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 (£)

Section 3 of 19

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- 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
- Other (for example a statutory corporation)

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 19

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Applicant Postal Address

Is the address the same as (or similar to) the address given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	<input type="text" value="76"/>
Street	<input type="text" value="Taunton Road"/>
District	<input type="text" value="Harold Hill"/>
City or town	<input type="text" value="Romford"/>
County or administrative area	<input type="text" value="Essex"/>
Postcode	<input type="text" value="RM3 7SU"/>
Country	<input type="text" value="United Kingdom"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	<input type="text" value="bob.knowles@ntlworld.com"/>
Telephone number	<input type="text" value="01708 345309"/>
Other telephone number	<input type="text" value="07985 197568"/>
<input type="button" value="Add another applicant"/>	

Section 5 of 19

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.

172a St Mary's Lane is a single storey building to the rear of 172 St Mary's Lane. The entrance (and exit) door is disabled accessible and is on an angle and opens facing St Mary's Lane. It is situated between an opticians and a service road which provides access to Kusoom Bugh Indian Restaurant and Cribbs Funeral Co (24 hour access). 172a does not have access to this service road. The premises will consist of a small drinking lounge, ale cool room, stock room, kitchen (no cooking facilities) two toilets, one of which is disabled accessible. Paved, fenced and gated area to the front with parking for 1 cars and a turning area.

Continued from previous page...

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 19

PROVISION OF PLAYS

Will you be providing plays?

- Yes No

Section 7 of 19

PROVISION OF FILMS

Will you be providing films?

- Yes No

Section 8 of 19

PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 19

PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

- Yes No

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

Section 13 of 19

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

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

- Yes No

Continued from previous page...

Section 14 of 19

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

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.

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

Continued from previous page...

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.

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.

24th December 2015 11:00-00:30 25th March 2016 11:00-24:00
26th December 2015 11:00-00:30 23rd April 2016 11:00-24:00
31st December 2015 11:00-00:30
17th March 2016 11:00-24:00

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

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

Continued from previous page...

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 19

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.

N/A

Section 17 of 19

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

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.

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.

24th December 2015 11:00-00:30 25th March 2016 11:00-24:00
26th December 2015 11:00-00:30 23rd April 2016 11:00-24:00
31st December 2015 11:00-00:30
17th March 2016 11:00-24:00

Section 18 of 19

LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

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

I am aware of my responsibilities as the Designated Premises Supervisor, having gained my Personal Licence, and in compliance with my duties:-

- I will implement a 'sensible drinking' policy and abide by the British Beer & Pub Association (BBPA) code on irresponsible promotions to prevent crime and disorder;
- I will undertake ongoing risk assessments and adhere to the BBPA guidance on fire precautions and safety in pubs to address public safety concerns;
- I will take steps to be pro-active and considerate as advised by the BBPA's notes on Licenced Property Noise Control to help prevent public nuisance;
- I will put into operation measures recommended by the Portman Group as well as complying with the council's limitations as to when children are allowed on the premises to protect children from harm.

b) The prevention of crime and disorder

I will display 'Challenge 25' notices to remind customers they may be asked to show proof of age (passport, driving licence or PASS-accredited card only). A notice also will be displayed stating that zero tolerance will be applied to drug use and violent/anti-social behaviour on the premises.

Information will be displayed on the premises explaining what a unit of alcohol is and how it translates in practical terms to the drinks sold, together with information about the risks of drink driving and chronic drinking. All beer or cider will be

Continued from previous page...

available in half pints; stronger beers and ciders will be sold only in smaller measures. Customers who appear to be intoxicated will not be served and told to leave.

An incident book also will be kept to log any refusals on the basis of no proof of age, intoxication or anti-social behaviour. All of the above will be communicated to staff members during training, the notes for which will be kept in the storeroom office for reference.

The premises will be monitored by CCTV. I have checked and note that there appears to be a Pubwatch scheme locally, a scheme that we would definitely join.

I will employ specific measures to discourage binge drinking, for instance by not playing amplified music, by providing chairs for most of my customers and by selling primarily real ale for approximately £3.50/pint. There will not be a 'happy hour' or similar drinks promotions.

Through this I expect my micro-pub to appeal to discerning, mature customers who are sensible about drinking. I would be happy to take further guidance from the local police in this matter and to take part in any campaigns promoting safe, sensible and social drinking.

c) Public safety

I am aware of the need to conduct ongoing Health & Safety risk assessments to identify and deal with hazards that might involve tripping, manual handling, electric shock, hazardous substances, etc. I also will conduct ongoing fire risk assessments. The ground floor will be left fairly open in terms of layout (no fixed seating). The building currently only has one door, which I am aware restricts the occupancy to 60 persons.

