



PREMISES / PERSONAL LICENCES SUB-COMMITTEE

DATE:	Friday, 14 December 2018
TIME:	10.00 am
VENUE:	Council Chamber - Weeley

MEMBERSHIP:

Councillor Cossens
Councillor Watson

Councillor White
Councillor Davis (Stand-by Member)

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For further details and general enquiries about this meeting, contact Debbie Bunce on 01255 686573.

DATE OF PUBLICATION: Monday, 3 December 2018

AGENDA

1 Apologies for Absence and Substitutions

The Committee is asked to note any apologies for absence and substitutions received from Members.

2 Minutes of the Last Meeting (Pages 1 - 8)

To confirm and sign as a correct record, the minutes of the last meeting of the Committee, held on 14 September 2018.

3 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests or Personal Interest, and the nature of it, in relation to any item on the agenda.

4 Questions on Notice pursuant to Council Procedure Rule 37

Subject to providing two working days' notice, a Member of the Committee may ask the Chairman of the Committee a question on any matter in relation to which the Council has powers or duties which affect the Tendring District **and** which falls within the terms of reference of the Committee.

5 A.1 Report of the Corporate Director (Operational Services) - Application for the Grant of a Premises Licence - Teardrop Site, Williamsburg Avenue, Harwich, Essex CO12 4GA (Pages 9 - 38)

The Sub-Committee is invited to consider an application for the grant of a Premises Licence in respect of the above premises.

Information for Visitors

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**MINUTES OF THE MEETING OF THE PREMISES / PERSONAL LICENCES SUB-COMMITTEE,
HELD ON FRIDAY, 14TH SEPTEMBER, 2018 AT 2.00 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY,
CO16 9AJ**

Present:	Councillors Cossens, Davis, White and Watson
In Attendance:	Karen Townshend (Licensing Manager), Linda Trembath (Senior Solicitor (Litigation and Governance)), Emma King (Licensing Officer) and Debbie Bunce (Legal and Governance Administration Officer)

16. CHAIRMAN FOR THE MEETING

It was moved by Councillor White, seconded by Councillor Davis and:-

RESOLVED – That Councillor Cossens be elected Chairman for the meeting.

17. MINUTES OF THE LAST MEETING

The minutes of the meeting of the Premises/Licences Sub-Committee held on 3 August 2018 were approved as a correct record and signed by the Chairman.

18. DECLARATIONS OF INTEREST

There were none.

19. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 37

There were none.

20. A.1 REPORT OF THE CORPORATE DIRECTOR (OPERATIONAL SERVICES) - APPLICATION FOR THE GRANT OF A PREMISES LICENCE - - 17 HIGH STREET, MANNINGTREE, ESSEX

The Chairman (Councillor Cossens) welcomed everyone to the meeting and made introductory remarks. He stated that he wished to give an equal amount of time to both the applicant and the objector to make their cases. He proposed 15 minutes for each side.

Additional information had been provided by the Objector to the Sub-Committee and the Applicant and the Chairman gave the Applicant five minutes to read this before the Licensing Manager began her verbal summary.

The Council's Licensing Manager (Karen Townshend) then gave a verbal summary of the written report and advised that the Sub-Committee had before it, for its consideration, as set out in item A.1 of the Report of the Corporate Director (Operational

Services), an application for the Grant of a Premises Licence at 17 High Street, Manningtree.

Section 2.2 of the written report set out the original proposed opening hours for the premises which were:-

Mondays to Saturday 1200 hours to 0000 hours and Sundays 1200 to 2300 hours.

The Licensing Manager reported that the proposed licensable activities applied for by the applicant were before Members in Sections 3.1 to 3.4 of the written report.

The applicant had stated the steps that they proposed to take to promote the statutory Licensing Objectives within the Operating Schedule and those were detailed in Sections 4.1 to 4.5 inclusive.

Members were further informed that two letters of representation/objection had been received in relation to this application.

It was reported that no Responsible Authorities had made representations on the application.

The Sub-Committee had before it for its information the relevant extracts from the Council's Statement of Licensing Policy in respect of planning considerations and the statutory 'Prevention of Public Nuisance' Licensing Objective.

Members also had before them for their assistance the relevant paragraphs from the Home Office's Section 182 Guidance that accompanied the Licensing Act 2003 in respect of the following –

- (1) Prevention of Public Nuisance;
- (2) Prevention of Crime and Disorder; and
- (3) Planning and Building Control.

The Chairman asked if anyone had any questions that they would like to ask the Licensing Manager following her summary of the written report. There were no questions.

The Applicant, Mr Rowan Hunter gave representations to the Sub-Committee. He stated that he wished to open a local Wine Bar, but would not serve alcohol during all of the hours between 12 Noon and 12 Midnight, but would only serve between 5.00 p.m. and closing time. He would also allow the premises to be used for private hire. Other pubs in the area were around residential areas and the premises would not be adding any extra premises to the High Street as the White Hart pub had closed. Those premises had previously been for retail use and had been closed for over a year.

The High Street was very busy and Mr Hunter considered that the traffic noise would be worse than what would emanate from the bar. He said that it would add jobs to the local area and that he would also be hiring out the premises for private events and charitable functions. He stated that he would not be having live music, only background music.

The Chairman then asked the objector, Mrs Bettle whether she had any questions for Mr Hunter. She stated that her husband was also an objector but that he could not attend today.

Mrs Bettle stated that if this licence was granted, it would be in breach of the planning conditions for the premises. Mr Hunter then stated that he had just reapplied for planning permission, and that he had applied for seven days trading, as opposed to the four that had been granted on the current planning permission.

