



## **Licensing Sub-Committee**

**Section 1** - Licensing Officer's Report

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Appendix 3 - Representations from Responsible Authority



## **Licensing Sub-Committee**

### **Section 1 - Licensing Officer's Report**



**LICENSING  
SUB-COMMITTEE**

**REPORT**

24<sup>th</sup> October 2011

Subject heading:

Upminster Garden Centre  
Nags Head Lane Upminster RM14 1TS  
Premises licence application  
Paul Jones, Licensing Officer  
5<sup>th</sup> floor Mercury House  
01708 432692

Report author and contact details:

This application for a premises licence is made by The Garden Centre Group Trading Ltd under section 17 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 6<sup>th</sup> September 2011.

**Geographical description of the area and description of the building**

The premises is a garden centre with indoor and outdoor retail areas. The indoor areas contain a restaurant and a retail area from where it is intended that alcohol off sales will be made. The retail display area for the sale of alcohol for consumption off premises is limited to ten square metres near the tills. The front exterior of the premises is used as a car park. A map of the area is attached.

**Details of the application**

The application is to enable the provision of the following licensable activities:

| <b>Live music, recorded music, supply of alcohol (on &amp; off premises), hours premises open to the public</b> |              |               |
|---|--------------|---------------|
| <b>Day</b>  | <b>Start</b> | <b>Finish</b> |
| Monday  | 08:00        | 21:00         |
| Tuesday   | 08:00        | 21:00         |
| Wednesday   | 08:00        | 21:00         |
| Thursday  | 08:00        | 21:00         |
| Friday  | 08:00        | 21:00         |
| Saturday  | 08:00        | 21:00         |
| Sunday  | 08:00        | 21:00         |

The application clarifies further: "Normal opening hours shall be 08:00 to 18:00. Licensable activity shall extend beyond 18:00 on no more than six occasions during any calendar year".

**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 14<sup>th</sup> September 2011 edition of the Yellow Advertiser.

**Summary**

There were two representations against this application from interested parties. There were no representations against this application from any responsible authority.

**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 parties' representations**

Both interested parties' representations are based upon the prevention of public nuisance licensing objective. Both representations express concern at the applicant's interpretation of what volume levels might constitute 'background music'. The representations refer to two incidents earlier this year when music was played for the benefit of staff and builders working at the premises in the evening at which the volume of the music was found by the interested parties to be "unwelcome" and "unwanted".

Paul Jones  
Licensing Officer  
London Borough of Havering



## **Licensing Sub-Committee**

**Appendix 1 - Copy of Application**

10649

**Application for a premises licence to be granted  
under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form.  
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We The Garden Centre Group Trading Ltd.

*(Insert name(s) of applicant)*

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

**Part 1 – Premises Details**

|   |       |                  |          |
|---|-------|------------------|----------|
| <b>Postal address of premises or, if none, ordnance survey map reference or description</b> |       |                  |          |
| Upminster Garden Centre,<br>Nags Head Lane,<br>Upminster Common,                            |       |                  |          |
| <b>Post town</b>  | Essex | <b>Post code</b> | RM14 1TS |

|   |              |
|---|--------------|
| Telephone number at premises (if any)   | 01708 342469 |
| Non-domestic rateable value of premises | £54,000      |

**Part 2 - Applicant Details**

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

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

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

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

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

|  |                                     |                                      |                                    |                                       |                        |
|--|-------------------------------------|--------------------------------------|------------------------------------|---------------------------------------|------------------------|
| <b>Mr</b> <input type="checkbox"/>                               | <b>Mrs</b> <input type="checkbox"/> | <b>Miss</b> <input type="checkbox"/> | <b>Ms</b> <input type="checkbox"/> | <b>Other Title (for example, Rev)</b> |                        |
| <b>Surname</b>   |                                     |                                      | <b>First names</b>                 |                                       |                        |
| <b>I am 18 years old or over</b>                                 |                                     |                                      |                                    | <input type="checkbox"/>              | <b>Please tick yes</b> |
| <b>Current postal address if different from premises address</b> |                                     |                                      |                                    |                                       |                        |
| <b>Post Town</b>   |                                     |                                      |                                    | <b>Postcode</b>                       |                        |
| <b>Daytime contact telephone number</b>                          |                                     |                                      |                                    |                                       |                        |
| <b>E-mail address (optional)</b>                                 |                                     |                                      |                                    |                                       |                        |