There will not be a bar and all drinks will be brought to the tables. The premises will be monitored by CCTV; smoke alarms are already in place. A log book will be maintained to show that regular checks have been carried out to ensure smoke alarms and electrical appliances, and electrical wiring are all working properly. Staff will be advised of the findings from the risk assessments during training, the notes for which will be kept in the stockroom/ office for reference. Staff will also be asked to undertake First Aid and fire safety training so they are aware of potential hazards and what to do in emergencies.

d) The prevention of public nuisance

The prevention of public nuisance

I am requesting hours to sell alcohol which do not exceed normal trading hours of other local pubs and not exceeding 11am – 11pm. I expect most customers will be from the local area and will be on foot and for those from further afield timetables for local buses and trains will be on display (together with a phone number for a local taxi firm). Many other micro-pubs close during weekday afternoons, at 21.00 on some weeknights or close entirely one weekday. After judging trade patterns I will probably choose to reduce my opening hours accordingly.

Noise will be kept to a minimum: Amplified music will not be played, any live music performance will be acoustic only, there will be no kitchen extraction fans as hot food will not be served and all deliveries or rubbish disposal will take place during daytime hours, via our front door and accessed from our own driveway so as not to cause congestion on the road outside. Staff will be made aware of the above policies during training, the notes for which will be left in stock room for reference. Notices will be posted at the door asking patrons to leave quickly and quietly. There is not a designated car park for the premises so customers will not be congregating around their cars in the evening. There are a number of public car parks in the town and there is disc parking on the main road opposite. To my knowledge 172a St Mary's Lane Upminster is not within 50m of any hospitals, hospices, schools, places of worship. The nearest residential property is next to the adjacent service road, which this premise has no right to use but is used by an Indian restaurant, which holds a full alcohol license and an undertakers etc. for which a signs states is in use 24 hour. We are opposite a Petrol Station that is open until 11pm. I do not anticipate any additional noise from this premise. I would be happy to take further guidance from the Environmental Health Department in this matter.

e) The protection of children from harm

Few activities will take place on the premises which might give concern to children's safety (eg no adult entertainment or gambling) and a 'Challenge 25' policy will be in place. As the council has the final authority on whether children are allowed in at any time, I will comply with any conditions made, but think it would be reasonable to allow children accompanied by an adult on the premises. I will not sell ready-to-drink bottled soft drinks. I believe the 'sensible drinking' approach will

Continued from previous page...

help ensure that children are not exposed to incidences of violence or disorder.

Section 19 of 19

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 the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 - £100

Band B - £4301 to £33000 - £190.00

Band C - £33001 to £87000 - £315.00

Band D - £87001 to £125000 - £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 you are required to pay a higher fee.

Band D - £87001 to £125000 - £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 of attendance at any one time.

Capacity 5000 to 9999 - £1,000.00

Capacity 10000 to 14999 - £2,000.00

Capacity 15000 to 19999 - £4,000.00

Capacity 20000 to 29999 - £8,000.00

Capacity 30000 to 39999 - £16,000.00

Capacity 40000 to 49999 - £24,000.00

Capacity 50000 to 59999 - £32,000.00

Capacity 60000 to 69999 - £40,000.00

Capacity 70000 to 79999 - £48,000.00

Capacity 80000 to 89999 - £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application.

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

Robert Charles Knowles

* Capacity

Owner/ Designated Premises Supervisor

* Date

18 / 02 / 2015
dd mm yyyy

Continued from previous page...

Add another signatory

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/havering/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 ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

OFFICE USE ONLY

Applicant reference number	<input type="text" value="Premise Licence/RCK"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

< Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) Next >

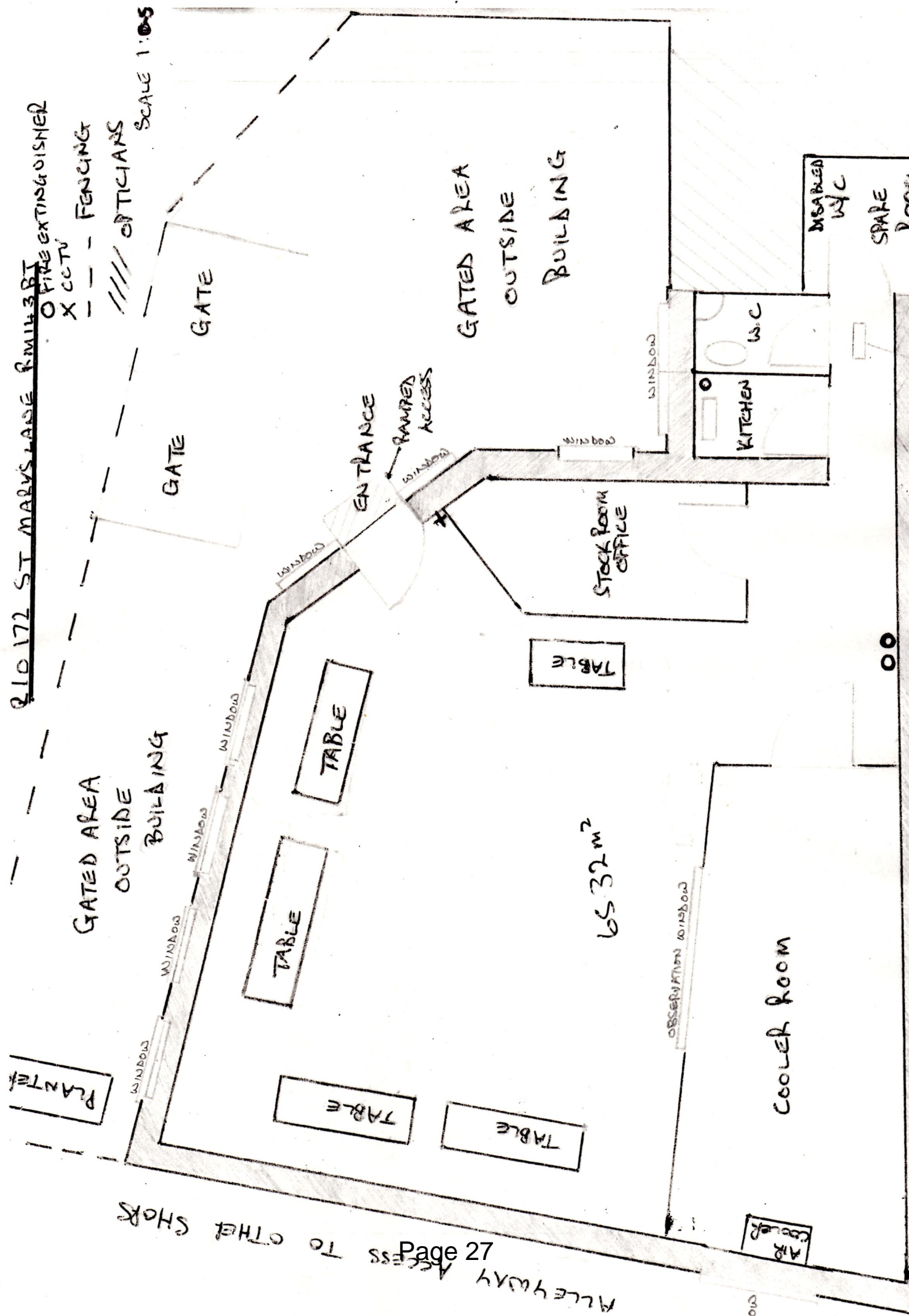


Upminster Tap St Marys Lane

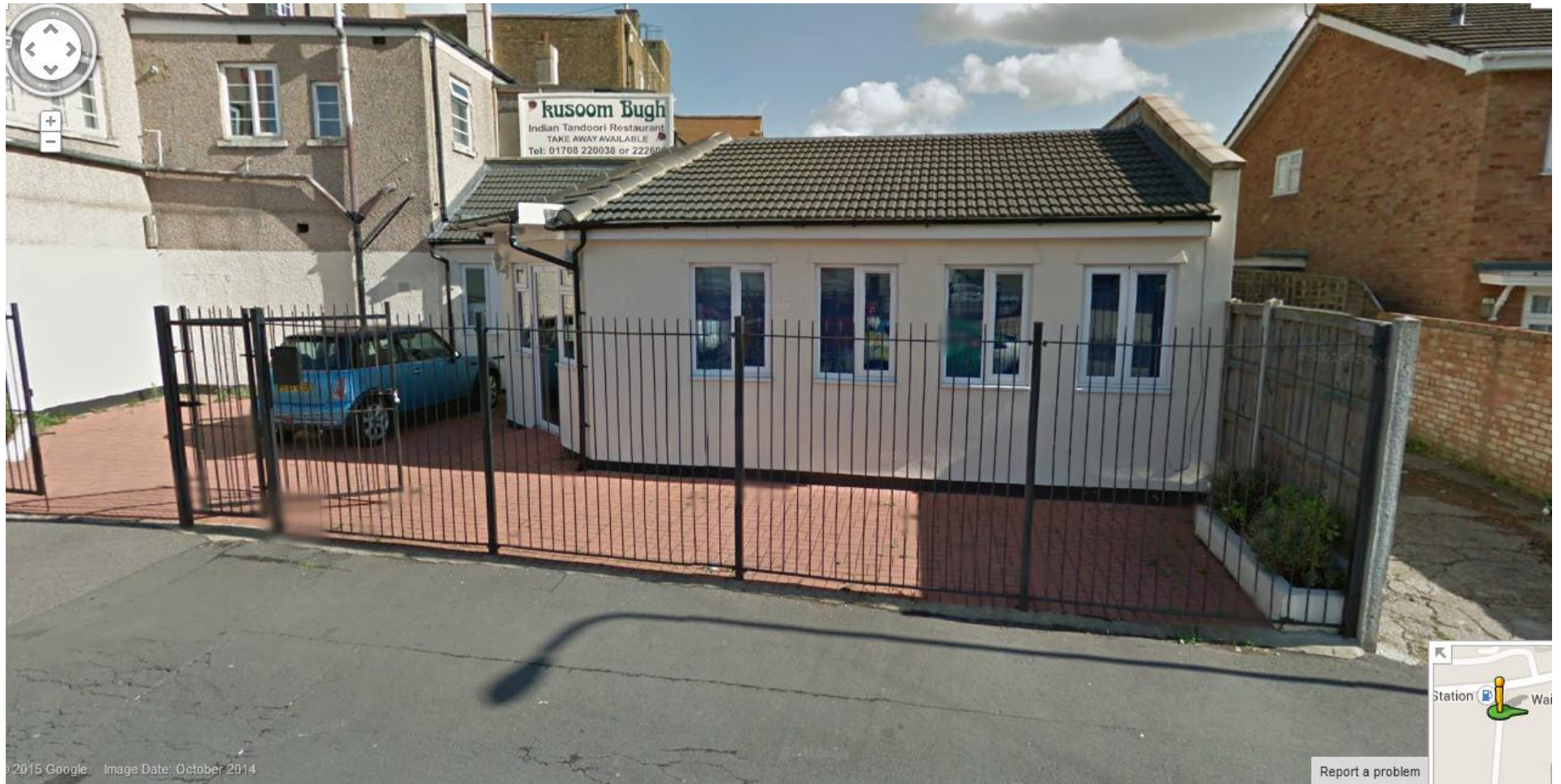


Scale: 1:1000
 Date: 18 February 2015
 Size: A4

210172 ST MARYS LANE RM143BT
 O FIRE EXTINGUISHER
 X CCTV
 --- FENCING
 /// OPTICIANS
 SCALE 1:05



ALLEYWAY ACCESS TO OTHER SHOPS
 Page 27



Upminster Tap

James Goodwin

From: Paul Campbell
Sent: 18 March 2015 09:05
To: Paul Campbell
Subject: FW: Online form: Licence Representations

From: no-reply@havering.gov.uk [<mailto:no-reply@havering.gov.uk>]
Sent: 17 March 2015 19:41
To: Licensing
Subject: Online form: Licence Representations

Case reference

Field	Data name
Reference	AF64539

Personal details

Field	Data name	Value
First name	Reporting customer	Alan
Last name	Reporting customer	Barker
Address	Address	6 Oak Avenue, Upminster, Essex, RM14 2LB
Preferred method of contact	Preferred method of contact	Email
Email	Email	realalanbarker@googlemail.com
Preferred contact number	Preferred contact number	07711 971957

Case details

Field	Data name	Value
<p> If your objection fits the above criteria then please enter your objection below </p>	<p> If_your_representation_fits_the_above_criteria_then_please_enter_your_representation_below </p>	<p> I am writing to you on behalf of the “South West Essex Branch” of The Campaign for Real Ale (CAMRA) to register our support for the premises licence application that has been made for the above named property. </p> <p> The type of establishment being proposed - known as a “micropub” - is relatively unknown in this area, but 100 of these ventures have been set-up around the United Kingdom in the last 10 years. Around one third of these are in our neighbouring County of Kent, but there are also two in Essex (the “Billericay Brewing Co. Micropub” in Billericay, and the “Hop Beer Shop” in Chelmsford). </p> <p> They are generally run by individuals and are in effect very small pubs which have a traditional theme, that will tend to appeal mostly to the discerning drinker, offering cask-conditioned beer (“Real Ale”) and “Real Cider” and traditional bar snacks in a quiet environment to encourage conversation, providing traditional board games and avoiding electronic entertainment. </p> <p> This ‘theme’ is unlikely to appeal to children and young persons and together with the other information given by the applicants as part of their application (such as no “Happy Hours” or late opening), will tend to support two of </p>

Field	Data name	Value
		<p>the licensing objectives of:</p> <p>“The prevention of public nuisance”</p> <p>and</p> <p>“The protection of children from harm”</p> <p>At a time when so many pubs are closing, a new enterprise that will add to the local community and economy should be actively encouraged.</p> <p>Regards Alan Barker Secretary CAMRA - South West Essex Branch</p>