The Chairman then asked the Sub-Committee whether they had any questions for Mr Hunter. It was queried about the planning application being in the name of Mr Welch. Mr Hunter explained that he had now taken over the premises and had reapplied for planning permission for use as a wine bar and not a coffee shop.

Mr Hunter was asked how he thought the wine bar would work and would it be viable, as the permission currently was for a coffee shop.

Mr Hunter responded that it would bring a fresher look to the area as a designated wine bar with tapas. He had nine years hospitality experience and he expected to make it a viable business.

It was stated that Planning and Licensing rules each had a bearing on the application, but were two different departments and regimes.

Mr Hunter was asked how he intended to deal with deliveries to the premises, considering the premises were right on the pavement in the High Street. He explained that deliveries would be via the back of the premises where there was a car park for his and other premises and that those deliveries would be during normal working hours and the bins would be emptied in the daytime between 10.00 a.m. and 11.00 a.m. Mr Hunter stated that he would like a licence from 12 noon, so that the premises could be privately hired or used for charitable events.

Mr Hunter was then asked how many clientele he could accommodate at any one time and he said that he could accommodate 28-32 seated but that the Fire Brigade had told him that he could have 60 people on the premises. He would normally have 2 or 3 staff working.

Mr Hunter was asked what training he would provide for staff and he stated that he would provide training in health and safety, lifting, the selling of alcohol and fire safety.

He was then asked about his statement of asking customers to leave the premises quietly and he was asked how this would be achieved. He said that there would be signs on the door of the premises asking customers to leave the premises quietly as there were residential properties nearby. He said that if customers kept on being noisy, they could be barred from using the premises.

Mr Hunter was questioned about the fact that he stated that he does did not want live music and he said that he did not want to impact on what else he would like under the licence and that if he had to drop live music he would be fine with this as he only wanted to use background music and perhaps an acoustic singer on Christmas Eve and New Year's Eve.

Mr Hunter said that he had undertaken the training to gain his personal licence and he was currently waiting for his DBS check to be returned.

The Chairman then asked the objector, Mrs Bettle for her representations.

Mrs Bettle said that the overwhelming issue here was the fact that the licence applied for, if granted, would be in breach of the current planning permission which stated "no amplified music" on the premises. It would be, in her opinion, a criminal offence and would go against the licensing objective of the prevention of crime and disorder.

She said that even if the music was background music, then this was still amplified, which was not what the planning permission stated.

She further stated that the Planning permission stated that the wine bar use shall not be outside of the hours 6.00 p.m. – 11 p.m. – Thursdays to Saturdays and 6.00 p.m. – 11.00 p.m. on Sundays, but Mr Hunter was now applying for a licence for seven nights a week between 12 noon and 12 midnight.

She reminded the Sub-Committee that the Council's Licensing Policy stated at 1.14 that licensing policies should integrate with Planning Policies and at 1.19 it stated that when the Licensing Authority was considering any application, it would avoid duplication with other regulatory regimes and that applications for premises licences for permanent commercial premises should normally be from businesses with appropriate planning consent for the property concerned. Therefore this would be in direct breach of the planning permission already granted.

Mrs Bettle stated that Mr Hunter should wait until he obtained his planning permission before he applied for his premises licence.

She stated that it would also be in breach of the licensing objective of the prevention of crime and disorder. There were many other premises in Manningtree that provided evening entertainment.

She also stated that she was concerned in respect of the licensing objective of public safety and she felt that these premises were probably in the worst place in the High Street for an evening establishment and this was where the street narrowed.

There was also the consideration of peaceful enjoyment for the residents living nearby. She stated that residential use was increasing in the area and many had bedrooms at the front of their properties and they would therefore not have peaceful enjoyment. Indeed the White Hart pub which had closed had applied to change it's use to residential.

The Chairman then asked Mr Hunter whether he had any questions for Mrs Bettle. Mr Hunter asked Mrs Bettle what she thought traffic queuing in the High Street had to do with his business. Mrs Bettle responded in that she said that the volume of traffic already showed that there were enough premises trading in the evenings and there was no need for another one and also that those premises did not open out directly onto the road, whereas his did.

The Chairman then asked the Sub-Committee whether they had any questions for Mrs Bettle.

Members asked whether the traffic was still two-way on the High Street and Mrs Bettle said that yes it was, until the pinch point whereby one way took priority over the other.

Members asked Mrs Bettle whether the principal reason for her objection was the sound levels – i.e. amplified music for now potentially seven nights and she responded that yes this was the main point and these were all planning conditions that would be breached.

Members asked if there was a safe place for taxis to pick up passengers from the premises and Mrs Bettle said certainly not outside those premises as the road was too narrow.

Members asked Mr Hunter to explain about providing tapas and Mr Hunter stated that this was Spanish style food on small plates i.e. of cheese, meats, olives etc.

Mr Hunter stated that this was not a nightclub, and he did not want to be open until midnight, rather it was his vision to open five days a week as a standard, but for special events or at peak times e.g. Christmas and New Year to be able to open seven days. He said that he was prepared to limit the number of days per week that he could open. He was asked if this would jeopardise the business and he stated that it would not affect him in a business sense and that he would be prepared to open Wednesdays to Sundays.

Mr Hunter was asked about noise levels, particularly in the summer months when doors and windows might be open and did he have any noise reduction measures in mind. Mr Hunter stated that only the door would be open when patrons were entering or leaving the premises.

The Chairman asked Mrs Bettle whether in view of the fact that her husband could not attend, had she taken all of his considerations into account and she said that his objections were mainly the safety issues with the traffic.