**SECOND INDIVIDUAL APPLICANT (if applicable)**

|                                    |                                     |                                      |                                    |                                       |                        |
|------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|---------------------------------------|------------------------|
| <b>Mr</b> <input type="checkbox"/> | <b>Mrs</b> <input type="checkbox"/> | <b>Miss</b> <input type="checkbox"/> | <b>Ms</b> <input type="checkbox"/> | <b>Other Title (for example, Rev)</b> |                        |
| <b>Surname</b>                     |                                     |                                      | <b>First names</b>                 |                                       |                        |
| <b>I am 18 years old or over</b>   |                                     |                                      |                                    | <input type="checkbox"/>              | <b>Please tick yes</b> |

|  |  |                 |  |
|--|--|-----------------|--|
| <b>Current postal address if different from premises address</b> |  |                 |  |
| <b>Post Town</b>   |  | <b>Postcode</b> |  |
| <b>Daytime contact telephone number</b>                          |  |                 |  |
| <b>E-mail address (optional)</b>                                 |  |                 |  |

**(B) OTHER APPLICANTS**

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

|   |
|---|
| <b>Name</b><br>The Garden Centre Group Trading Ltd.   |
| <b>Address</b><br><br>Syon Park,<br>Brentford,<br>Middlesex<br>TW8 8JF  |
| <b>Registered number (where applicable)</b><br>00662286   |
| <b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b><br>Limited company |
| <b>Telephone number (if any)</b><br>01432 276568  |
| <b>E-mail address (optional)</b>  |

**Part 3 Operating Schedule**

When do you want the premises licence to start?

|     |   |       |   |      |   |
|-----|---|-------|---|------|---|
| Day |   | Month |   | Year |   |
| 0   | 5 | 1     | 0 | 2    | 0 |
| 1   |   | 1     |   | 1    |   |

If you wish the licence to be valid only for a limited period, when do you want it to end?

|     |  |       |  |      |  |
|-----|--|-------|--|------|--|
| Day |  | Month |  | Year |  |
|     |  |       |  |      |  |
|     |  |       |  |      |  |



Please give a general description of the premises (please read guidance note1)  
These premises trade as an established garden centre with indoor and outdoor retail sales areas.

Off sales of a very limited range of alcohol are planned from part of the covered retail shop floor. The display will be limited to a small area near the tills. Consumption of alcohol is anticipated within the restaurant and small outside seating area adjacent. The restaurant itself is located within the main building and sells a selection of snacks and full meals. The layout of the premises is shown on the plans provided.

Any music played (live or recorded) will be predominantly background only.

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

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

**Please tick yes**

- |   |                                     |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A)  | <input type="checkbox"/>            |
| b) films (if ticking yes, fill in box B)  | <input type="checkbox"/>            |
| c) indoor sporting events (if ticking yes, fill in box C)   | <input type="checkbox"/>            |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D)  | <input type="checkbox"/>            |
| e) live music (if ticking yes, fill in box E)   | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F)   | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G)  | <input type="checkbox"/>            |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/>            |

**Provision of entertainment facilities:**

- |   |                          |
|---|--------------------------|
| i) making music (if ticking yes, fill in box I)   | <input type="checkbox"/> |
| j) dancing (if ticking yes, fill in box J)  | <input type="checkbox"/> |
| k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K) | <input type="checkbox"/> |

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Supply of alcohol** (if ticking yes, fill in box M)

