

PREMISES LICENCE APPLICATION FOR: 105 LONDON ROAD, RAYLEIGH, ESSEX.

1 PURPOSE OF REPORT

- 1.1 This report introduces an application for the grant of a Premises Licence made under section 17 of the Licensing Act 2003.
- 1.2 The application must be determined within 5 working days of the conclusion of the hearing, in accordance with paragraph 26 of the Licensing Act 2003 (Hearings) Regulations 2005.

2 INTRODUCTION

- 2.1 The application was submitted to the Licensing Authority by GT Licensing Consultants on behalf of the applicant Mr Sezer Tozlukaya and refers to the premises to be known as Vintage Off Licence, 105 London Road, Rayleigh, Essex. SS6 9AX.
- 2.2 **Appendix A** consists of a copy of the original application form and the premises plan.

3 BACKGROUND

Description of the Premises

- 3.1 The premises to which the application relates comprises of a retail unit with the intention to operate as a one stop convenience shop and off licence. The premise is located within a small parade of shops along London road between Grange Gardens and Danbury Road.
- 3.2 **Appendix B** is a map of the area.

Application

- 3.3 The application is for the following licensable activities within the times and days shown below: -

Activity	Time/s and Days
Supply of Alcohol (off sales only)	Monday - Sunday 09:00hrs to 23:00hrs

- 3.4 The application is made in accordance with section 17 and schedule 8, part 1, paragraph 7 of the Licensing Act 2003 and The Licensing Act 2003 (Premises licence and club premises certificates) Regulations 2005

4 REPRESENTATIONS

Responsible Authorities

- 4.1 The applications has been assessed by Essex Police they have confirmed they have no representations.
- 4.2 **Appendix C** is a copy of the confirmation email.
- 4.3 The application has been assessed by the Council's Environmental Health Service and they have agreed conditions with the applicant for the Committee to consider should the licence be granted.
- 4.4 **Appendix D** is a copy of the agreed conditions.

Other Persons

- 4.5 There have been thirteen (13) representations received.

The representations raise concerns in relation to the following licensing objectives:

- Prevention of Crime and Disorder
- Prevention of Public Nuisance

- 4.6 **Appendix E** consists of a copy of the valid representations received.
- 4.7 A petition was also submitted by a competing licence premises, however this was not accepted as formal representation in accordance with the Licensing Act 2003 for failure to evidence individuals' representations.

Notices

- 4.8 All parties involved have been served with the relevant notices and documentation required by paragraphs 6 and 7 of The Licensing Act 2003 (Hearings) Regulations 2005
- 4.9 The notices and documentation have included an explanation of the rights of persons to attend hearings and to be represented, to give evidence and to call witnesses, the consequences of not attending, the procedure to be followed at a hearing, and, for applicants only, a copy of all relevant representations made.
- 4.10 Paragraphs 8 and 9 of The Licensing Act 2003 (Hearings) Regulations 2005 require that parties notify the Licensing Authority, no later than 5 working days before the hearing, of those matters mentioned in paragraph 4.9 above. A pro-forma was included with the notices and documentation mentioned paragraph 4.9 above

5 RESOURCE IMPLICATIONS

- 5.1 Consideration of this application has been carried out within existing resources.

6 LEGAL IMPLICATIONS

- 6.1 The provisions of Licensing Act 2003, The Licensing Act 2003 (Hearings) Regulations 2005, Guidance issued under Section 182 Licensing Act 2003 and the Statement of Licensing Policy, approved by Full Council for the period 31st January 2021 – 31st January 2026 need to be considered by Members in determining the application.

7 EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need to:
- To eliminate unlawful discrimination, harassment and victimisation
 - To advance equality of opportunity between people who share a protected characteristic and those who do not
 - To foster good relations between those who share a protected characteristic and those who do not
- 7.2 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES** the application with one of the following options:
- (1) To grant the application subject to such conditions as are consistent with the operating schedule, modified to such extent as Members consider necessary for the promotion of the licensing objectives, and any Mandatory Condition that must be included; OR
 - (2) To exclude from the scope of the licence any of the licensable activities to which the application relates; OR
 - (3) To reject the application; OR
 - (4) Subject to paragraphs 11 - 13 of the Licensing Act 2003 (Hearings) Regulations 2005, to adjourn the hearing to a specified date or arrange for a hearing to be held on specified additional dates, where Members consider this to be necessary for their consideration of any representations or notice made by a party.



Assistant Director People & Communities

Background Papers:-

The Licensing Act 2003 (Hearings) Regulations 2005,
Guidance issued under Section 182 Licensing Act 2003
Statement of Licensing Policy, 31st January 2021 – 31st January 2026

For further information please contact Charis Brook, Licensing Officer on:-

Phone: 01268 798607

Email: Licensing@rochford.gov.uk

If you would like this report in large print, Braille or another language please contact 01702 318111.

* required information

Section 1 of 21

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

- System reference This is the unique reference for this application generated by the system.
- Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
- Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.
- Yes No

Applicant Details

- * First name
- * Family name
- * E-mail
- Main telephone number Include country code.
- Other telephone number
- Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

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

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

Applicant Business

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

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

- Business name If the applicant's business is registered, use its registered name.
- VAT number Put "none" if the applicant is not registered for VAT.

Continued from previous page...

Legal status

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Applicant Business Address

If the applicant has one, this should be the applicant's official address - that is an address required of the applicant by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

Agent Business

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

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

Is your business registered outside the UK? Yes No

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

*Continued from previous page...*Your position in the business Home country

The country where the headquarters of your business is located.

Agent 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 21****PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

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

 Address OS map reference Description
Postal Address Of PremisesBuilding 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 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

Section 4 of 21**NON INDIVIDUAL APPLICANTS**

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

PRIVATE LIMITED COMPANY

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

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

Section 5 of 21**OPERATING SCHEDULE**

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

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

The business is located in a ground floor retail unit within a terrace block of similar units with residential flats above. The retail area is to the front with the store room and staff facilities to the rear. The business will operate as a one stop convenience shop and off licence. - as per the plan attached.