The Chairman then invited Mr Hunter and Mrs Bettle to sum up. Mr Hunter said that he understood that it was confusing with the existing planning permission and the permission that he had recently applied for. He would like to bring something different to the Town as there were already four empty shops in the High Street. He thought that it was something that he could do in the area and also make it accessible for the local community. He would like it to be a free hire space for the local community and would not be a nightclub and have excessive noise and drinking and he envisaged that the demographic would be the 30-50 years age group.

Mrs Bettle stated her concern about the comments in respect of using the premises as a hire space/community hub because of the issues of traffic and the fact that the premises had been given permission for use as a coffee shop with limited wine bar use and also that another condition was that there was to be no amplified music at the premises and the premises licence being applied for was stating use as a wine bar with amplified music. She felt that if the Council granted this Licence it would bring ~~them~~ it into disrepute. She stated that she felt the right time to ask for a Premises Licence would be

once the current planning application had been granted. Mr Hunter could then apply for a Premises Licence based on his planning permission.

The Sub-Committee, the Council's Solicitor and the Legal and Governance Administration Officer then withdrew from the meeting for the Sub-Committee to consider the application and reach a decision.

After a period of time the Sub-Committee, the Council's Solicitor and the Legal and Governance Administration Officer then returned to the meeting and the Council's Solicitor confirmed that she had provided legal advice to the Sub-Committee whilst it was making its decision in respect of whether the Sub-Committee could be adjourned because of the recent submission of Mr Hunter's planning application, but that she cannot-could not see any specific power to allow the Committee to be adjourned at this point in the proceedings for more than 5 working days.

The Chairman of the Sub-Committee then read out the Sub-Committee's formal decision as follows:

"Application No. 18/00457/PREMGR – Application for the Grant of a Premises Licence in respect of 17 High Street, Manningtree.

1. The Sub-Committee has given careful consideration to this application. In reaching our decision, we have taken into account the views expressed by the Applicant, the representations received from residents, along with the Guidance issued by the Secretary of State and other matters setting out the Licensing Authority's own Statement of Licensing Policy.

2. The Sub-Committee does not agree to grant the application in full. The sections of the application that are not agreed are as follows:-

Sections 3.1 Performance of Live Music; 3.2 Performance of Recorded Music; 3.3 Anything of a similar description to live music, recorded music or performance of dance; 3.4 supply of alcohol [on the premises only] in part: These were not granted taking into account paragraphs 1.14 and 1.19 of this Authority's 4th Licensing Policy which came into effect on 9 February 2016, having heard both the applicant and objector.

3. However, subject to paragraph 2 above, the Sub-Committee has decided to grant part of this application namely a Premises Licence for the sale of alcohol on Thursdays to Saturdays weekly between 6.00 p.m. and 11.00 p.m. and Sundays 6.00 p.m. to 10.00 p.m.

The reason for the grant of this Licence brings it in line with current planning permission to open for the sale of alcohol on those days and between those hours, and to grant any longer hours or additional days would place the applicant in breach of those conditions and potentially liable to prosecution.

If a new planning application is granted then the Sub-Committee would be willing to reconsider and suggest no additional/or reduced fee be charged.

Finally, I must mention that all parties who are aggrieved at the decision of the Sub-Committee have a right of appeal to the Magistrates' Court.

This Decision was made today, 14 September 2018 and will be confirmed in writing to all parties."

The meeting was declared closed at 4.48 p.m.

Chairman

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PREMISES/PERSONAL LICENCES SUB-COMMITTEE

14 DECEMBER 2018

REPORT OF CORPORATE DIRECTOR [OPERATIONAL SERVICES]

LICENSING ACT 2003

Members are respectfully reminded that, in determining the matters listed under item A.1, they are exercising an administrative function but should determine each matter adopting the civil burden of proof, i.e. 'on the balance of probabilities'. The matters will be determined on the facts before the Sub-Committee and the rules of natural justice will apply. Each application must be considered in its own right and on its own merits.

Premises Licence Applications

The Licensing Act 2003 established a single integrated scheme for licensing premises that are used for the supply of alcohol, regulated entertainment or provision of late night refreshment. This system of licensing incorporates the sale of alcohol both on and off licensed premises; public entertainment such as music, dancing, indoor sporting events, boxing or wrestling, theatres, cinemas; and late night refreshment houses and take-aways.

The purpose of the licensing system is to positively promote the four 'licensing objectives'.

These are:

- The Prevention of Crime and Disorder
- The Prevention of Public Nuisance
- Public Safety
- The Protection of Children from Harm.

The options open to the Sub-Committee when considering this application are:

1. To grant the application for a premises licence subject to such conditions that are consistent with the operating schedule accompanying the application and any mandatory conditions applicable.
2. To grant the application for the premises licence subject to such conditions as are consistent with the operating schedule accompanying the application and which are modified to such an extent as the Sub Committee considers appropriate for the promotion of the licensing objectives, and any mandatory conditions applicable.
3. To grant the licence as above, but to exclude from the scope of the premises licence any of the licensable activities to which the application relates.
4. To reject the application

When determining the application with a view to promoting the licensing objectives in the overall interests of the local community the Licensing Authority in the form of the Licensing Sub-Committee must have regard and give appropriate weight to the following:

- Full Hearing Procedure for Applications for Premises Licences/Club Premises Certificates where representations have been received.
- Tendring District Council's Statement of Licensing Policy.
- The Statutory Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003.
- The steps appropriate to positively promote the four 'Licensing Objectives'.
- Representations (including supporting information) presented by all the parties.

Human Rights Implications

A Licence is to be regarded as the property of the applicant; however their right to the use of the property must be balanced against all other public interests or representations in this matter that the Premises/Personal Licences Sub-Committee may wish to consider as appropriate, reasonable and proportionate in relation to the application that has been submitted and also the representation/s that has/have been received against it.