**In all cases complete boxes N, O and P**

**E**

| Live music<br>Standard days and timings (please read guidance note 6) |        |      | <b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 2)   | Indoors   | <input checked="" type="checkbox"/> |
|---|--------|------|--|---|-------------------------------------|
| Day   |        |      |  | Outdoors  | <input type="checkbox"/>            |
| Start   | Finish |      |  | Both  | <input type="checkbox"/>            |
| Mon   | 0800   | 2100 |  | <b><u>Please give further details here</u></b> (please read guidance note 3)<br>Anticipated only occasionally in support of promotional activity within the licensed trade areas. |                                     |
| Tue   | 0800   | 2100 |  |   |                                     |
| Wed   | 0800   | 2100 | <b><u>State any seasonal variations for the performance of live music</u></b><br>(please read guidance note 4)   |   |                                     |
| Thur  | 0800   | 2100 |  |   |                                     |
| Fri   | 0800   | 2100 | <b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5) |   |                                     |
| Sat   | 0800   | 2100 |  |   |                                     |
| Sun   | 0800   | 2100 |  |   |                                     |
|   |        |      |  |   |                                     |

**F**

| Recorded music<br>Standard days and timings (please read guidance note 6) |        |      | <b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 2)   | Indoors   | <input checked="" type="checkbox"/> |
|---|--------|------|--|---|-------------------------------------|
| Day   |        |      |  | Outdoors  | <input type="checkbox"/>            |
| Start   | Finish |      |  | Both  | <input type="checkbox"/>            |
| Mon   | 0800   | 2100 |  | <b><u>Please give further details here</u></b> (please read guidance note 3)<br>Anticipated only occasionally in support of promotional activity within the licensed trade areas. |                                     |
| Tue   | 0800   | 2100 |  |   |                                     |
| Wed   | 0800   | 2100 | <b><u>State any seasonal variations for the playing of recorded music</u></b><br>(please read guidance note 4)   |   |                                     |
| Thur  | 0800   | 2100 |  |   |                                     |
| Fri   | 0800   | 2100 | <b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5) |   |                                     |
| Sat   | 0800   | 2100 |  |   |                                     |
| Sun   | 0800   | 2100 |  |   |                                     |
|   |        |      |  |   |                                     |

**M**

|   |              |               |   |                  |                                     |
|---|--------------|---------------|---|------------------|-------------------------------------|
| <b>Supply of alcohol</b><br>Standard days and timings (please read guidance note 6) |              |               | <b>Will the supply of alcohol be for consumption (Please tick box)</b> (please read guidance note 7)  | On the premises  | <input type="checkbox"/>            |
|   |              |               |   | Off the premises | <input type="checkbox"/>            |
|   |              |               |   | Both             | <input checked="" type="checkbox"/> |
| <b>Day</b>  | <b>Start</b> | <b>Finish</b> | <b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)  |                  |                                     |
| Mon   | 0800         | 2100          |   |                  |                                     |
| Tue   | 0800         | 2100          |   |                  |                                     |
| Wed   | 0800         | 2100          |   |                  |                                     |
| Thur  | 0800         | 2100          |   |                  |                                     |
| Fri   | 0800         | 2100          |   |                  |                                     |
| Sat   | 0800         | 2100          |   |                  |                                     |
| Sun   | 0800         | 2100          | <b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5) |                  |                                     |
|   |              |               |   |                  |                                     |
|   |              |               |   |                  |                                     |
|   |              |               |   |                  |                                     |
|   |              |               |   |                  |                                     |
|   |              |               |   |                  |                                     |
|   |              |               |   |                  |                                     |

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

|   |            |
|---|------------|
| <b>Name</b><br>Darren Mogg                                  |            |
| <b>Address</b><br>[REDACTED]                                |            |
| <b>Postcode</b>   | [REDACTED] |
| <b>Personal Licence number (if known)</b><br>[REDACTED]     |            |
| <b>Issuing licensing authority (if known)</b><br>[REDACTED] |            |
|   |            |

**N**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)**  
 None

**O**

|   |       |        |   |
|---|-------|--------|---|
| <b>Hours premises are open to the public</b><br>Standard days and timings (please read guidance note 6) |       |        | <b>State any seasonal variations</b> (please read guidance note 4)  |
| Day   | Start | Finish |   |
| Mon   | 0800  | 2100   | <b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)<br>The normal opening times of the premises are at present 08.00 to 18.00 hrs. The hours shown here allow for occasional late openings for promotional evenings and the like. |
|   |       |        |   |
| Tue   | 0800  | 2100   |   |
|   |       |        |   |
| Wed   | 0800  | 2100   |   |
|   |       |        |   |
| Thur  | 0800  | 2100   |   |
|   |       |        |   |
| Fri   | 0800  | 2100   |   |
|   |       |        |   |
| Sat   | 0800  | 2100   |   |
|   |       |        |   |
| Sun   | 0800  | 2100   |   |
|   |       |        |   |

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

**a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)**

Normal opening hours are 08.00 to 18.00 hrs. Licensable activity will extend beyond 18.00 hrs on no more than six occasions during any calendar year.