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

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

Section 13 of 21**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**[See guidance on regulated entertainment](#)

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

 Yes

 No
Section 14 of 21**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

 Yes

 No
Section 15 of 21**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

 Yes

 No
Standard Days And Timings

MONDAY

Start End Start End

TUESDAY

Start End Start End

WEDNESDAY

Start End Start End

THURSDAY

Start End Start End

FRIDAY

Start End Start End

SATURDAY

Start End Start End

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

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises
 Off the premises
 Both

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

State any seasonal variations

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

NONE

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.

NONE

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

Name

First name

Family name

Date of birth / /
 dd mm yyyy

*Continued from previous page...***Enter the contact's address**

Building number or name	<input type="text" value="4"/>
Street	<input type="text" value="BROADGREEN ROAD"/>
District	<input type="text" value="CHESHUNT"/>
City or town	<input type="text" value="WALTHAM CROSS"/>
County or administrative area	<input type="text" value="MIDDLESEX"/>
Postcode	<input type="text" value="EN7 6XF"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text" value="LN/200700542"/>
Issuing licensing authority (if known)	<input type="text" value="LONDON BOROUGH OF ENFIELD"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

Section 16 of 21**ADULT ENTERTAINMENT**

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

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

NONE

Section 17 of 21**HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings**

MONDAY

Start

End

Start

End

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

Continued from previous page...

TUESDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

WEDNESDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

THURSDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

FRIDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

SATURDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

SUNDAY

Start	<input type="text" value="09:00"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text" value="23:00"/>

State any seasonal variations

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

NONE

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.

NONE

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LICENSING OBJECTIVES

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

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

Continued from previous page...

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

We will run our business in a responsible manner and actively promote the Licensing Objectives at all times. The premises is not located in a CIZ.

b) The prevention of crime and disorder

1) The premises licence holder, DPS, a personal licence holder or a fully trained member of staff authorised in writing by the DPS to sell alcohol shall be present at the premises at all times during the permitted hours for the sale of alcohol.

2)a) The premises licence holder shall ensure that a CCTV system is installed in the premises of a standard acceptable to Essex Police. The system shall be maintained in good working order & fully operational covering all internal areas of the premises to which the public have access and also the area immediately outside the premises. All entry and exit points shall be covered enabling frontal identification (full head and shoulders images), of every person entering the premises in any light condition to an evidential standard.

b) All staff will be fully trained in the operation of the CCTV system including the ability to download screenshots and images for Police or Authorised Officers on request. A minimum of one such member of staff fully trained in the operation of the CCTV system shall be on duty at all times that the premises are open to the public.

c) The CCTV system will have the capability to either download footage onto a disk or memory stick. The footage of the CCTV system will be retained for a minimum period of 31 days before re-writing itself with the correct date and time showing. Screenshots and CCTV footage will be made available to Police or Authorised Officers immediately upon request.

d) If the CCTV system is broken the premises licence holder shall notify the Licensing Authority and Police Licensing Team as soon as possible and get the fault rectified as soon as practicable.

e) The premises licence holder shall ensure that a log is kept with the details & the dates of all work / repairs carried out on the CCTV system including the name and phone number of the engineer.

f) On a minimum daily basis the premises licence holder / DPS / Manager will check that the CCTV system is operational and the date and time stamp are correctly set and on a minimum of a weekly basis, check that the CCTV system is also correctly recording images for a minimum of 31 days and that screenshots and footage can be correctly downloaded. Details of these checks are to be recorded in the appropriate section of the Incident Book.

3) An Incident Book shall be kept at the premises and made available to the Police or Authorised Officers, which will record the following:

All crimes reported;

Lost property;

All ejections of customers;

Any complaints received and the outcome;

Any incidents of disorder;

Any faults in the CCTV;

Any refusal in the sale of alcohol;

Any visit by a relevant authority or emergency service. Whenever Police are called a CAD shall be obtained and recorded in the Incident Book.

4) Relevant notices shall be clearly displayed by the entry / exit door and behind the counter, as appropriate, advising customers:

That CCTV and the Challenge 25 proof of age policy are in operation;

Of the provisions of the Licensing Act 2003 regarding underage or proxy sales;

That no single cans or bottles of beer, lager or cider may be sold in a single transaction;

Of the permitted (licensed) hours for the sale of alcohol and the opening hours of the shop;

Asking customers to respect residents, to leave the shop and area quietly, not to loiter or drink outside the shop or in the street and to dispose of litter legally;

That customers may not drink alcohol in the premises;

That the shop does not buy alcohol or tobacco goods from unsolicited (cold) callers to the premises at any time and that details of any such unsolicited (cold) callers including CCTV images will be passed to the Police.

5) The Challenge 25 proof of age policy will be operated as the proof of age scheme. (See Box E Protection of Children From Harm - Condition 1 for full details.)

6) All staff shall be trained on induction and given refresher training at a minimum of six monthly intervals. (see Box E Protection of Children From Harm - Condition 4 for full details.)

Continued from previous page...

- 7) There shall be no supply of alcohol for consumption off the premises except in sealed containers.
- 8) No single cans or bottles of beer, lager or cider shall be sold at the premises.
- 9) All spirits must be displayed behind the counter and all other alcohol shall be displayed in clear line of sight of the counter.
- 10) All displays of alcohol must be specifically covered by CCTV at all times.
- 11) A maximum of 25% of the retail display space may be used for the display of alcohol at any time.
- 12) All alcohol not on display will be stored in a lockable store.
- 13) All containers of alcohol shall be marked with a label stating the name and postcode of the shop.
- 14) The premises will actively engage with and work with the local Police Team and the Police and Council Licensing Teams.
- 15) Invoices or copies of all invoices relating to all alcohol and tobacco goods shall be kept on the premises for at least a year after the date of purchase. Alcohol and tobacco must never be purchased from a cold caller to the shop.

c) Public safety

A Fire Risk Assessment and Emergency Plan will be prepared and regularly reviewed. All staff will receive appropriate fire safety training and refresher training.

