

▶ **Licensing Act 2003**
▶ **Statutory Consultee Response**



To:	Licensing	From:	Andrew Howard
Position:		Position:	Environmental Health Officer
Division:		Division:	Regeneration & Healthy Communities
Your Ref:		Our Ref:	09/3626/CONLIC
Extension No:	5282	Extension No:	5459
Copy To:		Date:	18 August 2009

Name of Premises: Spar Store

Address: 1 – 5 Clifton Parade, Bristol Avenue, Farington, PR25 4YU

Application Number: New application

I have received an application for a new premises licence for the above property. I do not have any representations to make concerning this application.

Regards

Andrew Howard

Health & Safety
Environmental Protection

Lancashire Constabulary

Licensing Unit, Police Station, St Thomas's Road, Chorley, PR7 1DR

Tel: 01257 246215

Fax: 01257 246217



**Lancashire
Constabulary**

police and communities together

e-mail: southern-licensing@lancashire.pnn.police.uk

Date 17/08/09

Licensing Officer
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR5 1DH

Dear Sir

RE: PREMISES LICENCE REPLY:- LICENSING ACT 2003 – REF; NEW PREM/DPS

Premises: SPAR, 1-5, CLIFTON PARADE, LEYLAND (JONATHON MATTOCK)

There are the following police representations to be made in respect of this application:-

There are no objections with regards to the new DPS.

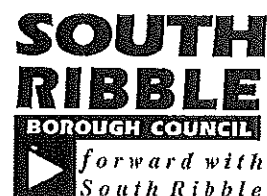
There are the following representations to be made with regards to the new application:-

- a) There should be a condition that CCTV is installed with at least 21 days recording, to cover the inside, outside front and outside rear areas of the shop.
- b) There is a fear that due to the proximity of the shop that youths may congregate to the rear of the premises, thereby upsetting local residents. Steps should be made, by design or otherwise to the rear access/ loading area to help eradicate this potential problem. This could be done by installing gates or similar.

Yours faithfully

Police Constable 290
(Licensing)

▶ **Licensing Act 2003**
▶ **Statutory Consultee Response**



To:	Alex Clark	From:	Jennifer Mullin
Position:	Licensing Officer	Position:	Environmental Health
Division:	Licensing Services	Division:	Public Health and Housing
Your Ref:		Our Ref:	
Extension No:	5580	Extension No:	5329
Copy To:		Date:	6 th August 2009

Name of Premises: SPAR

Address: Units 1-5 Clifton Parade, Bristol Ave, Farington, Leyland, PR25 4&U

Application Number: N/K

I received an application for a premises licence to authorise off licence sales in respect of the above premises on 3rd August 2009.

I have considered the proposals and have no representations to make.

Regards

J Mullin

Environmental Health

McDonald, Sue

From: Husain, Shabiah [Shabiah.Husain@lancashire.gov.uk]
Sent: 03 August 2009 16:49
To: Licensing
Subject: South Ribble Licensing Act 2003, zixencrypt

We have received premise licence application from the following

Spar Store
1-5 Clifton Parade
Farington
PR25 4YU

We have no objections

Regards

Shabiah Husain
Lancashire County Council
Trading Standards
58-60 Guildhall Street
Preston
PR1 3NU

Tel: 01772 533528

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Notification - South Ribble Borough Council

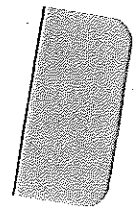
03/08/2009

TOP on laptop

McDonald, Sue

From: ian blackmore [ianblackmore3@googlemail.com]
Sent: 09 August 2009 14:40
To: Licensing
Subject: Proposed SPAR shop on Bristol Ave

46 Bristol Ave
Leyland Lincs
PR25 4YR



EMAIL ianblackmore3@googlemail.com

Dear Sir/Madam

I am contacting you over the proposed SPAR shop on Bristol Ave (Clifton Parade) in the Units 1 - 5. I am aware of the shops as I have been a resident of 46 Bristol Ave for 20 years.

As a residential area I feel very concerned that a shop of this size will make a great impact on the quality of our lives.