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

Any display of alcohol for consumption off the premises shall not exceed 10 square meters and be so positioned as to be within clear line of sight of the tills. This licenced area for off-sales shall be contained within the blue outline on the plan supplied.

Any alcohol for sale shall be restricted to a limited range of wines, ciders and beers, apart from recognised gift packs and hampers. There will be no promotions offering discounted beers or lagers.

Alcohol shall not be sold in an open container by way of off sales.

A written incident record shall be maintained at the premises to record all incidents in respect to crime and disorder.

The incident record shall be available to Police upon request.

The Licensee shall take all reasonable steps to ensure youths do not gather outside the premises.

A properly specified and fully operational CCTV maintained to a satisfactory standard. The system will incorporate a camera covering each of the entrance doors and be capable of providing an image which is regarded as 'identification standard' of all persons entering and/or leaving the premises. All other areas of risk identified in the Operational Requirement shall have coverage appropriate to the risk.

The installation or upgrading of any CCTV system shall comply with current best practice. In addition the documentation listed below shall be included in a 'System File' which is readily available for inspection by the relevant authority.

- Site plan showing position of cameras and their field of view.
- Code of Practice.
- Operational requirement.
- Incident log. Maintenance records including weekly visual checks.

The CCTV system shall incorporate a recording facility and all recordings shall be securely stored for a minimum of one calendar month. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will be maintained & fully operational throughout the hours that the premises are open for any licensable activity.

The positions of all CCTV cameras shall be clearly shown on a set of plans which should form part of the 'System File'. Any alteration to the system should only be carried out after consultation with and written approval of Havering Police and the Licensing Authority.

A staff member from the premises who can operate the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.

**c) Public safety**

The applicants will ensure that all fire safety and other safety equipment is properly maintained.

**d) The prevention of public nuisance**

The Licence holder or their representative must ensure that any regulated entertainment carried out at the premises does not give rise to unacceptable levels of noise and disturbance to nearby residents.

A telephone number will be available to residents upon request should any neighbour wish to contact the Garden Centre management to complain about any noise nuisance.

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

The Licensee shall operate a "Challenge 25" scheme on the premises whereby those persons attempting to buy alcohol who appear to be under 25 years of age will be required to prove they are 18 years of age or older. Acceptable proof of age shall consist of passport, photographic driving licence or proof of age cards with the "PASS" logo.

Clear and legible signs shall be displayed advising patrons who appear to be under 25 years of age that they shall be required to prove they are at least 18 years of age.

A refusals register be kept and details of persons refused the sale of intoxicating liquor entered in an incident log. Details to include date & time, description and apparent age of person refused the sale. The refusals register shall be made available to Police or Licensing Authority officers upon request.

The Licensee shall ensure that all staff are adequately trained on age identification.

Written staff training records for all staff engaged in the sale of alcohol shall be maintained by the licensee and retained on the premises.

**Please tick yes**

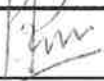
- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable

- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

**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**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

|           |   |
|-----------|---|
| Signature |  |
| Date      | 5-9-11  |
| Capacity  | Authorised Agent  |

**For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent.** (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

|           |  |
|-----------|--|
| Signature |  |
| Date      |  |
| Capacity  |  |

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 13)

Peter Rosser  
Melrose Associates  
14 High Street  
Thornbury

|                  |         |                  |          |
|------------------|---------|------------------|----------|
| <b>Post town</b> | Bristol | <b>Post code</b> | BS35 2AQ |
|------------------|---------|------------------|----------|

|                                  |              |
|----------------------------------|--------------|
| <b>Telephone number (if any)</b> | 01454 419262 |
|----------------------------------|--------------|

