

# London Borough of Bromley

Report No.  
ES13008

PART 1 - PUBLIC

Agenda  
Item No.

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Title: **APPLICATION FOR A NEW PREMISES LICENCES AT: "PARK & SHOP, 85-87, SEVENOAKS ROAD, ORPINGTON, KENT, BR6 9JW.**

Decision Maker: **Licensing Sub-Committee**

Decision Date:  
**28 Jan 2013**

Decision Type: Non-Urgent Non-Executive

Non-Key

Budget/Policy  
Framework:

Chief Officer: Director of Environmental Services Nigel Davies

Contact Officer: David Candeland, Licensing Officer  
Tel: 020 8313 4210 E-mail: david.candeland@bromley.gov.uk

Ward: Orpington Ward

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## 1. SUMMARY

- 1.1 To consider the application by Park Garage Group PLC for a new Premises Licence at Park & Shop, Orpington Service Station, 85-87, Sevenoaks Road, Orpington, Kent, BR6 9JW.
- 1.2 The premises do not currently hold a Premises Licences.
- 1.3 The application is for the following licensable activities:

### Licensable Activities

Sale or Supply of Alcohol on Sunday to Saturday from 00:00 to 24.00.  
Late Night Refreshment on Sunday to Saturday from 23:00 to 05:00.

### Opening hours of the premises

Sunday to Saturday from 00:00 to 24:00.

A copy of the application to review the Premises Licence is attached at **appendix 1**

## 2. RECOMMENDATIONS

- 2.1 Members are asked to decide on this application having received written and oral evidence. The options include: -
1. Grant the applications as made.
  2. Grant the application as made but imposing conditions or restrictions
  3. Refuse the application.

## 3. COMMENTARY

### 3.1 SUMMARY OF LICENSING LAW - LICENSING ACT 2003.

- 3.2 The Licensing Act 2003 states that any premises in the London Borough of Bromley requires a licence / certificate issued by the Council (premises licence / club premises certificate) where the following activities occur:-

#### **Provision of regulated entertainment**

- a) plays.
- b) films.
- c) indoor sporting events.
- d) boxing or wrestling entertainment.
- e) live music.
- f) recorded music.
- g) performances of dance.
- h) anything of a similar description to that falling within (e), (f) or (g)

#### **Provision of entertainment facilities for:**

- i) making music.
- j) dancing
- k) entertainment of a similar description to that falling within (i) or (j).

**Provision of late night refreshment** (between 2300hrs and 0500hrs).

**Supply of alcohol** (on and off sales).

**The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club.**

The sale by retail of alcohol by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place.

3.3 Licences / Certificates may be issued subject to any terms, conditions or restrictions the Council feels are appropriate to address any or all of the four licensing objectives.

3.4 The Council has previously agreed on 25th October 2010 Bromley's Statement of Licensing Policy for the Period 2011 – 2014. The Licensing Appeals Committee must consider the Statement of Licensing Policy and any Special Policy of Cumulative Impact currently in force when making any decisions in respect of these applications.

#### **4.0 Information about the premises**

4.1 Letters of representation attached as **appendix 2**.

4.2 Short Matrix as **appendix 3**.

4.6 Plan of the premises attached as **appendix 4**.

4.7 Photographs of the premises Glam Nightclub as **appendix 5**.

4.9 Maps of location attached as **appendix 6**.

#### **5.0 POLICY IMPLICATIONS**

The Licensing Appeals Committee is a sub committee of the General Purpose and Licensing Committee. The decisions will have an impact on three of the key areas identified in the "Building a Better Bromley Strategy" these are

- Safer Communities
- A Quality Environment
- Vibrant thriving Town Centres

#### **6.0 FINANCIAL IMPLICATIONS AND LEGAL IMPLICATIONS**

Should the application be refused or granted with conditions the applicant, responsible authorities or interested party have the right of appeal to the Magistrates Court and then to the Crown Court. The cost of defending such an appeal would have to be met, but cannot be quantified at this time.

<b>Non-Applicable Sections:</b>	LEGAL IMPLICATIONS, PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	Licensing premises file and computer records.