d) The prevention of public nuisance

- 1) Relevant notices shall be clearly displayed by the entry / exit door and behind the counter as appropriate. (See Box B Prevention of Crime & Disorder - Condition 4 for full details.)
- 2) Management and staff will proactively discourage persons from drinking or loitering outside the shop both by monitoring the CCTV system & physical checks, politely asking persons drinking or loitering outside the shop to leave the shop frontage & vicinity quietly & quickly.
- 3) The shop front will be kept tidy at all times and shall be swept at close.
- 4) No deliveries will be received or removal of rubbish especially glass take place between 20.00 and 08.00 daily.

e) The protection of children from harm

- 1) The Challenge 25 proof of age policy will be operated and only a photographic driving licence, a valid passport, a valid UK Armed Forces photographic identity card with the bearer`s photograph on it or Home Office approved proof of age card with the bearer`s photograph and the PASS logo / hologram on it will be accepted as proof of age.
- 2) Refusals of the sale of alcohol must be recorded in the relevant section of the Incident Book.
- 3) Relevant notices will be displayed by the entry / exit door and behind the counter as appropriate. (See Box B Prevention of Crime & Disorder - Condition 4 for full details.)
- 4) All staff will be trained for their role on induction and be given refresher training at minimum intervals of six months thereafter. Training will include the operation of the CCTV System, operation of the Challenge 25 proof of age scheme, including identifying persons under 25, making a challenge, acceptable proof of age, making and recording a refusal, avoiding proxy sales and sales to intoxicated persons, avoiding conflict, responsible alcohol retailing and safeguarding children.
- 5) Written training records will be kept for all staff members and made available to Police or Authorised Officers on request.
- 6) Unless an EPOS till system is in use, a manual till prompt will be displayed by each till to remind staff to check proof of age where appropriate.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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

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

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

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

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

Documents which demonstrate entitlement to work in the UK

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

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

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

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

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

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

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

Home Office online right to work checking service

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

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

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

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

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

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

Section 21 of 21**PAYMENT DETAILS**

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

Please contact licensing@rochford.gov.uk with your business rates for a fee

* Fee amount (£)

190.00

DECLARATION

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

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

GRAHAM HOPKINS

* Capacity

AUTHORISED LICENSING CONSULTANT

* Date

13 / 04 / 2021
dd mm yyyy

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/rochford/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.

Continued from previous page...

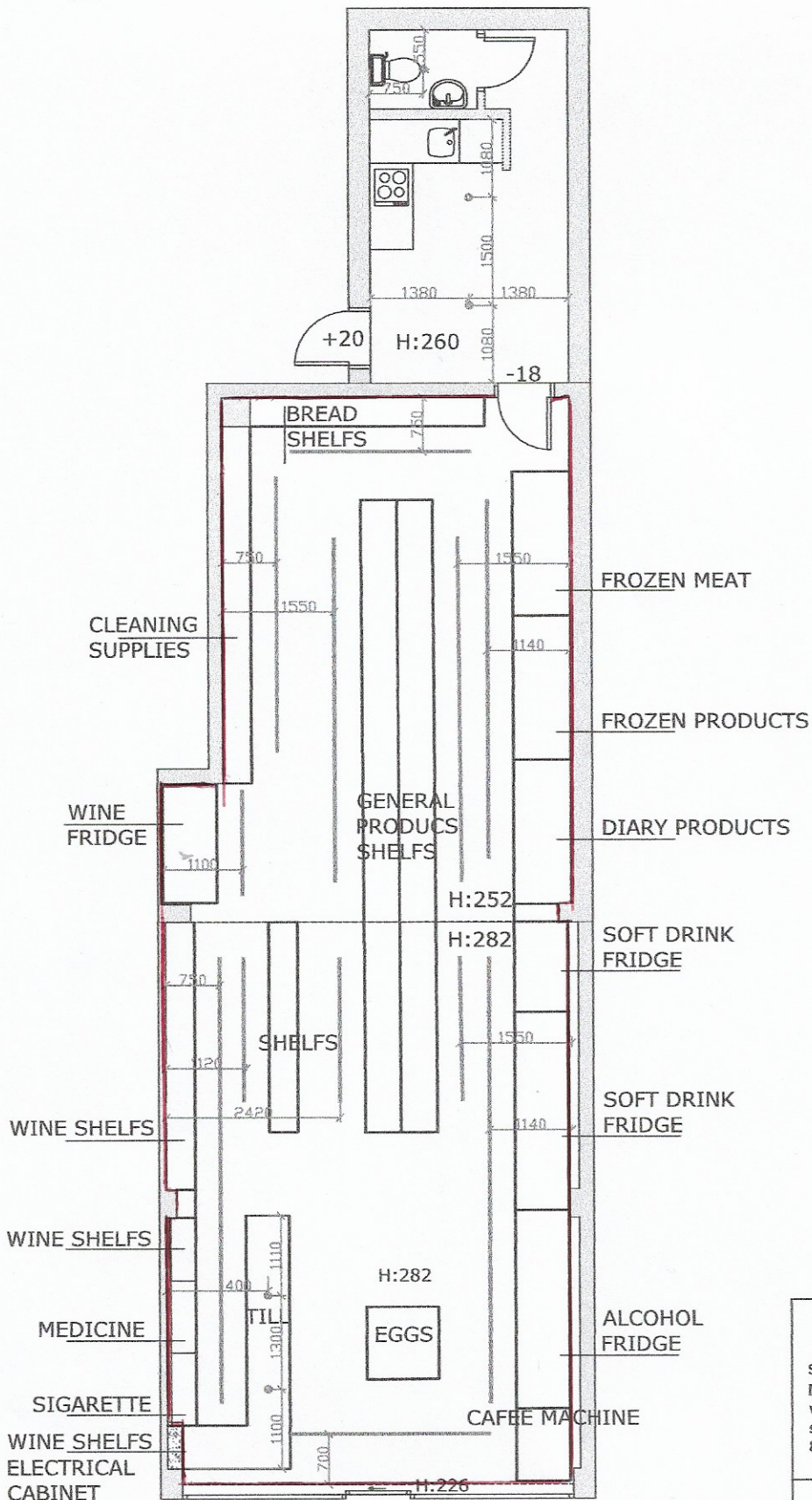
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