In making their decision as to whether to grant this application, Members of the Premises/Personal Licences Sub-Committee should also take into consideration Article 1 of the First Protocol of the Human Rights Act 1998, that individuals are entitled to the peaceful enjoyment of their property, and also Article 8 that everyone has the right to respect for his private and family life and his correspondence.

Crime and Disorder Implications

Section 17 of the Crime and Disorder Act 1998 imposes a duty on local authorities when exercising any of their functions to have due regard to the likely effect of the exercise of those functions on, and the need to do all it possibly can to prevent, crime and disorder in its area.

Members are requested to consider the information shown below where the Licensing Authority has received a representation about an application which is relevant to one or more of the four licensing objectives, and which suggests that the application may have a negative impact on one or more of the licensing objectives.

A.1 LICENSING ACT 2003 – APPLICATION NO: 18/00615/PREMGR APPLICATION FOR THE GRANT OF A PREMISES LICENCE - TEARDROP SITE, WILLIAMSBURG AVENUE, HARWICH, ESSEX, CO12 4GA

1.0 APPLICATION DETAILS

1.1 Applicants

McDonald's Restaurant Limited

1.2 Premises

Teardrop Site, Williamsburg Avenue, Harwich, Essex, CO12 4GA

1.3 Agents

Shoosmiths LLP, The Lakes, Northampton, NN4 7SH

1.4 Ward

Harwich West Central

1.5 Reason for Application

The application is made under the Licensing Act 2003 for a Premises Licence to include late night refreshments at these premises.

2.0 GENERAL DESCRIPTION OF PREMISES

2.1 The premises will operate as a restaurant selling food and non-alcoholic drinks for consumption on and off the premises.

2.2 Proposed Opening Hours

The applicants are proposing to open to the public Mondays to Sunday 0000 hours to 2359 hours.

3.0 PROPOSED LICENSABLE ACTIVITIES

3.1 Late Night Refreshment

Monday to Sunday 2300 – 0500

4.0 STEPS THAT APPLICANTS PROPOSE TO TAKE TO PROMOTE THE LICENSING OBJECTIVES WITHIN THEIR OPERATING SCHEDULE

The applicant has stated the following steps in the application to promote the licensing objectives. These measures are reproduced as shown in the application form and are detailed below for ease of reference. These are:

4.1 Crime and Disorder

This restaurant is keen to work in partnership with the local police service to prevent crime and disorder.

CCTV

McDonald's operates a robust CCTV Policy to ensure compliance with Data Protection Legislation and to assist the Police with the prevention and detection of crime. At all stores where CCTV is in operation appropriate signage reflecting this information is displayed.

McDonald's operate digital motion activated CCTV systems where images are retained on a hard drive system. All CCTV equipment is of a standard suitable to record images of a proper quality, it meets the industry standard and has LGC Forensics or Kalagate Certification. As part of the digital system an alarm will sound if the equipment is faulty or not recording, thereby alerting management for the need to intervene. The CCTV system is regularly serviced by qualified maintenance technicians.

Access to the CCTV system will be provided to Police Officers at their request.

Staffsafe

A Staffsafe™ system with both audio and visual monitoring capability will be installed in the restaurant, this system, can be activated by either fixed or mobile panic buttons. Once activated the system links the restaurant to an external monitoring centre capable of intervening to resolve crime and disorder issues and/or provide the appropriate advice or instruction to support and protect the restaurant's staff and customers.

At this restaurant all shift managers have safety and security training; including Maybo SIA accredited Conflict Management Training.

4.2 Public Safety

This restaurant is keen to work in partnership with the local Fire Service and Environmental Health Officer to ensure public safety.

This restaurant has safety systems in place to protect the safety of customers and staff at all times (such as Staffsafe). We work with the local Environmental Health Office and local Fire Service to ensure we are complying, as far as reasonably practicable, with relevant Health and Safety and Fire Safety Legislation. This restaurant is also subject to inspections from our own safety and security teams to ensure our systems are being maintained.

All of our restaurant staff receive comprehensive safety training to ensure that safe working methods are adopted and all staff are trained on the restaurant's evacuation procedure in the event of a fire or other dangerous occurrence.

This store operates a "No Open Alcohol Containers" policy to prevent persons carrying open alcohol into the in-store area.

4.3 Prevention of Public Nuisance

Litter

McDonald's were the first company in our sector to introduce litter patrols in the early 1980's. McDonald's is committed to carry out litter patrols collecting both McDonald's packaging and any other litter that has been carelessly discarded. We are happy to act on recommendations from the Environmental Health Officer should they feel that we should extend our patrol to a nearby area, as far as this is reasonably practicable.

All of McDonald's packaging displays the "Bin It" symbol to encourage our customers to deal with their waste responsibly. Further details regarding McDonald's commitment to reducing waste and litter nuisance can be found at the "Our World" section of the McDonald's website:

<http://www.mcdonalds.co.uk/ourworld/environment/policy.shtml>

Noise

Where it is practical to do so we are content to put measures in place to limit noise. All McDonald's restaurant doors are self-closing and we try to encourage our customers to be considerate to our neighbours and to limit noise both when ordering their food and on leaving the local area.

4.4 Protection of Children from Harm

McDonald's do not anticipate that unaccompanied children will use the restaurant in the extended hour's period covered by this licensing application. We do however take their safety extremely seriously and will continue to employ the same practices to ensure that they are protected from harm at all times when visiting the restaurant.

4.5 General Information in support of the application in relation to all of the licensing objectives.

This restaurant understands that in extending our opening hours we have a duty to the local community and that we continue to protect our staff and customers from danger and harm. We believe that the systems we have in place are robust, thorough and will, as far as reasonably practicable, secure the promotion of the four licensing objectives. It should be noted that no McDonald's restaurant within the United Kingdom serves alcohol and further none of our drinks or food are served to customers in glass receptacles.