Page 3

Location details

Field	Data name	Value
CrmCaseRef		
AddressLine1		
AddressLine2		
AddressLine3		
City		
PostCode		
Ward		
Usrn		
Upnr		

Field	Data name	Value
SecondLocation		
SecondLocationDetails		
AssetId		
Longitude		
Latitude		
Easting		
Northing		

REF: AGH/016443

Premises Licence Application

Upminster Tap Room 172A St Mary's Lane Upminster
RM14 3BT

PK BAHRI Ophthalmic Opticians

172 St Mary's Lane

Upminster RM14 3BT

01708 228397

10/03/2015

Dear Mr Hunt,

Thank you for your letter regarding the above premises. This property is next door to my Ophthalmic Practice.

Having read the details of the application I am of the opinion that if the premises were to be granted a Licence for the serving of alcohol, this would not be conducive to the residential environment.

This property is actually accessed from Sunnyside gardens which is a residential road.

The building is so small that you would get an overspill of people outside the above mentioned premises and also people outside my Practice.

People will be drinking outside especially in the summer months possibly starting from 11.00am onwards.

Noise levels will obviously increase with the increase in the number of people at the premises.

You will undoubtedly have people who have had too much to drink who will be sick in the residential road.

Young children from the primary school which is close by will have to go past these premises during the week.

I have discussed this with my staff and they are also of the opinion that granting a licence to these premises would not have a good impact on the residential environment.

Yours Sincerely

Mr Pradeep Kumar Bahri PK Bahri Ophthalmic Opticians

LICENSING APPLICATION FOR 172A ST. MARY'S LANE, UPMINSTER.

I wish to object to the licensing application no 16443 on the following grounds:-

This application seeks a license for both on and off sales from the hours of 11am to 11pm, 7 days per week.

Public Safety

The application states that the ground floor (this is a single story building) will be left fairly open with no fixed seating with a maximum of 60 persons. There is only one door in and out of the premise so there is a concern for safety should an emergency arise, there being no alternative exit. There is to be no bar so all drinks will be served at tables, and yet these will be in a flexible arrangement, and not fixed. I suggest that if the venue is busy this could lead to a dangerous situation. There is no indication how the licensee will restrict the numbers of drinkers. In addition as the application is for on and off license, there could be customers wishing to purchase a bottle, and given there is no bar, it is difficult to see how this aspect will be managed. The application does not make this clear. There are public significant safety risks as well as potential risks to staff given there is no indication as to how refusals will be handled.

Prevention of public nuisance

The location of this venue is just off St. Mary's Lane, the entrance being in Sunnyside Gardens. There are residential properties very close by, including a flat almost above the venue. St. Mary's Lane has various restaurants and Take Aways in this vicinity and there are already parking issues both in St. Mary's Lane and Sunnyside Gardens during the evening in particular. This venue will significantly add to that, despite the application indicating that it is assumed that most patrons will be local. Parking is difficult in Upminster at most times of the day and evening, given shoppers and school runs. The nearest off license to this venue is some distance away so it can be assumed that patrons of the take aways, should they wish to purchase alcohol will be using this venue, adding to the difficulties of serving both on and off sales as well as the parking. With parking comes the issue of noise and inconvenience to local residents, adding to an already difficult situation at the junction of St. Mary's lane and Sunnyside Gardens. The application mentions there is disc parking in St. Mary's Lane, this is incorrect as this ceased in 2013 and it is all pay and display until 6.30pm. The nearest public car park is in Wilson Close (Aldi's) and that is closed at 8.30pm.

Protection of Children from Harm

Upminster Infants/Junior School is very close by and children will be walking past the venue at school times. In addition there are senior school pupils using the area during lunch times and at the end of the day, and an on and off license in this location could be attractive to the older pupils. The application also makes reference to children being allowed in the premise if accompanied by an adult, again a potential risk of harm.

Overall this is an unsuitable location for an on and off sales facility and gives rise to a number of potential risks. The license should be refused. **CLlr Linda Hawthorn, Upminster Ward.**

1A Sunnyside Gardens
Upminster
RM14 3DT
15 March 2015

Licensing Department
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3SL



Dear Sir

Upminster Tap Room, 172a St Mary's Lane , Upminster, RM14 3BT
Your Reference : AGH/016443

The Premises Licence Application refers to 172a as being ' a single storey building to the rear of 172 St Mary's Lane' . 172a is actually a flat in St Mary's Lane. The single storey building is 1b Sunnyside Gardens. Surely this confusion must invalidate the Application.