With the hours of opening times it will bring with it a vast amount of traffic noise 7 days a week with deliveries and people shopping.

The alcohol sales will encourage youths to gather and cause problems.

My time living here has seen people working in the shops but keeping as a rule to the usual working hours 5 days a week..

As they are individual units they should remain that way.

Parking would also become a problem with insufficient parking area to the shop, my house access to and from my property could be affected by shoppers blocking my drive-way entrance.

I strongly feel a shop of this size is not appropriate for Bristol Ave and I am strongly apposed to it being passed for all the problems it will cause myself and family.

I am also concerned it will affect my property value if I wanted to sell it.

Who would want to buy with a shop like this across the road to them?

Would you!!

I would be most grateful if you would consider our thoughts, feelings and fears over a shop of this size, hours it will be open and type of problems that will undoubtedly arise for us.

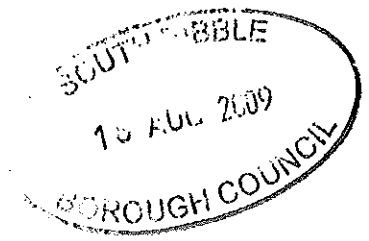
Yours Respectfully

Ian and Margaret Blackmore

Notification - South Ribble Borough Council

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Mrs P Baker
109 Lever House Lane
Leyland
PR25 4XP



Dear Sir/Regarding the new Spar shop opening
On Clifton Parade, Farington. I feel concerned about
the proposed 11pm closing. Most people around here
are retired people living in bungalows on the ground floor so the
possibility of noise and disruption is very worrying.

There is a history of noise and unruly behaviour
associated with shops that sell alcohol.

I think the Spar shop would be a definite asset but should
close at 8pm then any noise should cease early but 11pm
closing could result in noise and perhaps unruly behaviour
until after midnight.

I also think the access to the back of the shops could be closed
at night this would stop young people whizzing round the block
on bikes or in cars. It would also be inaccessible to young
teenagers to drink alcohol and perhaps take drugs.

I have had two expensive garden pots stolen and a decorative
wheelbarrow smashed in the past when the off license was
there.

This is a nice area and we would like to keep it that way.
Closing earlier could help achieve this.

Yours Sincerely

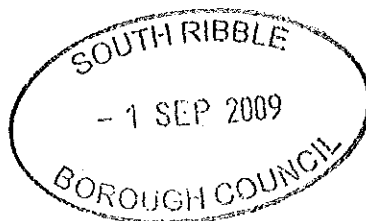
Mrs P Baker

From: The Revd. Canon R. J. Brunswick

60 St Clement's Avenue
Farington,
Leyland,
PR25 4QU

Tel: 01772 426094

25th August 2009.



To whom it may concern,

Bristol Avenue Shopping Precinct.

I am a resident of the above address, which is situated directly behind Bristol Avenue shops.

I wish to object to any shop being granted a licence to sell alcoholic drinks until 11 p.m.

Late-night disturbance can be bad enough now without the added ingredient of alcohol.

If the licence were to be granted until 10 p.m. it would be slightly more bearable.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "R. J. Brunswick".

South Ribble Borough Council,
West Paddock,
Leyland.
Lancs.

To South Ribble Licensing Department

We wish to let you know that we strongly object to the proposed Spar Development to take place in Units 1-5 Clifton Parade and the granting off a license to them to sell alcohol.

We live directly opposite the proposed development at no 48 Bristol Avenue and have been very happy here for the past 22 years. Since we learned of the application for the Spar shop to obtain a licence to sell alcohol and the fact that the shop will be open **everyday** 7 am to 11 pm including Xmas Day and Good Friday, we have been very unhappy and look towards the future with dread. Not only will it reduce the price of our dwelling substantially, it will reduce our privacy completely. The front door of the shop is to be positioned on unit 3, which means that everybody coming in and out of the shop will be able to look down the entrance to our front and back doors – never again will we feel that our home is in a quiet housing estate or that it will be safe. Making our entrance so public is asking for potential burglaries, and damage to our house.