We are eager to work in partnership with all responsible authorities to ensure the promotion of the four licensing objectives. We also seek to work with the local communities, whom we serve, in achieving a successful cohesion between our business operations and our neighbours.

5.0 RELEVANT REPRESENTATIONS

5.1 Interested Parties/Other Persons

5.2 The Police Reform and Social Responsibility Act 2011 (PRSR Act 2011) removed from the Licensing Act 2003 the specific reference for representations to be made by 'interested parties' and also removed the requirement that representations could only be accepted from persons living in the 'vicinity' of the premises concerned, or who had for example, a business in the 'vicinity' of the premises.

5.3 There was no guidance or definition of 'vicinity' within the Licensing Act 2003 which effectively had a limiting effect on those that could make relevant representations.

5.4 The PRSR Act 2011 replaced the references to 'interested parties' and 'vicinity' and substituted that representations can be made and accepted by the Licensing Authority from 'other persons' which means that those persons do not necessarily have to live or run a business for example in the proximity of the premises to be able to submit a valid and relevant representation.

5.5 The relevant extracts from the Section 182 Guidance that accompanies the Licensing Act 2003 advises the following in relation to 'other persons'. They are shown in italics for ease of reference.

8.12 As well as responsible authorities, any other person can play a role in a number of licensing processes under the 2003 Act. This includes any individual, body or business entitled to make representations to licensing authorities in relation to applications for the grant, variation, minor variation or review of premises licences and club premises certificates, regardless of their geographic proximity to the premises.

5.6 Representations can be made either against or in support of an application. The relevant extracts from the Section 182 Guidance that accompanies the Licensing Act 2003 advises the following in relation to this point.

9.3 Relevant representations can be made in opposition to, or in support of, an application and can be made by any individual, body or business that has grounds to do so.

5.7 2 emails and 1 letter of representations/objections have been received from residents in relation to this application.

6.0 **RESPONSIBLE AUTHORITIES**

No representations have been received from any other Responsible Authorities.

7.0 **POLICY CONSIDERATIONS**

The Licensing Authority's Statement of Licensing Policy expects applicants to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance relevant to the individual style and characteristics of their premises.

7.1 The relevant extracts from the Council's Statement of Licensing Policy in respect of Planning considerations (shown in italics) and also the 'Prevention of Public Nuisance' licensing objective are as follows:

*1.20 When the Licensing Authority is considering any application, it will avoid duplication with other regulatory regimes, so far as possible, and does not intend to use the licensing regime to achieve outcomes that can be achieved by other legislation. In particular, its licensing functions will be discharged separately from the Authority's functions as the local planning authority. **However, applications for premises licences for permanent commercial premises should normally be from businesses with planning consent for the property concerned.** (Other permissions may be applicable to licensed premises and applicants are expected to ensure that such permissions are obtained where necessary.)*

5.0 PREVENTION OF PUBLIC NUISANCE

- 5.1 Licensed premises have a significant potential to impact adversely on communities through public nuisances that arise from their operation. The Licensing Authority wishes to maintain and protect the amenity of residents and other businesses from the consequence of the operation of licensed premises whilst recognising the valuable cultural, social and business importance that such premises provide.
- 5.2 The Licensing Authority intends to interpret “public nuisance” in its widest sense, and takes it to include such issues as noise, light, odour, litter and anti-social behaviour, where these matters impact on those living, working or otherwise engaged in normal activity in an area.
- 5.3 Applicants need to be clear that the Licensing Authority will normally apply stricter conditions, including controls on licensing hours, where licensed premises are in residential areas and where relevant representations have been received. Conversely, premises for which it can be demonstrated have effective measures planned to prevent public nuisance, may be suitable for 24-hour opening.
- 5.4 In the case of shops, stores and supermarkets selling alcohol, the Licensing Authority will normally permit the hours during which alcohol is sold to match the normal trading hours during which other sales take place, unless there are exceptional reasons relating to disturbance or disorder.
- 5.5 Applicants will be expected to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance, relevant to the individual style and characteristics of their premises and events.

8.0 RELEVANT SECTION 182 GUIDANCE – PREVENTION OF PUBLIC NUISANCE

- 8.1 The following sections shown below in italics are taken from the Home Office Section 182 Guidance that accompanies the Licensing Act 2003 and are included for the assistance of the Licensing Sub Committee, the applicant, responsible authorities, residents and any other interested parties to this hearing. They do not however form the totality of the guidance in relation to this licensing objective which should also be considered in its entirety. These are:
- 2.18 *The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.*
- 2.19 *Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It is important to remember that the prevention of public nuisance could therefore include low-level nuisance, perhaps affecting a few people living locally, as well as major disturbance affecting the whole community. It may also include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.*

9.0 RELEVANT SECTION 182 GUIDANCE- PREVENTION OF CRIME AND DISORDER

9.1 The following section shown below in italics is taken from the Home Office Section 182 Guidance that accompanies the Licensing Act 2003 and is included for the assistance of the Licensing Sub Committee, the applicant, responsible authorities, residents and any other interested parties to this hearing. They do not however form the totality of the guidance in relation to this licensing objective which should also be considered in its entirety. This is:

2.1 Licensing Authorities should look to the police as the main source of advice on crime and disorder.

10.0 RELEVANT SECTION 182 GUIDANCE –PLANNING AND BUILDING CONTROL

10.1 The following section shown below in italics is taken from the Home Office Section 182 Guidance that accompanies the Licensing Act 2003 and is included for the assistance of the Licensing Sub Committee, the applicant, responsible authorities, residents and any other interested parties to this hearing.