If necessary , please consider a further objection :

Prevention of Public Nuisance

Music (even if not amplified) and conversation will be audible, especially in the summer months when customers are using the forecourt and neighbouring houses have their windows open. 'Licensed Property Noise Control' is unlikely to be successful with up to sixty customers on the Premises. Disturbance will be particularly disruptive when the Premises close at 23.00hrs. at which time families nearby will be trying to get to sleep.

Yours faithfully

Handwritten signature of N. A. Edney

MR N A EDNEY

13 March 2015

Mr & Mrs S J Finnis
2 Sunnyside Gardens
Upminster
Essex RM14 3DS

Licensing Department
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3SL

Your ref: AGH/016443

Dear Sirs

Re: Premises Licence Application, Upminster Tap Room, 172A St Mary's Lane, Upminster

Further to your letter dated 19 February 2015 concerning the Premises Licence application for the above Premises, we object to the application on the grounds of "prevention of public nuisance" for the following reasons.

Because of the close proximity of our house to the Premises, any music played on the Premises, even unamplified music, will be audible to us, especially in hot weather when doors and windows are open. This would cause nuisance to us and interfere with our daily activities.

During hot weather when doors and windows are open, noise from inside the Premises, eg talking and laughing, will be audible to us, causing a nuisance by interfering with our daily activities.

The licence application is for the sale of alcohol from 11am to 11pm. The noise made by people arriving at and leaving the Premises during those hours will create noise nuisance to us, as our house is close to the Premises. After closing time, ie after 11pm, when many people will be leaving the Premises at the same time, the noise will adversely affect us by disturbing our sleep.

Customers will congregate on the forecourt of the Premises and on the public footpath. The Havering Council Licensing Policy Section 008, 2.23 states that, since the smoking ban, there has been an increase in the number of complaints about noise from licensed premises. The only outside space available for smokers to use on these Premises is the courtyard at the front so smokers will have to congregate there. The courtyard is wholly in Sunnyside Gardens and as the Premises is so close to our house, noise made by the customers, eg talking and laughing, will be audible to us, and this will cause nuisance by interfering with our daily activities and disrupt our sleep late at night.

Yours faithfully

S.J.Finnis and R M Finnis

James Goodwin

From: Licensing
Sent: 10 March 2015 10:03
To: Paul Campbell
Subject: FW: AGH/016443 Upminster Tap Room

From: ROSEMARY KERTON [<mailto:rosemarykerton090@btinternet.com>]
Sent: 09 March 2015 12:53
To: Licensing
Subject: Ref: AGH/016443 Upminster Tap Room

Attention: Mr. Campbell

It has been brought to my attention that a Premises Licence Application has been made for the address 172a St. Mary's Lane, Upminster. This address is incorrect. I am the owner of 172a St. Mary's Lane since 2001 and it is a first floor flat currently let to a young lady living on her own. The Premises Licence Application should be for the address 1b Sunnyside Gardens, a residential road, and their front door opens onto Sunnyside Gardens, not as stated onto St. Mary's Lane. My tenant would not want people ringing her doorbell at all hours of the day and night trying to find the Tap Room.

The bedroom of my flat and the one above (172b St. Mary's Lane) overlooks 1b Sunnyside Gardens and is no more than 6 meters from their front door. The hours of opening from 11:00 to 23:00 seven days a week would cause a considerable disturbance to my hard working tenant in as much as she would be unable to live and enjoy the peace and quiet of her own home. Obviously most people would be arriving and leaving this proposed Tap Room by car and the noise generated by numbers of people speaking in loud voices after a few drinks and car doors banging and engines being started would be intolerable and a public nuisance. The nearest car park is some distance away and behind Lidl's supermarket and I imagine the walk would be too great for many people. There are no parking facilities at these premises for customers, only street parking in Sunnyside Gardens and St. Mary's Lane, which is already heavily congested.

You are probably aware that the Upminster Infant and Junior School is less than 50 meters from these premises where mum's come to collect their infants in the middle of the afternoon. I am sure the school and the mum's would not want male customers from the Tap Room loitering outside the school after they have consumed various amounts of alcohol during the morning and early afternoon.

It seems strange to me that Mr. Knowles should lie about his address and I can only presume he wants to give the impression that the entrance to his premises is on St. Mary's Lane for the reason that it is on the main road, which it is not. I also wonder what other lies he has told.

I trust you will take the above comments into consideration at the next hearing of the Havering Licensing Sub-Committee which I will be happy to attend.

Regards
Rosemary Kerton

PS: As stated above, Sunnyside Gardens is a residential area of Upminster

James Goodwin

From: Paul Campbell
Sent: 11 March 2015 12:38
To: Paul Campbell
Subject: FW: Premise License Representation
Attachments: Map.jpg

Importance: High

Dear Sir / Madam,

I am writing to formally protest regarding a premise license application that has been submitted for the following address:

2a St Mary's Lane
Cominster
M14 3BT.