Each morning we expect the thud of the newspaper drop around 5.30 am, the whines of the delivery lorries several times a week – bread, milk, provisions, alcohol, and the thud of the shutters closing at 11 pm each night. This is when we are supposed to have quality time sleeping – not being awakened by thuds and bangs from across the road.

All day, every day, we expect cars to park on the pavement outside our house which borders on to both Lever House Lane and Bristol Avenue. It is obvious that this will be the handier option for most motorists who plan to use the shop for the odd item. Not only will this cause even more noise and pollution for us, it will be a traffic nightmare as people try to turn out of Leverhouse Lane and the potential for accidents must increase substantially.

Then there is the issue of Neon lights, shining directly into our bedroom at the front of the house – in the winter time, this will be a major disturbance issue.

Added to that will be the teenagers in their cars, driving in, purchasing alcohol, playing their loud music whilst drinking it, throwing their cans and chip papers on the road, or more likely over our hedge, and then revving their cars whilst they finally exit from the car park.

Coupled with that will be the younger teenager element, trying to purchase alcohol and cigarettes, and congregating on the steps next to the shop or on the wall opposite our house. We have had this problem in the early 1980's, with gangs of kids meeting up, yelling and screaming, throwing stones and cans at our windows and doors and being complete nuisances. Several times we have had to call the police to get the kids moved on. The shop owner has assured us that he will not serve alcohol or cigarettes to them. He cannot however move them from the steps or the wall as they are not part of his shop. The possibility of this happening again is very real and we are really NOT looking forward to it.

We have spoken with the shop owner who seemed to be very sympathetic and plausible and said he would try his utmost to run the shop well. This I am sure he will do, but it will be due to his shop that we will have constant noise pollution, litter pollution, traffic pollution, young kids roaming around causing havoc, as outlined above ALL DAY EVERY DAY. He will not worry about this. He and his employees can lock the shop up and go to their homes and relax in a QUIET environment whilst WE are left with this constant, never ending, and continuous interference with our life. I would like the planners to put themselves in our situation and think this one through very carefully. Our immediate neighbours have stated that they are also very concerned. Are profit and the employment of a few people really worth disturbing this community? Would you like it if a big SPAR shop opened next to your house from 7 am to 11 pm, every day of the year? What could it do to the value of your house and its potential to sell?


We have always been led to believe that these shop units were designed for local businesses to fit around the community – not a large enterprise operating during unsociable hours.

We feel that although this community may benefit from a well stocked shop that opens regular hours e.g. 9 am to 6 pm, we are going to be the scapegoats to enable outside business people to make a profit at our social expense and that that is not fair. Does business influence have to override people's worries and concerns? We have not been consulted in any way – like we were when the proposed Indian Restaurant was an issue. We visited South Ribble offices to look at the proposed plans and development and there was nothing on the computer. Yet the owner of SPAR seems to know exactly what type of shop he is having, how the car park will look, etc. Can he just move in and create a large business without considering the welfare of the local residents? Should there not be some consideration of the local residents in business planning and development?

We think that the sale of alcohol will totally exacerbate the constant disturbance to be expected as outlined above, and because of this we completely object to the license being awarded.

We look forward to an acknowledgement of this letter and to being consulted as to the outcome of the decision.

Sincerely,


Maria and Phil Regan
48 Bristol Avenue
Farington PR25 4YR
01772 432691

22/8/09

118 Lever House Lane
Leyland PR 25 4XP

22nd August 2009

The Licensing Unit
South Ribble Borough Council
Civic Centre
West Paddock
Leyland PR25 1DH



Dear Sirs,

NEW SPAR SHOP CLIFTON PARADE

We should like to express our concern regarding the opening hours of the above shop, particularly the 11 pm closing time. We feel that this will attract groups of young people from outside the area who will, no doubt, hang about the area and possibly cause a nuisance with noise etc. We feel that if the shop is well run this could help to regenerate Clifton Parade where the shops have been empty for a long time. However, we feel the closing time could be reduced to 8 pm or 9 pm at the latest. There are already two shops on Stanifield Lane that sell alcohol. We are constantly being made aware of the problems caused by underage drinking and it certainly needs to be curbed.