13.56 The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa.

13.57 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law.

11.0 ASSOCIATED PAPERS

The following papers are attached as part of this agenda for Members of this Sub-Committee only:-

- (i) Application form and any supporting documentation.
- (ii) Location Plan.
- (iii) Representation/objection letter

Copies of all documentation concerning this application are also available from Licensing Section upon request.

12.0 DECISION

12.1 Each application must be considered in its own right and on its own merits only as to how it might impact on the four licensing objectives which are the Prevention of Crime and Disorder, the Prevention of Public Nuisance, Public Safety and the Protection of Children from Harm.

12.2 The Licensing Sub Committee is therefore asked to determine this application taking into consideration the application in its own right and on its own merits and also all of the relevant information that has been submitted as part of this report and at the hearing itself.

PAUL PRICE
CORPORATE DIRECTOR [OPERATIONAL SERVICES]

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We McDonald's Restaurants Limited
(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, Ordnance Survey map reference or description			
Teardrop Site Teardrop Site Williamsburg Avenue			
Post town	Harwich	Postcode	CO12 4GA

Telephone number at premises (if any)	Not yet known
Non-domestic rateable value of premises	£ to be assessed

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i as a limited company/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) please complete section (B)
 - iii as an unincorporated association or please complete section (B)
 - iv other (for example a statutory corporation) please complete section (B)

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

Name McDonald's Restaurants Limited
Address 11/59 High Road East Finchley London N2 8AW
Registered number (where applicable) 01001769
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
15	11	2018

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The premises will operate as a restaurant selling food and non-alcoholic drinks for consumption on and off the premises.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	23:00	05:00	Please give further details here (please read guidance note 4) The premises will operate as a restaurant selling food and non-alcoholic drinks for consumption on and off the premises.	Both	<input checked="" type="checkbox"/>
Tue	23:00	05:00			
Wed	23:00	05:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	23:00	05:00			
Fri	23:00	05:00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	05:00			
Sun	23:00	05:00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	
Date of birth	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

The premises will operate as an outlet of food and non-alcoholic drink and does not provide any adult entertainment or service that gives rise to a concern in respect of children.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	00:00	00:00	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Tue	00:00	00:00	
Wed	00:00	00:00	
Thur	00:00	00:00	
Fri	00:00	00:00	
Sat	00:00	00:00	
Sun	00:00	00:00	

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Please see attached operating schedule

b) The prevention of crime and disorder

Please see attached operating schedule

c) Public safety

Please see attached operating schedule

d) The prevention of public nuisance

Please see attached operating schedule

e) The protection of children from harm

Please see attached operating schedule

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.



- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- (Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships) I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

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

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.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> • (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)
--------------------	--

Operating Schedule

General

This restaurant understands that in extending our opening hours we have a duty to the local community and that we continue to protect our staff and customers from danger and harm. We believe that the systems we have in place are robust, thorough and will, as far as reasonably practicable, secure the promotion of the four licensing objectives. It should be noted that no McDonald's restaurant within the United Kingdom serves alcohol and further none of our drinks or food are served to customers in glass receptacles.

We are eager to work in partnership with all responsible authorities to ensure the promotion of the four licensing objectives. We also seek to work with the local communities, whom we serve, in achieving a successful cohesion between our business operations and our neighbours.

Prevention of Crime and Disorder

This restaurant is keen to work in partnership with the local police service to prevent crime and disorder.

CCTV

McDonald's operates a robust CCTV Policy to ensure compliance with Data Protection Legislation and to assist the Police with the prevention and detection of crime. At all stores where CCTV is in operation appropriate signage reflecting this information is displayed.

McDonald's operate digital motion activated CCTV systems where images are retained on a hard drive system. All CCTV equipment is of a standard suitable to record images of a proper quality, it meets the industry standard and has LGC Forensics or Kalagate Certification. As part of the digital system an alarm will sound if the equipment is faulty or not recording, thereby alerting management for the need to intervene. The CCTV system is regularly serviced by qualified maintenance technicians.

Access to the CCTV system will be provided to Police Officers at their request.

Staffsafe

A Staffsafe™ system with both audio and visual monitoring capability will be installed in the restaurant, this system, can be activated by either fixed or mobile panic buttons. Once activated the system links the restaurant to an external monitoring centre capable of intervening to resolve crime and disorder issues and/or provide the appropriate advice or instruction to support and protect the restaurant's staff and customers.

At this restaurant all shift managers have safety and security training; including Maybo SIA accredited Conflict Management Training.

Public Safety

This restaurant is keen to work in partnership with the local Fire Service and Environmental Health Officer to ensure public safety.

This restaurant has safety systems in place to protect the safety of customers and staff at all times (such as Staffsafe). We work with the local Environmental Health Office and local Fire Service to ensure we are complying, as far as reasonably practicable, with relevant Health and Safety and Fire Safety Legislation. This restaurant is also subject to inspections from our own safety and security teams to ensure our systems are being maintained.

All of our restaurant staff receive comprehensive safety training to ensure that safe working methods are adopted and all staff are trained on the restaurant's evacuation procedure in the event of a fire or other dangerous occurrence.

This store operates a "No Open Alcohol Containers" policy to prevent persons carrying open alcohol into the in-store area.

Public Nuisance

Litter

McDonald's were the first company in our sector to introduce litter patrols in the early 1980's. McDonald's is committed to carry out litter patrols collecting both McDonald's packaging and any other litter that has been carelessly discarded. We are happy to act on recommendations from the Environmental Health Officer should they feel that we should extend our patrol to a nearby area, as far as this is reasonably practicable.