# Appendix 1

LONDON BOROUGH  
OF BROMLEY  
7 NOV 2012

**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 Park Garage Group Plc  
(Insert name(s) of applicant)

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

**Part 1 – Premises Details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b> Park and Shop Orpington Service Station, 85-87, Sevenoaks Road, Orpington, Kent,			
<b>Post town</b>	Orpington	<b>Post code</b>	BR6 9JW

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 37,500.00

**Part 2 - Applicant Details**

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

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

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

Please tick yes

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

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

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

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		

I am 18 years old or over		<input type="checkbox"/> Please tick yes	
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 Park Garage Group Plc
Address 106, Park Lane Croydon, Surrey, CR0 1JB
Registered number (where applicable) 3497029
Description of applicant (for example, partnership, company, unincorporated association etc.) Convenience Retail Stores with Petrol Forecourts. Operating 48 Stores and Forecourts  PLC Company
Telephone number (if any) 0208 2530260
E-mail address (optional) paul@pggplc.com

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day	Month	Year
0	7	12 2012

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

Day	Month	Year

Please give a general description of the premises (please read guidance note1)  
 This Local Convenience Retail Store servicing the local community with a wide range of grocery's , fresh bread, milk, confectionary, soft drinks, Crisps and Snacks and the facility to pay utility bills and mobile phone top up. With the bonus of a full forecourt facility's. (fuel, car wash, vacuum and air machine)  
 Park Garage Group operate 32 Licence 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 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

**Please tick yes**

- a) plays (if ticking yes, fill in box A)
- 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 entertainment facilities:**

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

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

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



In all cases complete boxes N, O and P

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)	
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
Sun				
			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)	
			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)	

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)		
Thur								
Fri						<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat								
Sun								

**C**

Indoor sporting events Standard days and timings (please read guidance note 6)			<b><u>Please give further details</u></b> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Wed					
Thur			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**E**

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

**F**

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

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)		
			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		



**H**

<p><b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)</p>			<p><b><u>Please give a description of the type of entertainment you will be providing</u></b></p>		
Day	Start	Finish	<p><b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><b><u>Please give further details here</u></b> (please read guidance note 3)</p>		
Wed					
Thur			<p><b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)</p>		
Fri					
Sat			<p><b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)</p>		
Sun					

**K**

<b>Provision of facilities for entertainment of a similar description to that falling within i or j</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the type of entertainment facility you will be providing</u></b>		
Day	Start	Finish	<b><u>Will the entertainment facility be indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u></b> (please read guidance note 4)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sun					

**M**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption (Please tick box)</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	00.00	24.00			
Tue	00.00	24.00			
Wed	00.00	24.00			
Thur	00.00	24.00			
Fri	00.00	24.00			
Sat	00.00	24.00			
Sun	00.00	24.00			
			<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		

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

<b>Name</b> Thilainathan Nadarajah
---------------------------------------

**N**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

**O**

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon	00:00	24:00	
Tue	00:00	24:00	
Wed	00:00	24:00	
Thur	00:00	24:00	
Fri	00:00	24:00	
Sat	00:00	24:00	
Sun	00:00	24:00	
			<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)

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

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

1. The licence holder shall maintain a comprehensive digital colour CCTV system at the premises that ensures all public areas of the licensed premises are monitored, including all public entry and exit points which enables frontal identification of every person entering. Cameras to also cover the forecourt area. All cameras shall continually record whilst the premises are open to the public and video recordings shall be available for a minimum of 30 days with time and date stamping. Recordings shall be made available to an authorised officer or police officer together with facilities for viewing. There will be a capability to download to CD/DVD  
The recording system will be locked in a secure cupboard together with the mains supply.
2. Staff shall be trained in the basic law relating to the sale/supply of alcohol and written records will be kept for inspection. This will include the law relating to both the sale and the consumption of alcohol to persons under 18 and the refusal of sale of alcohol to persons who are drunk. There will be an ongoing training regime with refresher/reinforcement training at intervals of no more than six months.
3. Notices will be prominently displayed at point of sale detailing the restrictions on sales to children
4. Spirits shall be located behind the counter.
5. Off Sales: Alcohol shall not be sold/supplied in open containers
6. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Borough Council or the Police, which will record the following:
  - a. All crimes reported to the venue
  - b. All ejections of patrons
  - c. Any complaints received
  - d. Any incidents of disorder
  - e. Any faults in the CCTV system
  - f. Any visit by a relevant authority or emergency service
7. The premises shall have and maintain a central station alarm system with panic buttons.
8. Park Garage Group Plc operator close door procedure after 22:00
9. All alcohol sales between the hours of 22:00 and 06:00 any sales from the shop will be from a night hatch

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

Park Garage Group Operate Challenge 25 policy on all Age Restricted Products in all 97 stores.  
and as employeeed an Independant Test purchase company to complete scheduled test purchases.  
The store currantly as a CCTV monitoring system in place for security and to identify any culprit who intent on causing trouble.  
There is a CCTV monitor positioned behind the till area and one poistioned in the managers office.  
The premises shall have and maintain a central station alarm system with panic buttons  
All images are stored on the hard drive of the CCTV for 30 days, with date and time stamped after which can be erased or saved to disc at the police request.