Applicant reference number	<input type="text" value="GT/Vintage/1/21"/>
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"/>

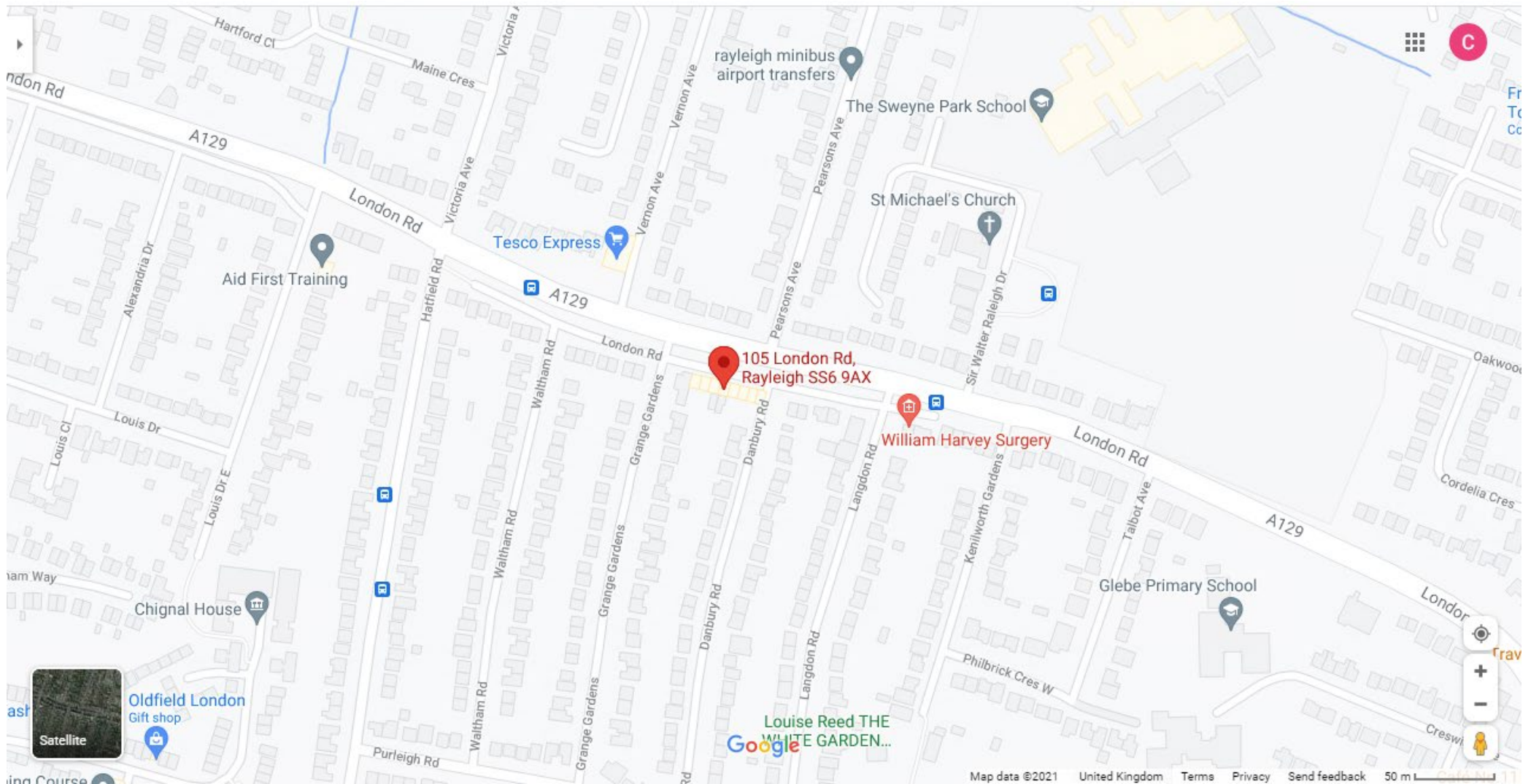
[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)



ELECTRICAL PLAN



 SRS INTERIOR DESIGN Mob : 07947 274 589 www.srsinteriordesign.com sara@srsinteriordesign.com 86-90 Paul Street London EC2A 4NE	
ELECTRICAL PLAN	105 LONDON ROAD RAYLEIGH SS6 9AX
DATE: 25.12.2020	DRW NO: 02
SCALE:	DRG BY: S.S



Charis Brook

From: Licensing Rochford and Castle Point
<licensing.rochford.and.castle.point@essex.police.uk>
Sent: 20 April 2021 13:30
To: Licensing
Subject: FW: ROC - NEW GRANT

Good Afternoon

Essex Police have no reps regarding the below application.

Kind Regards
Keeley

APPLICATION SUMMARY BELOW**Application View Form**

Licence	L3928951, VINTAGE OFF LICENCE, Essex, 10
Application Type	Premises Licence
Created By	PSE 42080730 Netty Bryant - 13/04/2021 15:03
Application Act	Licensing Act 2003
Applicant	BERITAN17 LIMITED, 293 GREEN LANES, LO
Application Details	Premises Licence application - sale of alcohol o
Licensing Authority	Rochford District Council
Notice Received Date	13 Apr 2021

Licensing Officer
Southend and Rochford

Internal Extension: 42079008
Direct Dial: 01702 423167
Mobile (answered on duty): 07973880871

Email: licensing.southend@essex.police.uk, licensing.rochford.and.castle.point@essex.police.uk

Essex Police | Southend Police Station | Victoria Avenue | Southend-on-Sea | SS2 6ES

Alcohol (and gambling) licensing applications/enquiries should be sent to: licensing.applications@essex.police.uk

General alcohol and gambling licensing enquiries can be made by phoning 01245 452035