This is a pleasant and relatively safe estate which we do not want spoiling. In the past there were problems with gangs of youths hanging around the shops and the police had to be called on several occasions.

We hope you will express our concerns to the people opening the Spar shop.

Thank you in anticipation of your attention to this matter.

Yours faithfully

D Holme

Mrs D. Holme

J B Holme

Mr J B Holme

Gray, Kay

From: TalkTalk [howard.best2@talktalk.net]
Sent: 20 August 2009 21:36
To: Licensing
Subject: Units 1 - 5Clifton Parade Bristol Ave Farington Leyland

Mrs Marie Best
190 St Davids Road
Leyland
PR25 4uy

To Whom it may concern

I am registering a formal objection to the proposal of granting a license to sell alcohol at the above premises.

There are already adequate outlets in the area all within easy access. Two grocers shops on Stanifield Lane, Farington Conservative Club. The Rose and Crown Public House, Farington Sports and Social Club, Railway Public House, Queens on Chapel Brow, Booze Brothers Chapel Brow, Bargain Booze Hough Lane. Plus all the supermarkets, Morrison's, Lidel, Netto, Aldi, Tesco and numerous other of which I am sure you are fully aware of.

Underage drinking is already a problem in the area to which early morning walks in Farington Park will testify. The park is often strewn with empty cans and bottles some broken causing a dangerous hazard for both children and dog walkers alike.

The proposed outlet is in a residential area and a primary school and playing fields just around the corner. David Cameron has been quite vociferous in condemning the Binge Drinking Culture, proposing to increase Tax on alcohol and reduce the number of hours shops are allowed to sell alcohol Daily Mail 20th August 2009. Surely it makes sense to reduce the number of outlets not increase them. One of the major factors in underage drinking is the easy availability of the product.

I have no objection to a grocery store opening on Clifton Parade but strongly object to the granting of a licence to sell alcohol from 7.30 in the morning to 11 o'clock at night 365 days a year. It is neither needed or necessary.

Regards
M Best.

Notification - South Ribble Borough Council

This email has been scanned for all known viruses

24/08/2009

Gray, Kay

From: Andrew Thornhill [andrew_thornhill@sky.com]
Sent: 27 August 2009 17:18
To: Licensing
Subject: Proposed Spar Store - Clifton Parade, Bristol Ave. Farington

Dear Sir/Madam,

I am writing to express my concerns at the proposed Spar store at Clifton Parade, Bristol Avenue, Leyland.

I live at 58 St. Clements Ave, Farington and my property backs directly onto Clifton Parade.

Below are my areas of concern:

- The site itself has an area at the back that is an ideal hiding, congregation and drinking point for underage drinkers. Even though the shop has not opened yet, this area has become a hotspot for the local Police due to an increase in incidents of criminal damage and anti-social behaviour. I fear that if the Spar opens then the activity in this area will increase unless the access points that lead to this area are gated off.
- There is an unadopted footpath at the side of my property that is a perfect access and escape point for would be offenders that may target the Spar. This footpath is not on any council maps and would become obsolete if the Spar owners are willing to gate their access off. This can easily be done as the part they own is classed as private. There has also been incidents of sexual offences at this location in the past.
- I am concerned about the environmental effects of the delivery times to the shop as I believe that the rear of the shop (directly behind my property where my children sleep) is the proposed delivery point. The delivery times will be varied and no doubt the times of newspaper and milk deliveries will be in the early hours. Therefore I strongly object to deliveries at these early times.
- There is the possibility of increased traffic in the area both at the front of the proposed shop on Bristol Avenue and the possibility of vehicles driving at speed into St. Clements Avenue, which is a Cul-de-sac, and using this as an access point to the shop unless of course the Spar owners block off the access. I also have concerns about the traffic management at the front of the premises and that this may become a congregating point for stereotypical boy racer types.
- There are many vulnerable people in the area as well as a local primary school and I also have concerns for the elderly and the children if there was an increase in those wishing to use the Spar to commit crime and nuisance. I feel this kind of shop attracts gangs of youths who may purchase alcohol and roam the streets of this quiet residential estate. Once inebriated either under the influence of alcohol drugs or peer pressure, could then proceed to commit crime and nuisance, including criminal damage for example, broken windows and graffiti.
- There is also a high possibility that there will be an increase in the amount of litter deposited both around the vicinity of the proposed shop as well as through out the residential estate.
- I have serious reservations at the proposed opening hours of 7-11, every day including Good Friday and Christmas Day, as I feel that these are excessive and should be reduced. There is no need for these opening times and while I know that other similar stores have these opening times, consideration must be given to the area where the proposed shop would be i.e. a quiet residential estate and not a main thoroughfare.