All of McDonald's packaging displays the "Bin It" symbol to encourage our customers to deal with their waste responsibly. Further details regarding McDonald's commitment to reducing waste and litter nuisance can be found at the "Our World" section of the McDonald's website:
<http://www.mcdonalds.co.uk/ourworld/environment/policy.shtml>

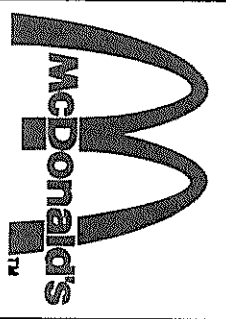
Noise

Where it is practical to do so we are content to put measures in place to limit noise. All McDonald's restaurant doors are self-closing and we try to encourage our customers to be considerate to our neighbours and to limit noise both when ordering their food and on leaving the local area.

The Protection of Children from Harm

McDonald's do not anticipate that unaccompanied children will use the restaurant in the extended hour's period covered by this licensing application. We do however take their safety extremely seriously and will continue to employ the same practices to ensure that they are protected from harm at all times when visiting the restaurant.

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NOTES

FIRE SAFETY EQUIPMENT

- ① Fire Extinguisher
- ② Fire Extinguisher
- ③ Fire Extinguisher
- ④ Fire Extinguisher
- ⑤ Fire Extinguisher
- ⑥ Fire Extinguisher
- ⑦ Fire Extinguisher
- ⑧ Fire Extinguisher
- ⑨ Fire Extinguisher
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- ㊽ Fire Extinguisher
- ㊾ Fire Extinguisher
- ㊿ Fire Extinguisher
- ☐ Fire Blanket
- Fire alarm call point

Note:
All fry stations have automatic fire suppression devices fitted.

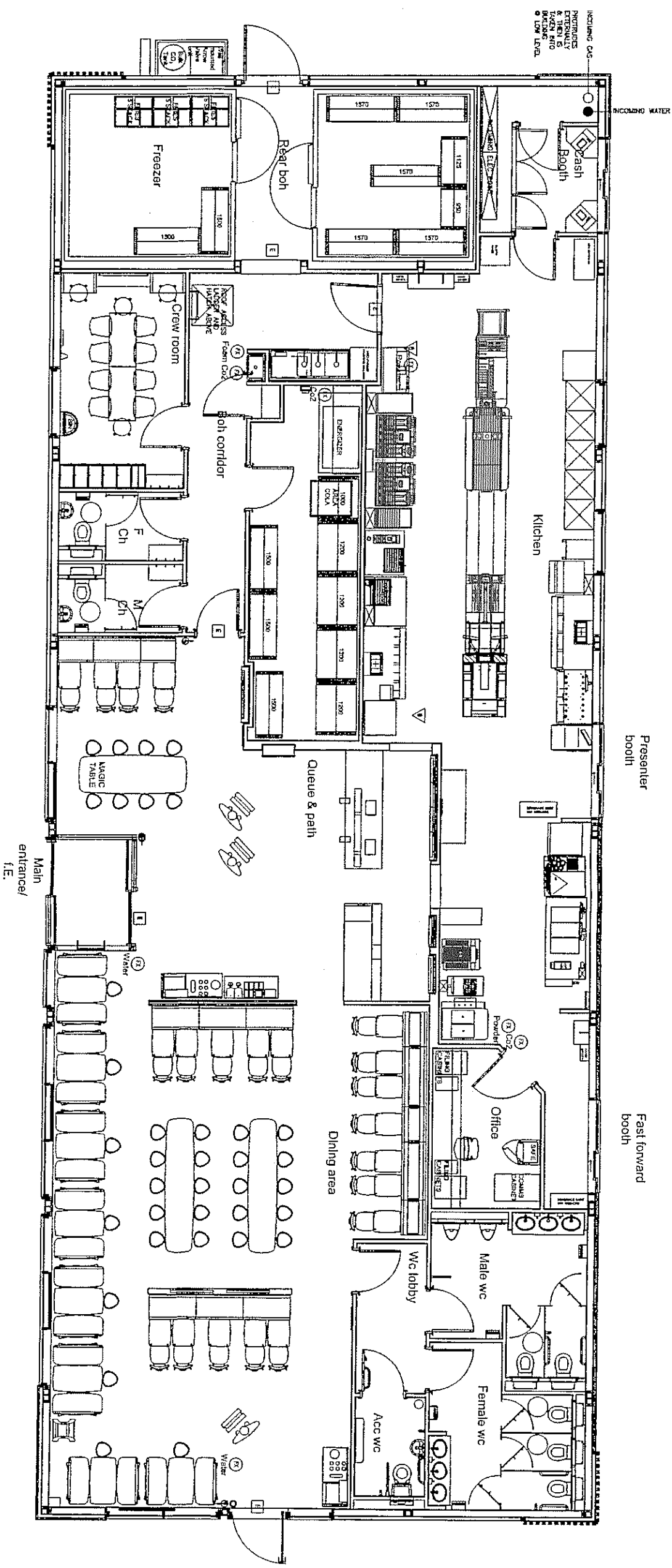
Licensed activity:
Sale of Hot food & Drink
after 11pm.