My name: **Provided**

My address: **Provided**

My contact number: **Provided**

Plead for confidentiality: I understand that this email is interpreted as public once received by you. However I do not wish to be named publicly.

XX, I fear he could take personal offence to my contradiction. I do not trust this man and would feel unsafe if I knew he was aware of my name and address. Please consider that it would be better for me to remain anonymous. Especially if his application failed and further investors attempted. If my details are known, they may specifically target me in an attempt to stop me objecting.

Licensing objectives that will not be met if application is granted:

1. Protection of children from harm
2. Prevention of public nuisance
3. Prevention of crime and disorder

Explanation/evidence to support my representation:

1. The premise license application states that the address "is not within 50m of any hospitals, hospices, schools". However a basic search can show you that it is actually next to Upminster Infant School. Please see attached photo, Map. I believe that a bar next to the school that is open between the hours of 11am - 11pm, which is during the school opening times, is irresponsible and can cause harm. Children will be likely to easily view drunken behaviour and possible violence. If any children are also on their own, they are more likely to be frightened or approached by drunken adults. I believe all this could be perceived as threatening to the children who should feel safe in their school.

As there are no parking facilities in the proposed new bar, increased congestion will occur around the streets. Especially during the rush hour when the children are picked up by parents to go home. I believe this will cause road safety issues and that there would be an increased likelihood of road accidents. Not to mention the manifestations of road rage which would occur that would not be constructive for the children to view on a daily basis.

When adults have been drinking, they lose their inhibitions. This leads to inappropriate and irresponsible language and behaviour. Examples of this could be increased swearing, climbing on top of things that could cause injury if it goes wrong, or general sexist/racist/ageist comments that always seem so rife between the clients at these establishments. If children are able to see or hear any of this on a daily basis, although not threatening, it would be a terrible influence to their development. Especially as children look up to adults to be role models, this increases the likelihood that the children would copy this behaviour and language.

2. This paragraph would identify the person making the representation .

3. Underage drinking is rife in Havering. I have been a Voluntary Youth Worker at the Robert Beard Youth House in Hornchurch and understand first hand how easy it is in this Borough for young people to get alcohol. The applicant for the premise license may aim to put some "Challenge 21 signs" up at the bar but this is not sufficient to control the issue. I am concerned that the opening of this bar would merely add to the problem.

I also think that if the applicant for this bar is lying about the address of the bar XXXXXXXXXXX, and lying about the location not being near a school, that he is probably entirely untrustworthy. Any reassuring statements made by him are most likely to be reversed upon application of a license. This in itself would be a crime.

Kind regards,
Provided.

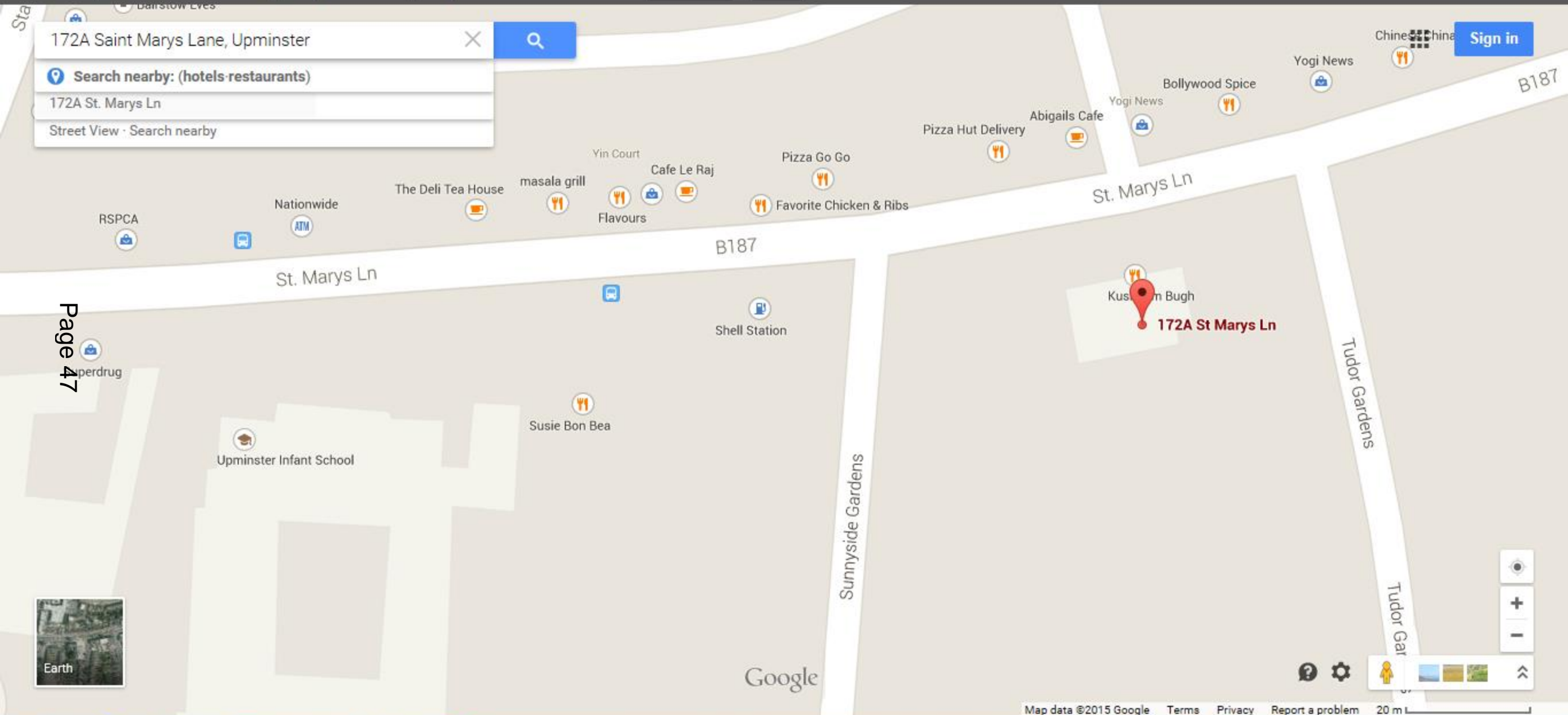
Cookies help us deliver our services. By using our services, you agree to our use of cookies. [Learn more](#) [Got it](#)