**If you would prefer us to correspond with you by e-mail your e-mail address (optional)**  
melrose@pubcare.co.uk

**Notes for Guidance**

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

Consent of individual to being specified as premises supervisor

I Darren J. Mogg  
[full name of prospective premises supervisor]

of [redacted]  
[redacted]

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Premises Licence [type of application]

by The Garden Centre Group (Trading) Limited [name of applicant]

relating to a premises licence new application [number of existing licence, if any]

for Upminster Garden Centre,  
Nags Head Lane, Upminster Common  
Emex RM14 1TS

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made

by as above [name of applicant]

concerning the supply of alcohol at

as above

[name and address of premises to which application relates].

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number [redacted]  
[insert personal licence number, if any]

Personal licence issuing authority [redacted]  
[insert name and address and telephone number of personal licence issuing authority, if any]

[Signature] signed

Darren J. Mogg name (please print)

25/7/11 dated



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## Public Notices

**Notice of Application for a Premises Licence under Section 17 of the Licensing Act 2003**  
The Garden Centre Group Trading Ltd, in respect of Uptonminster Garden Centre, Nags Head Lane, Uptonminster Common, Essex RM14 1TS. The proposed licensable activity is to permit the sale of alcohol, live and recorded music between 08:00hrs and 21:00hrs Mondays to Sundays, all as specified in the application. 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, Mercury House, Mercury Gardens, Romford, RM1 3RX. Such representation must be received in writing by 4th October 2011, 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.

## Bargain Buys

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PLAYER £5. LADIES HOCKEY STICK BALL BAG & SHOES size 4 & 4.5. SHEET MUSIC STAND £5. BREAD MAKER METAL DOG CRATES, large, £35. EXTRA LARPS, both eye cond, £45. Tel: 01268 768 633.  
CAMERA £5. Tel: 01706 473 213.

## By phone

Recruitment: 01268 503 420

Classified: 01268 503 430

Monday-Thursday 9.00-5.30

Fri day 9.00-5.00

Calls may be monitored

## By post

Yellow Advertiser

Acorn House

Great Oaks, Basildon,

Essex SS14 1AH

## By fax

01268 503 418

01268 503 419

01268 503 455

## Business Advertising

### In person

Pop into our town centre office  
Monday-Thursday 9.00-5.30  
Friday 9.00-5.00  
Acorn House, Great Oaks  
Basildon

## Bargain Buys

**TWO GIRLS LONG SLEEVES**  
WHITE SCHOOL SHIRTS 42IN chest, unworn, £4. LADIES BLACK TROUSERS size 16, bottom, 29in leg, £4. LADIES BLACK TROUSERS size 18, regular boot leg, unworn, £4. Tel: 01268 440 566

**THREE WHEELED BUGGY**  
cosyness, rainproof, vgc, £40. MOTHERCARE TRAVELCOT £15. AVENT ELECTRIC BREAST PUMP, £20. TOMY BABY CARRIERS £10. Tel: 01726 464 710.

**GOLF SET WITH BAG, 3-2**  
sandwedge, Jack Nicholls, McGregor irons, 3 metal woods, 1, 3 & 5, all re-gripped, plus Cobra stand bag, black, all excellent condition. £50. Tel: 07913 567246.

**CABINET 2 SECTIONS** top half glass display, bottom half cuberoast storage unit, great condition. £45 ono. CLARINET WITH CASE almost new, excellent condition. £80 ono. Tel: 07837 782 242

## Bargain Buys

**WASH BASIN UNUSED** ideal standard space range, 580W 375C on-tap-hole, no pedestal only wash basin only £20 Wickford area, buyer collects. Tel: 01268 782 242

**MIRROR** antique gold finish, beautiful retro design, expansion piece, perfect condition, 30 wide x 44 high, shaped top. £95. Tel: 07850 623275.