Whilst the shop could be a welcome development compared to the current site, where, at the moment we have a letting agent that does not care about the area and an absent landlord, I feel that there must be a number of interventions be put into place before the problems begin of which CCTV and the

gating are a priority.

I would appreciate it if you could look into these areas for concern as a matter urgency and should you wish to discuss this matter further please do not hesitate to contact me.

Yours Sincerely

Mr A Thornhill
58 St Clements Avenue
Farington
Preston
PR25 4QU
07779 769817

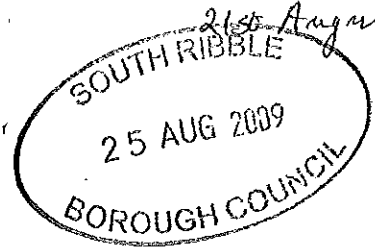
Notification - South Ribble Borough Council

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111, LEVER HOUSE LANE,
LEYLAND

PR25 4XP

21st August, 2009



PERSON IN CHARGE
THE LICENSING UNIT
SRBC.

PR25 1DH.

Dear Sir or Madam,

I have recently learned that
SPAR is ^{in near future} opening some units in CLIFTON PARADE,
BRISTOL AVENUE, FARMINGTON/LEYLAND. I was pleased
to hear the news as ALL THOSE EMPTY UNITS have
been an 'Eye Sore' for some time. HOWEVER
I have been told that owners have applied
for a licence to sell alcohol - that is a
concern. I would not want lots of teenagers
congregating there, consuming alcohol,
throwing discarded cans/bottles/litter around.
If licence is granted, I would wish that
NO UNDERAGE PERSON be served alcohol and
that possibly shop would shut earlier than
11pm.

Sincerely,

Mary C. Hoey.

122. Sever House Lane
Leyland.

17-8-09

Dear Sir

With regard to the Spar Shop
to be open on Clifton Ave

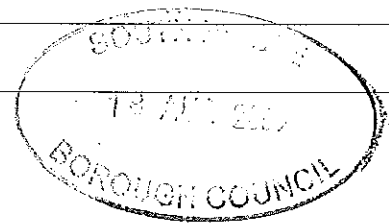
whilst we have no objection
to the shop which could be a
useful amenity to the Estate.

We do feel that if the shop
is open till late and serving
alcohol, this could be of concern
to us, as it may be an attraction
to certain groups of youngsters
who would become antisocial,

Therefore we would object
to this.

Yours Sincerely

Mr & Mrs F. Arnold.



113, Lever House Lane
Keyland.
Lancs. PR25 4XP;
17th August 2009.

Dear Sir / Madam,

I am writing on behalf of my husband and myself to express our concerns regarding the proposed opening of a SPAR shop in Clifton Parade, Farington. On the positive side, the shop could be a very welcome amenity for this estate and surrounding area, especially as quite a high percentage of local residents are elderly and do not always have transport to take them to the local or out of town supermarkets.

However, because of the number of elderly residents in close proximity to the shop we feel that the late opening hours are likely to cause environmental and antisocial problems, especially if an alcohol license is issued. These problems could be very detrimental to the community.

At present this area is peaceful, pleasant and well kept. We would not be happy if the ongoing problems in the Tesco and MacDonalld's car parks were to become ~~and~~ our local problems as well.

In an area such as this we feel the only necessity to open until 11pm is to sell alcohol to the younger element who would be coming into this area for this purpose. The local residents would not require such late opening times 7 or 8pm is quite late enough.

We trust that our concerns will be considered.

Yours faithfully,

Mrs. P. Wren.