This email and any other accompanying document(s) contain information from Kent Police and/or Essex Police, which is confidential or privileged. The information is intended to be for the exclusive use of the individual(s) or bodies to whom it is addressed. The content, including any subsequent replies, could be disclosable if relating to a criminal investigation or civil proceedings. If you are not the intended recipient, be aware that any disclosure, copying, distribution or other use of the contents of this information is prohibited. If you have received this email in error, please notify us immediately by contacting the sender or telephoning Kent Police on 01622 690690 or Essex Police on 01245 491491, as appropriate. For further information regarding Kent Police's or Essex Police's use of personal data please go to <https://www.kent.police.uk/hyg/privacy/> or <https://www.essex.police.uk/hyg/privacy/>. Additionally for our Terms and Conditions please go to <https://www.kent.police.uk/hyg/terms-conditions/> or <https://www.essex.police.uk/hyg/terms-conditions/>

Charis Brook

From: Siobhan Sheridan
Sent: 26 April 2021 13:50
To: gtlicensingconsultants@googlemail.com
Cc: Licensing; Steven Greener
Subject: Premise Licence Application - Mr Tozhlukaya 105 London Road Rayleigh Essex

Dear Mr Hopkins

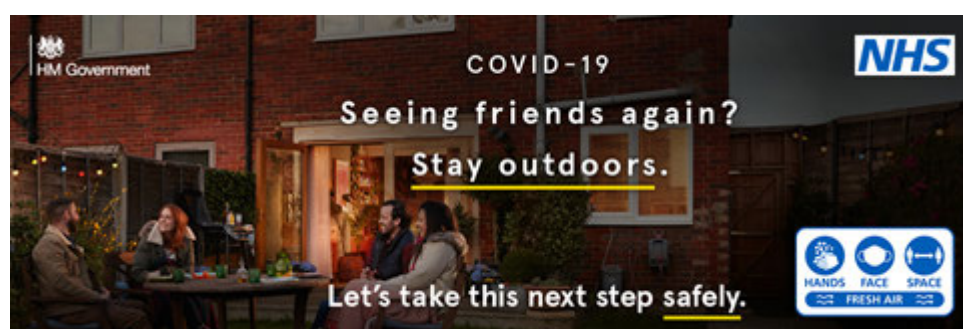
Please see below the proposed licence conditions for premises 105 London Road, Rayleigh, these conditions are consistent with the operating schedule (Prevention of Public Nuisance)

1. Staff will monitor and discourage people from drinking and loitering outside the premise, in order to prevent customers from causing a public nuisance.
2. The shop front will be kept clean and tidy and swept daily to prevent the accumulation of litter/waste.
3. No waste or recyclable materials, shall be moved, removed from or placed in outside areas between 20.00 hours and 08.00 hours on the following day.
4. No deliveries will be received between the hours of 20.00 and 08.00 on the following day.

I would appreciate if you would discuss with your client and confirm that he is happy to attach these conditions to his licence?

Kind Regards

**Siobhan Sheridan, Senior Environmental Health Technical Officer, People & Communities
Rochford District Council**
t +44 (0) 1702 318047, ext. 3307
m +44 (0) 7814861934
www.rochford.gov.uk



Charis Brook

From: Steven Greener
Sent: 27 April 2021 08:48
To: GRAHAM HOPKINS; Siobhan Sheridan
Cc: Licensing
Subject: RE: Vintage Off Licence 105 London Road, Rayleigh

Thank you for the confirmation.

**Steven Greener,
Principal Licensing Officer,
People & Communities Services
Rochford District Council**

www.rochford.gov.uk | t +44 (0) 1702 546366 ext 3214 | DDI: 01702 318148 | Mobile: 07971 181394

For advice and guidance for current licence holders and new applicants on changes to our Licensing service, visit <https://www.rochford.gov.uk/business/licensing>

To book an appointment with us using our COVID SECURE measures, please click on the following link <http://www.rochford.gov.uk/LicensingSelfBooking>



From 14th October 2020, the Licensing Team will be moving offices to South Street, Rochford, Essex. SS4 1BW. All appointments from 14th October will be from South Street.

From: GRAHAM HOPKINS <gtlicensingconsultants@googlemail.com>
Sent: 26 April 2021 23:23
To: Siobhan Sheridan <Siobhan.Sheridan@Rochford.gov.uk>
Cc: Steven Greener <Steven.Greener@Rochford.gov.uk>
Subject: Vintage Off Licence 105 London Road, Rayleigh

Hi Ms Sheridan,

Mr Tozhlukaya accepts your proposed conditions be attached to any premises licence that may be granted.

Kind regards,

Graham Hopkins
GT Licensing Consultants 07810 826778

--

Graham Hopkins

Miss Greenland & Mr Roberts
117 London Road
Rayleigh
Essex
SS6 9ax

30.04.2021

Representation against the application for supply of Alcohol until 11 pm.

Premises address: Vintage Off Licence, 105 London Road, Rayleigh, SS6 9AX

There has been an application to change an existing shop into an Off Licence with the opening hours of 9am until 11pm. Please see below the reasons for our objection.

The Prevention of Crime and Disorder

We feel that the selling of alcohol until 11pm will no doubt bring with it the possibility of anti-social behaviour, crime and disorder in what is a very peaceful and quiet area. As well as the potential of vandalism and disreputable behaviour.

Public Safety

Our concern is there will be an increase in traffic and late-night drinkers to the area. We have only recently moved into the area and one of the reasons we chose our new home was because of the safe neighbourhood and community in the area. I don't feel a late-night alcohol licence is in keeping with the area as it is.

The Prevention of Public Nuisance

We are concerned about the likely customer base this shop is looking to attract to the neighbourhood. The audience profile they are aiming for are late night drinkers, which could have the potential to cause a public nuisance.

The opening times are not relative to the existing shops in the parade. The extended opening hours will bring noise by both people on foot and in cars.

There are people living above these shops and in the houses very close by, we already have constant noise, people and traffic issues outside our homes because of the shops (which we understand comes from living near a parade of shops). However, by 6/7pm it is quiet and peaceful, all the additional people and vehicles disappear. These longer opening hours would mean that instead of the noise stopping at a reasonable hour it will continue until very late at night. We have two young children and are concerned that the late opening hours will affect them being able to get to sleep and may also cause them to be disturbed once they have gone to sleep.