**BURGUNDY BROWN REAL LEATHER LADIES JACKET** size 8, £10. KITCHEN BLIND 4ft x drop 5ft, 10in, £10. TWO SILVER METAL CURTAIN POLES twisted decorative each £15 each. FOUR LONG PEACH CURTAINS, quality, nearly new, free matching bedstead, £50. Tel: 01702 580 294.

**CHILDRENS WOODEN TABLE** eye cond, suit track or toy. £40. BOB THE BUILDER PRIC. TON BIG SET OF TOYS £30. POSTMAN PAT SET FRACTION TOYS £20. 01268 655 899

**PINE DINING ROOM TABLE** glass play, very good condition, plus four wicker chairs, cream full length covers, can be viewed without obligation, £80ono. Tel: 01268 685277.

**12 DENBY DINNER PLATES**  
12 slide dinner, 12 dessert dishes, 4 large bowls, brass dish, all condition, £45. Tel: 01268 778 306.

**BABY TRAVELCOT** with mattress, £20. STAIRGATE white, autoclose, £20. BARBIE BIKE 14in, 4-7yrs, £30. Tel: 01708

## Bargain Buys

**4 STOREY DOLLS HOUSE** excellent condition, £80 ono. 3 STOREY DOLLS HOUSE excellent condition, £50 ono. Tel: 07837 782 242

**ANTIQUE GOLD FINISH MIRROR** beautiful retro design, expansion piece, perfect condition, 30 wide x 44 high, shaped top. £95. Tel: 07850 623275.

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## Musical

**THE PIANO MAN, 20/30**  
reconditioned pianos. Tuning, Removals. Rental scheme. We collect unwanted pianos. 01268 541001, 01708 343455

## Musical

**SINGLE HEADBOARD** blue & white stripes, £10ono. TOMY CHOO CHOO EXPRESS TRAIN circular track, bendy track, 551 239

**MODERN PINE HEAD-BOARDS** two, fit 3ft beds, eye cond, £15 each. Tel: 01268 762 773.

**BALDWIN ORGAN WITH CASSETTE PLAYER** £50 ono. Tel: 01708 444 549.

**SOLID PINE AND WROUGHT IRON BEDSTEAD** 4'6" as new buyer collects £ 96.00 Tel: 01268 551239

**WASHING MACHINE INDESTIT** W48111 5100W, eye cond, £75. Tel: 01268 565 876.

**LADIES CLOTHING** brand new, Dorothy Perkins, black four buttoned winter coat, size accept £30. BARELY WORN M & S LADIES BLACK LEATHER JACKET burgundy lining, two pockets, size 14, as new, immaculate condition, £45. TABLE TOP FRIDGE, internal volume 50 litre, white, excellent clean, working condition, £35. Tel: 01702 527743.

**HIGH BACK SWIVEL BAR STOOL** stainless steel, beech effect, vgc, £15. TALL BEECH EFFECT DISPLAY CABINET, four removable glass shelves, two glass doors, display lights, 6ft 5in tall x 2ft 7in wide x 1ft 4in deep, vgc, £40. SUN LEOP, vgc, £40.

**MERCEDES ALLOY SPARE WHEEL FOR MERC C220CDI** 17in, seven spoke, £50. Tel: 01702 303 437.

**LEATHER LIGHT BROWN TWO SEATER SETTEE**, very good condition, possible delivery, £99. Tel: 01708 469127.

**GOLF CLUBS SLAZENGER ADULT** full set plus bag, vgc, £25. Tel: 01702 307 646 or 07799 350 143

## Articles for Sale

**Light Oak Bedroom Suite**  
3 Doors and 2 Door Drawers, 1 Chest of 2 Beds, 1 Chair, 1 Ottoman, £500 ono  
(020) 8591 5118