172A Saint Marys Lane, Upminster

[Search nearby: \(hotels-restaurants\)](#)

172A St. Marys Ln

Street View · Search nearby



Page 47



James Goodwin

From: Paul Campbell
Sent: 09 March 2015 13:17
To: Paul Campbell
Subject: FW: Premises Licence Application AGH/016443

From: Martin Thurston [<mailto:Martin.Thurston@icap.com>]
Sent: 09 March 2015 10:20
To: Licensing
Subject: FW: Premises Licence Application AGH/016443

Martin Thurston | BROKER | Phone: +44 20 7532 6301 | martin.thurston@icap.com

From: Martin Thurston
Sent: 06 March 2015 10:26
To: 'licensing@havering.go.uk'
Subject: Premises Licence Application AGH/016443

Dear sir/madam

I am writing to you with regard to the Premises Licence Application for Upminster Tap Room 172a St Marys Lane Upminster RM14 3BT

I live in Sunnyside Gardens and have 2 young children. We already have enough disturbance during the week and weekends with us being so close to the town centre and restaurants, take aways etc. however if this licence agreement goes ahead I have graver concerns. Not only will it create unnecessary noise during the evenings when young children should be sleeping it will create litter from people smoking outside which I would rather the young children avoided.

I personally feel along with our neighbours that it will create crime and public nuisance as I have raised above. The safety of my children could be put at risk if people are drunk during the day or early evenings, and I don't think with it being so close to a residential area it should be allowed to proceed.

I for one am totally against this application for those reasons, as I take the safety of my family very seriously and I think this application will lead to a lot of problems down an already busy road, people leaving late at night causing noise, bottles being littered on the street outside houses, and in all probability fighting after hours

If you have any questions to raise with myself about my points please don't hesitate to contact me

Martin Thurston | BROKER

Home address 4 Sunnyside Gardens, Upminster, Essex RM14 3DS

Page 50



Public Protection

London Borough of Havering
Trading Standards Service
5th Floor, Mercury House
Mercury Gardens
Romford
RM1 3SL

The Licensing Authority
Mercury House
Mercury Gardens
Romford
Essex
RM1 3DW

Telephone: 01708 433431
Fax: 01708 432554
email: keith.bush@havering.gov.uk
Textphone: 01708 433175

Date: 17th March 2015

Your Ref: Premise Licence/RCK

Dear Sir/Madam,

Upminster Tap Room
172a St Mary's Lane, Upminster, RM14 3BT

In relation to the above premises licence application the trading standards service would make the following representation:

In relation to promoting the licensing objective of the protection of children from harm we note the applicant's request to allow children in at any time when accompanied by an adult. Whilst we would not object to the presence of children at the venue we would question whether it is appropriate for children to remain on the premises until closing time?

We would therefore request that the committee considers whether a condition is necessary in relation to the presence of children at the venue.

I trust this representation is self-explanatory. If however there are further queries regarding this matter please telephone on 01708 433425.

Yours faithfully

Keith Bush
Specialist Trading Standards Officer (Operations)



This page is intentionally left blank