The Protection of Children from Harm

This parade of shops is where a large number of school children congregate before and after school. There are 2 local primary schools and a secondary school very close by. The children use the shops to meet up and buy their drinks and snacks before and after school and I worry about the possible effects, especially for the older children, of standing around outside an off licence every day will have on them. They will see the advertisements for alcohol daily and this is not a good thing for our children. There are already shops within feet of this shop that sell alcohol and we already have a Tesco which is open until very late every night on the opposite side of the road which sells alcohol, so I really do not see the need for this off licence to be granted a license when it is within feet of two other shops that already sell alcohol.

The parade of shops is definitely needed and well used by many of us in the local area, I just don't feel as though a late night off licence is the best use of this space for our community.

Yours sincerely

Miss Greenland and Mr Roberts

Licensing Department
Rochford District Council
South Street
Rochford
SS4 1BW

Mr A J Emerson
36 Vernon Avenue
Rayleigh
Essex
SS69BS

3rd May 2021

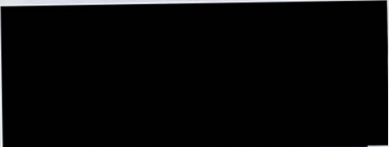
Dear Sir/Madam

Ref: Vintage Off License, 105 London Road, Rayleigh, Essex, SS69AX

I write to you to advise my objection to this premises supplying and selling alcohol within for the following reasons.

- There are already three premises, not including a public house that sell and supply alcohol within a one-mile radius of this property. The public house has a history of anti-social behaviour and serious incidents fuelled by the sale of alcohol.
- I note said premises intends to sell alcohol every day from 0900 hrs to 2300 hrs, again of which should be rejected due to the possible anti-social behaviour that this will encourage, not to mention underage drinking as often appears to be case locally. (Incidents of underage drinking within Sweyne Park)
- I do not see any mention of plans to contribute towards local policing or incentives that would manage or control anti- social behaviours within the area.
- Additional litter will be encouraged if these premises are permitted to sell alcohol, when the nearby Tesco local opened, litter increased, up and until present day, so I respectfully ask what the owners doing to discourage litter and how will this be managed by Rochford District Council.
- The application has not considered local shops that already provide a service to us local customers, in that we need different shops locally, vs those of the same nature.

I do trust my points will be considered during the application process.


Mr Adrian J Emerson

MRS. D. RODWELL
5, RETTENDON CLOSE
RAYLEIGH
SS6 9SL

23 APR 2021
LUD...

LICENSING DEPARTMENT
ROCHFORD DISTRICT COUNCIL
SOUTH STREET
ROCHFORD
SS4 1BW

21ST APRIL 2021

Dear Sirs,

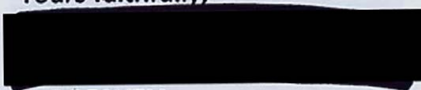
RE: PROPOSED LIQUOR LICENCE - VINTAGE OFF LICENCE, 105, LONDON ROAD, RAYLEIGH,SS6 9AX

Regarding the pending Application to supply Alcohol at the above premises, I would like to register my objection to this being approved.

I feel that we have enough premises selling liquor in a very limited area – namely Grange Stores and Tesco. I personally feel that allowing a further premises allowing to sell alcohol would turn into a “price war” which will only cause more “younger” members of the area drinking more and probably land up congregating in that area.

I only hope that the Council will carefully take in all the above and refuse the pending licence application.

Yours faithfully,



D. RODWELL

MR. A.C. HARLAND
30 LANSDOWNE DRIVE,
RAYLEIGH,
ESSEX.

22/4/'21

SS6 9AL

Dear Sir/Madam,

in response to the application of a licence by Baritan 17 Ltd, of 105 London Road, Rayleigh, to sell alcohol from 09.00 to 23.00 daily all week.

I trust the Council will consider the likely adverse effect of the late hour on the immediate locality, in particular the flats above the Parade's shops, who's occupants ~~are~~ will be effected by noise and disturbance, - car doors, "unsocial types", etc., until this time.

Yours sincerely,

A.C. Harland

It is already of local concern that this business has chosen to open a grocery, etc, shop not two doors away and in direct competition with the Grange Stores, a long established and popular shop - now likely to suffer as a consequence.

Their motives ~~are~~^{are} questionable, and "suvs." indeed.

Rochford Council
South Street
Rochford
SS41BW

15/4/2021

To whom it may concern.

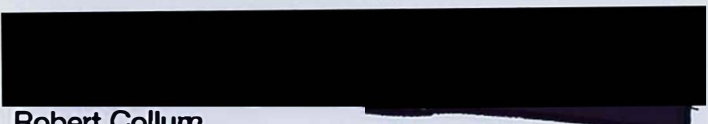
My name is Robert Collum and I live at 111a London Road, Rayleigh, Essex, SS6 9AX. I have seen the noticed posted at 105 London Road in regards to the application of Vintage Off Licence. I am very on concerned on the impact this will have on our neighbourhood.

Foremost in my concern is the fact it will be open late and will be him for both foot and auto traffic which will see an increase in noise and related disturbances. The neighbourhood is very quiet and peaceful which I fear will be lost if an off licence opens. We all know that unfortunately there are incidents that often require police intervention centred around these type of establishments. I can't emphasis enough the amount of nighttime disruption this could potentially cause us.

The increase in foot and auto traffic at night also worries me that we will see an increase in vandalism and disreputable behaviour. This increased risk of damage to property, littering etc will be harmful to our community. The associated violence that comes with late opening establishments that sell alcohol worries me very much as I have a disabled son and the current supportive immediate community around us is vital to his well being. Introducing a risky element into this worries me greatly.

We are already served by The Grange Shop, Tesco, the local butcher and green grocer so there is no need for yet another food and drink retailer in our area. By adding another who's main appeal will be selling alcohol until 11pm seemingly serves no positive purpose. I hope you carefully consider this application and the impact it will have on all of us in the community.