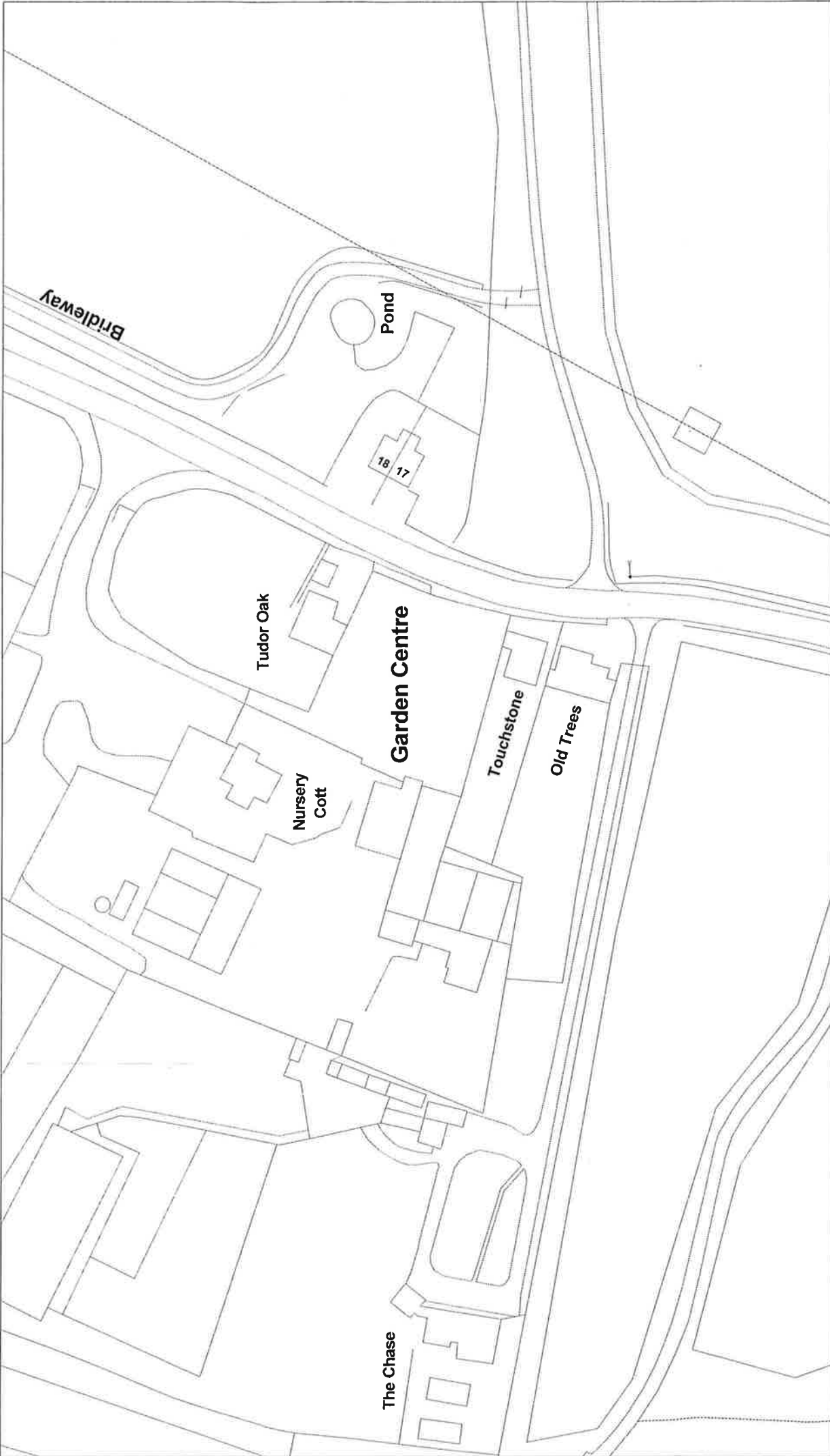
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(020) 8591 5118



## **Licensing Sub-Committee**

**Appendix 2 – Map of local area**



**Upminster Garden Centre**

London Borough of Havering  
 Town Hall, Main Road  
 Romford, RM1 3BD  
 Tel: 01708 434343



Map Reference: TQ5690NW  
 Date: 04/10/2011

Scale @ A4  
 1:1250



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## **Licensing Sub-Committee**

### **Appendix 3 - Representations from Interested Parties**

Old Trees,  
Nags Head Lane  
Upminster  
Essex  
RM14 1TS

Your Reference PJJ/010649

28 September 2011

Dear Mr Jones,

Premises Licence Application for Upminster Garden Centre, Nags Head Lane, RM14 1TS.