Rev: _____
Date: _____
Project: _____

8315 Harwich
Teardrop Site,
Williamsburg Avenue,
Harwich
CO12 4GA

Ground floor plan
(For Licencing)

DATE	DESIGNER	SCALE	PROJECT NO.	ISSUE NO.
Oct 2018	C.T.S.G. Arch	1:100@A3	L8315/001	001

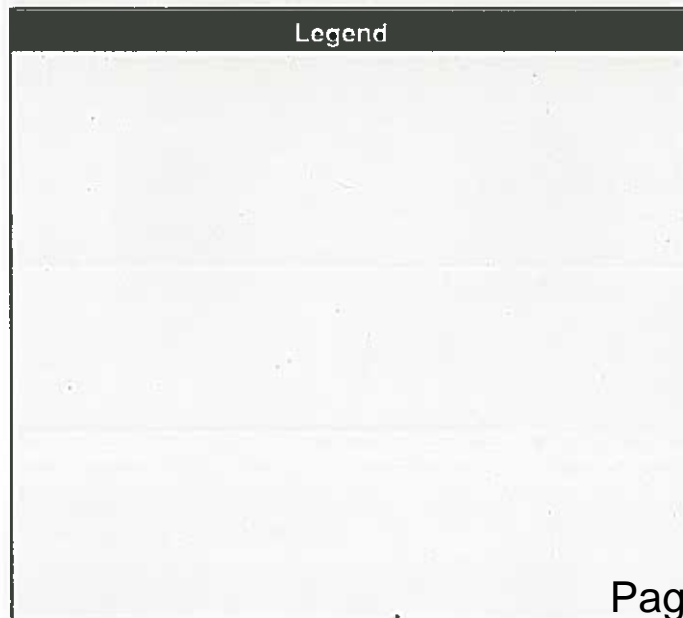


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McDonalds Restaurant Limited (Harwich)



18/00615/PREMGR



Scale: 0 0.0275 0.055 0.11 KM

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Organisation	Tendring District Council
Department	Licensing Department
Comments	Not Set
Date	20/11/2018
MSA Number	100018684

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From: cheryl.froghoppers@gmail.com [mailto:cheryl.froghoppers@gmail.com]

Sent: 02 November 2018 16:41

To: Licensing Section

Subject: Re: Comment on license application from McDonalds Harwich

Hello again Karen.

I can now access the Public Access and view the details of the application. However, when I logged in to make a comment it displayed

A server problem prevented the webpage from displaying. Try again later to see if the problem has been corrected.

So, may I ask you to submit the following comment for me.

I object to the hours requested in this application. The close proximity of the McDonalds business to the residential area will make a big impact residents' quality of life. The requested change of licensing hours would mean there would be no respite from the noise and traffic using the business.

It appears that the applicant is trying to obtain licensing permission in spite of the planning decision which had certain conditions regarding opening hours - as follows.

The planning application (17/01668) was decided and a condition, Condition 4, stated The eastern unit shall not be open to customers outside the following times; 05.00 - 23.00 on any day.

The reason given for that condition was:

To ensure that noise, disturbance and other impacts on residential amenity are kept to a minimum commensurate with the operating pattern of the development.

Thank you in advance Karen. Please can you confirm to me that you have uploaded my comment. I have previously registered on Public Access so that I can make comments.

Kind regards,

Cheryl Thompson

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From: [Terry Rogers](#)
To: [Licensing Section](#)
Subject: Premises License McDonald's Harwich
Date: 02 November 2018 08:38:01

This email is my response to the Public Notice that appeared on page 30 of the Harwich & Manningtree Standard of 19 October 2018 regarding McDonald's Restaurants Limited and their application for a premises license.

I note with concern that the planning approval for the McDonald's site, 17/01668/FUL, uses the post code CO12 4EN yet the Public Notice refers to post code CO12 4GA.

Would you please confirm which is the correct post code for this site and please also explain why two different post codes have so far been used.

Before getting to my comment regarding the Licensing Application I need to register my total dissatisfaction with the Licensing Portal on the TDC website. On the evening of 1st November 2018 I attempted to interrogate the system with each of the following:

Post code CO12 4EN

Post code CO12 4GA

Williamsburg Avenue

McDonalds

Each of the above returned the same messages:

Please check the search criteria

No results found

Please explain why none of the above search criteria was successful. Please note that failures of the Licensing Portal in this way make it difficult for members of the public, such as myself, to register legitimate inputs into your system.

The Decision Notice for planning application 17/01668/FUL contains a number of conditions. With regard to the current Licensing Application Condition 4 of that Decision Notice is of relevance, see below:

4. The eastern unit shall not be open to customers outside the following times; 5:00am – 23:00pm on any day.

Reason – To ensure that noise, disturbance and other impacts on residential amenity are kept to a minimum commensurate with the operating pattern of the development.

Given that the development is not yet complete, therefore not open to customers, there is no operational evidence at all to suggest that Condition 4 is not necessary for the protection of residential amenity.

I therefore OBJECT to the Licensing Application to allow for opening and the sale of goods to customers between 23:00pm and 05:00am Mondays to Sundays.

In addition to the two requests as above, would you please acknowledge receipt of this email and confirm to me that this email will be logged into your system as an OBJECTION to the Licensing Application and will therefore be part of the evidence base used in the determination of the application.

Dr T.C.Rogers



Virus-free. www.avg.com

17/01668/FUL

81 THE VINEWAY
DOVERCOURT
HARWICH
ESSEX CO12 4BQ
TEL: [REDACTED]
MOBILE: [REDACTED]

Received On
05 NOV 2018

By Planning Services

Tendring District Council
Station Road
Clacton
Essex
CO15 1SE

30 October 2018

Dear Sir/Madam

RE: MCDONALD'S, PARKESTON, HARWICH

We wish to lodge an objection to the application by McDonald's at Williamburg Avenue, Dovercourt to have a license to open from 11 pm until 5 am Monday to Sundays.

We do not feel it appropriate for McDonald's to be open these hours as it is in a residential area and will create excessive noise and also litter. We already regularly have 'boy-racers' speeding at night in that vicinity which usually starts about 11 pm. Unfortunately this does not seem to be policed and therefore the noise continues and disturbs our sleep in The Vineway.

Yours faithfully

[REDACTED]

S A MCLEOD (MRS)
M BRASIER

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