Thank you for time



Robert Collum
111a London Rd
Rayleigh SS6 9AX

28 APR 2021

LR RECEIVED

Licensing Department
Rochford Council
South Street
Rochford
SS4 1BW

To whom it may concern

27 April 2021

Dear Sirs

I am writing with reference to the application for a premises licence (under Section 17 of the Act) for Vintage Off Licence situated 105 London Road, Rayleigh.

I have lived at my present address, just around the corner from this property, for nearly 30 years and am appalled at the prospect of the increased disturbance this will cause if granted. This is a reasonably peaceful neighbourhood which will have to endure added night time disruption. The increase in people circulating in the area on foot and in cars worries me with likely risk of more crime, vandalism, litter and general disreputable behaviour which normally goes hand in hand with the sale of alcohol.

The local parade of shops already contains a licensed food and drink shop, a butchers, a greengrocers, a chemist and DIY shop so everything is already catered for and granting this licence will not add anything positive to the local community, only diversify what is already there with added aggravation. If people do need late night shopping or alcohol it is already available at Tesco which is opposite and M&S garage which is just down the road and both are open late

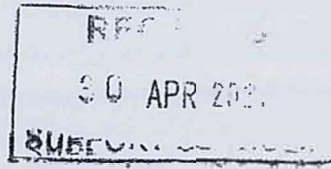
Thank you for your consideration, if you would like to discuss this with me, my details are below.

Yours faithfully

Jackie Wilkins
5 Danbury Road
Rayleigh
Essex SS6 9BQ



Licencing Department
Rochford District Council
South Street
Rochford
Essex
SS4 1BW



70 Temple Way
Rayleigh
Essex
SS6 9PP


29th April 2021

Dear Sirs,

Reference: Vintage Off Licence, 105 London Road, Rayleigh, Essex, SS6 9AX

I write to you in my capacity as one of the current RDC Councillors for Sweyne Park and Grange Ward. Over the past few weeks I have been contacted by a number of residents who have concerns over the licensing application to sell alcohol for a new store, Vintage Off Licence. I have also been contacted by the owners of Grange Stores relating to the matter.

The main area of concern is the proposed opening hours. The store is situated on a quiet parade of shops, surrounded by residential properties and opposite a secondary school. The proposal to sell alcohol 7 days per week from 9am to 11pm, is wholly unsuitable for this environment and indeed is not necessary given the proximity of Tesco Express and the BP Garage who already operate long hours with a licence to sell alcohol.

As it stands all shops along the parade are closed no later than 9pm, residents living in the immediate vicinity have concerns about additional noise, traffic and nuisance if Vintage off licence is allowed to operate such long hours, especially if they were to be selling alcohol.

In my capacity as Portfolio holder for Business, Commercial, Local Economy and Leisure, I welcome new businesses to the district, especially independent ones, but only when those businesses do not cause disruption to the residents of the area and not to the detriment of existing businesses. Grange Stores have been a key part of this local community for over 30 years and have supported many residents during that time, they have always acted in a respectful manner and put their neighbours ahead of their profits by taking a respectful approach to their opening hours. The store has already suffered as a result of Tesco Express but managed to diversify enough to compete. Whilst no objection can be made to another grocery store being opened so close, I would like to object to another business being able to sell alcohol. Within a 1-mile radius of Vintage Off Licence there are already 6 licenced premises for the sale of alcohol.

I very much look forward to seeing what other services Vintage Off Licence offer, at present the website advertised does not work so I have been unable to gage the full nature of their business.

Thankyou in advance for your consideration.

Kind Regards


Cllr Danielle Belton
District Councillor Sweyne Park and Grant Ward
Portfolio Holder for Business, Commercial, Local Economy and Leisure

I have lived in Rayleigh.
I have seen many changes,
some not for the good.
I really don't think we
will benefit from the proposed
shop.

Yours Sincerely,
[Redacted]

P.S. The Grange Stores is a family
run business & they are very
community minded & I feel
it wouldn't be fair to them
to have a similar shop in the
parade.

15.4.2020.

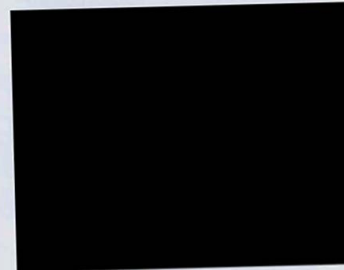
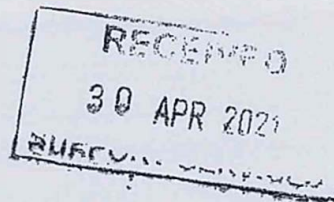
Dear Sir or Madam

With reference to
the application for a
premises licence for 105,
London Rd, We object for
the following reasons.

We have Tesco's, M.S., &
Grange Stores who all sell
alcohol every day.

The parking is horrendous
as it is, with ~~the~~ restrictions
on the side roads.

We feel that this premises
would possibly create anti-social
behaviour with opening times
of 9 am to 11 pm.



Rochford District Council

Licensing authority

REPRESENTATION OF LICENSING APPLICATION FOR VINTAGE OFF LICENSE, 105 LONDON ROAD, RAYLEIGH, ESSEX, SS6 9AX

Dear Sirs

I have been a resident of Rayleigh since 2001 and I wish to raise an objection to the licensing application for the above premises, for the following reasons

The prevention of crime and disorder

There are already a number of premises authorised to sell alcohol in the immediate vicinity of 105 London Road, namely, Grange Foodstore - 111 London Road, Tesco Express- London Road and M&S/BP Garage - London Road. In addition, Rayleigh High Street is a short distance away and has further licensed premises.

The three above mentioned premises have been here for a number of years and I have absolutely no complaints regarding their operation or the control measures they have in place to ensure disorder is kept to a minimum. However, I shop regularly in Tescos and M&S/BP and note the 'gatherings' of groups quite regularly, particularly pre lockdown. I shop less in Grange Foodstores, but when I do visit, mainly for their post office service, I see they are a busy store with a mixture of 'age group' customers.