We write as a result of the licence application submitted on behalf of Roots and Shoots Garden Centre, referred to in the application as Upminster Garden Centre. The application is for both alcohol sales and for the playing of music.

As neighbours of the garden centre we are concerned that the granting of a licence may result in nuisance caused by noise pollution. The application proposes the playing of recorded and live music during normal business hours and occasionally for extended hours at promotional events. The application states that this will be 'predominantly background only', but leaves scope for any volume by the vagueness of the words predominantly background. On 2 recent occasions, in June & July, music played late into the evening for the enjoyment of staff and builders working on-site was loud enough to drive us from our garden to avoid the unwelcome noise, which was still audible indoors. A complaint to the garden centre manager, Mr Michael Stephanou, elicited an apology but he thought the music had only played as background music and was surprised it was audible from our property. Mr Stephanou's interpretation of 'background' is clearly louder than ours and we are concerned that the granting of a licence to play music 'at background levels' as a regular activity will only increase the frequency with which we, and our neighbours, must suffer unwanted noise whilst trying to enjoy the amenity of our otherwise quiet and tranquil garden and the sanctuary of our home.

Turning to the licence for alcohol sales. Considerable weight is placed in the application on the security of the premises imparted by the presence of a CCTV system to prevent crime or disorder. It is claimed this CCTV system is of 'identification standard' and could be used by police to identify individuals committing unlawful acts. However, this system was not able to assist police in identifying the individual(s) or vehicle used in a recent theft from the garden centre. If the CCTV system has proved inadequate so far in assisting the apprehension of individuals committing offences, unless it has been subsequently updated, how can it be expected to fulfil this claimed role on future occasions? We would suggest that the security of the premises is less than desirable for the storage of alcohol prior to either off-sales or sale in the restaurant area.

We hope that these thoughts will influence your deliberations and that you will reject the application at this time.

Yours sincerely

Richard Wells & June Gillard

**Paul Jones**

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**From:** davidmurray [davidattudoroak@talktalk.net]  
**Sent:** 03 October 2011 22:59  
**To:** Paul Jones  
**Subject:** Premises Licence re: Upminster Garden Centre

Dear Mr Jones, Here is our revised response which relates to the above premises Licence Application. We trust that this letter meets with the Licensing Act 2003 guide lines.

Sincerely,

Mr & Mrs Murray

---

Tudor Oak  
Nags Head Lane  
Upminster  
Essex RM14 1TS

Your Reference PJJ/010649

3 October 2011

Dear Mr Jones,

Premises Licence Application on behalf of Roots and Shoots Garden Centre, referred to in the application as Upminster Garden Centre.

This application is for both alcohol sales and for the playing of recorded and live music.

As the immediate neighbours of the Garden Centre we had occasion on two recent musical events in June and July of this year of having to visit the Garden Centre to complain when music and very loud announcements were being played late into the evenings. This made it extremely uncomfortable for us to venture outside in our own garden without the nuisance which this was causing both us and our immediate neighbours. When I visited the Garden Centre to complain to Mr Michael Stephanou who is the acting Garden Centre Manager, he said that he felt that the music was just being played as background music and he wasn't aware that it was causing any nuisance. He did apologise at this time for any inconvenience this might have caused us. The very nature of a Garden Centre's business does rely on having windows and doors open during the summer months and unless the level of noise is monitored regularly when being played, this will result in unwanted noise levels that neighbours may have to endure on a fairly regular basis if a licence were to be granted. This would be unacceptable to us and our neighbours and would destroy the peace and tranquillity that we have enjoyed so much in the Green Belt area over the past fifteen years of living here - the very reason we chose when we purchased our home.

With regard to the security of the premises an efficient CCTV system would have to be in place for a premises licence to be granted. Unfortunately from our own experiences however, this is not the case. We would refer you to an incident which occurred in the early spring of this year when we found two very large Clematis Wicker Baskets had been left at the entrance to our driveway (one at each brick pillar) and at around 10.30am when I went into the Garden Centre to report this I found that the staff were not even aware that an incident had taken place on the previous evening. They however expressed their gratitude to me for telling them about the