I am totally against another premises so close to Grange Foodstores and Tescos, being permitted to sell alcohol.

Alcohol is a major contributor to violent crime, public disorder and anti-social behaviour in communities. It is also a contributor to 'hidden harm' such as Domestic Violence. Increased opportunities to purchase alcohol from yet another premises in such close vicinity to the others, I fear will only serve to increase the opportunities for these behaviours.

The small parade of shops around this part of London Road, is a busy area already, but offers a variety of useful and essential products. It is unnecessary and potentially harmful to allow another premises to sell alcohol and consequently have further groups gathered outside in order to purchase it.

The protection of children from harm

Whilst I am sure the applicant will say that they will introduce control measures for this category, a risk still exists that children under 18yrs will attempt to purchase alcohol from this new premises, it is what children do. Having been a local resident for 20yrs I am confident in the measures in place by the three local premises mentioned above. Vintage Off License will be competing with three very popular and busy premises selling the same products. I worry that in order to function as a business they will be far less stringent when enforcing the law in relation to under age drinking and the supply of alcohol and I do not feel this is a risk that can be ignored.

As the country is slowly recovering from COVID 19 and a National Lockdown, it would be irresponsible to permit yet another premises to sell alcohol, in such close proximity to others, and provide further temptation to the younger generation to try to purchase it.

I have raised my objections in good faith, as a member of the community and someone who has seen and dealt with the great harm caused through alcohol during a period of over 30yrs

Whilst I have provided my personal details, I do not want them passed on to the applicant and should you be considering this then I am to be consulted first.

For your consideration



16 APR 2021
RECEIVED

15/04/2021.

Dear Sir / Madam,

Re: - Application for Premises Licence.

It has been brought to our attention that Application has been made for Vintage Off Licence, 105 London Road Rayleigh SS6 9AX

We wish to make strong objections to the granting of this application on the following grounds:-

The prevention of crime and disorder - *this is a quiet residential area of Rayleigh - already serviced by a convenience store/ Post Office which sells alcohol but closes at 6.30pm in order to maintain local law and order and a Tesco Express store which closes at 10.30pm selling goods and alcohol to passing trade which has a designated parking area.*

The Tesco premises was previously an Off Licence which brought crime and disorder to the area which can be verified by access to Police figures and records.

Public Safety :- *there are a large number of both retired people and young children residing in the area who frequent this parade of shops and the traffic and parking is already a hazard in this narrow service road plus mobility scooters and child carriers would be put at further risk by parking across the dropped kerb which happens repeatedly due to the restricted parking.*

The Prevention Of Public Nuisance :- *due to the late trading hours on the application there is bound to be both noise and congestion in and around the area which is highly unsuitable in such a tightly populated residential area - the local take away Fish and Chip shop already restrict their trading hours for this very reason.*

The Protection of Children From Harm :- as previously stated there are a large number of children frequenting these premises on their way to and from their schools - Glebe Primary School and Sweyne School and we feel strongly that - should this application be granted - the children would be exposed to an even bigger alcohol related risk and influence. This is a quiet family area and totally unsuitable to off licence alcohol trade.

There are no CCTV cameras in operation on this parade and there are residential premises over the shops and in close proximity and we feel that supervision of this area would cause an even further burden on Local Police Services which are already stretched by the chain of food, drink and Public Houses present on The High Street.

We would ask you to seriously consider refusing this application on the above stated grounds.

Yours Faithfully,



26th April 2021

Re: Application for a Premises Licence

Vintage off Licence

105 London Road

Rayleigh

Essex, SS6 9AX

29 APR 2021
RECEIVED

To Whom it may concern,

I am writing as I am opposed to the application of an Off Licence. I feel this may attract youths to congregate outside the shops and flats. It may also increase the amount of litter discarded around the local area and increase in antisocial behaviour.

We don't need another convenience store when the Grange Store and Tesco Express across the road fulfill local requirements.

The only retail shop that the parade is missing is a baker. We have a takeaway, DIY shop, hairdresser, convenience store, butcher and pharmacy and a gun shop.

I really feel the shop premises could be made into a more ~~useful~~ needed shop that the locals could use.

Thanks and Kind Regards

RE:

APPLICATION FOR PREMISES LICENCE
105 LONDON ROAD
RAYLEIGH ESSEX
SS6 9AX

Appendix E

April 16th 2021

To WHOM IT MAY CONCERN.

Dear Sir,

As a long term resident of Rayleigh for almost 50 years, I have seen many changes. Albeit not always for the good Rayleigh remains a pleasant community.

I am concerned as to the application for an Off licence to be able to open daily from 7am to 11pm, and my objectives are as follows.

1) Prevention of Crime and Disorder.

These opening hours are going to lead to break ins and burglaries

2) For the same reason it ~~will~~ be unsafe for the public

21 APR

3) It will be a public nuisance causing noise and disruption

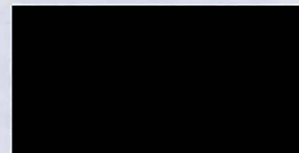
4) Children and the elderly could be put at risk.

I urge you to keep Rayleigh safe.

Yours

4.43

REF
27 APR 2011
DUR



To Whom it may concern,

Vintage Off Licence, 105 London Road, Rayleigh, SS6 9AX,

I am writing to register my objection to the application for a premises licence by Vintage Off Licence, 105 London Road, Rayleigh, SS6 9AX. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime and disorder and the protection of children from harm.

The application proposes that alcohol will be sold for consumption off the premises between 0900hrs and 2300hrs, seven days a week. Granting a licence would provide a further source of alcohol within an area already populated with licensed premises and frequented by children returning from school Monday to Friday.

Another licensed premise is not required in this area.

As a parent of a young family and living near these shops I would urge the refusal of this application as it will create a late-night shopping issue with vehicles and noise, a further opportunity for anti-social behaviour due to alcohol and a further opportunity for young people to obtain alcohol in the area.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully,