**c) Public safety**

Staff are trained to be alert to any potentialdanger to customers and to react accordingly.  
If staff are able to quickly diffuse a situation without risk tyo customers and staff, they shall be instructed to call the poilce.  
All relevant fire procedures shall be in place for a store this size, with four fire extinguishers on store.  
The CCTV system will be maintained to a standard agreed with the police.

Park Garage Group Plc operator close door procedure after 22:00

All alcohol sales betwee the hours of 22:00 and 06:00 any sales from the shop will be from a night hatch

**d) The prevention of public nuisance**

People who gather shall be encourage to move from the entrance to the store to the potential of causing a nuisance to customers, either in requesting they purchase alcohol on their behalf, or general intimidation behaviour.  
The entrance to the store is visable from the till point area and shall be monitored by staff.  
CCTV cameras shall be used to pick up any disturbance in this area, as well as the immediate areaa outside the store, this shall be used to ensure noicse, nuisance, valdalism and general unsociable behaviour is monitored for potential troublemakers and images shall be passed onto the police on request.  
Any customers causing a nuisance will be requested to leave the premises, if they do not then the police will be called

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

We only except Photographic ID shall be accepted (Passport, Driving Licence, Proof of age card with PASS hologram).  
Anyone who appears to be under the age of 25 shall be chanenged to provide ID.  
If the customer is unable identification, then no sale be made NO IN NO SALE.  
All refused sales shall be recorded in the age refusal log book.  
If it is known that a customer intends to purchase alcohol to provide to minors the the sale shall be refused.


Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

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

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

Signature	
Date	5/11/12
Capacity	Training and Alcohol Manager

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

Signature	
Date	
Capacity	

<b>Contact name (where not previously given) and postal address for correspondence associated with this application</b> (please read guidance note 13)			
Paul Thyer C/O Park Garage Group Plc, 106, Park Lane, Croydon			
<b>Post town</b>	Croydon	<b>Post code</b>	CR0 1JB
<b>Telephone number (if any)</b>	07795461625		
<b>If you would prefer us to correspond with you by e-mail your e-mail address (optional)</b> paul@pggplc.com			

## Notes for Guidance

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please 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.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please 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, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



# Appendix 2

**Application for a Premises Licence; Park & Shop, Orpington Service Station, 85-87 Sevenoaks Road, Orpington, Kent, BR6 9JW.**

On Friday 9th November 2012, Bromley Borough Police received a copy of an application for a premises licence, made in respect of the above premises. It was submitted by a Mr Paul Thyer, training and alcohol manager, of Park Garage Group Plc and is made under the provisions of The Licensing Act 2003.

**Current Situation**

The premises operate under the 'Jet' branding. The small shop forms part of a modest sized forecourt with a separate parking area. Apart from a jet wash there is a drive through car wash which separates the shop from a car workshop which to all intents and purposes forms part of the same building. The workshop is operated by the 'PTA Motoring Centre'. This undertakes car servicing as well as the supply and repair of tyres, brakes, exhausts and batteries. I understand that this maintenance workshop is busy and apart from an appointment system, works on a 'while you wait' basis. It has a car park/waiting area for its customers which is connected to and forms part of the garage forecourt.

The 'Jet Garage' is open for 24 hours a day, every day and the shop offers a selection of groceries, newspapers and bottled gas, as well as dealing with the sale of petrol and DERV. The 'PTA Motoring Centre' is open Monday to Friday between 08:30 and 17:30 and Saturday between 08:30 and 17:00.

Police visited the garage on Sunday 2nd December 2012 and spoke to the manager a Mr Thillianathan Niadarajan. He stated he was aware of the application, but had not had any input. The application has supposedly come from head office. He explained that a selection of beers, wine and spirits were to be sold and that from 22:00 hours all sales from the shop (groceries, alcohol and fuel) would be conducted via the night hatch.

I was present in the shop for about 15 minutes and from my observations, fuel sales were easily the primary reason people were attending with only a few either buying both fuel and 'shop' items, or just making use of the shop for the purchase of bread, newspapers etc.

**The Plan**

The plan supplied is very basic in nature and does not conform to the guidance for plans contained the Licensing Act 2003 (Premises Licence and Club Premises Certificates) Regulations 2005. It does not seem to be in any sort of scale let alone 1:100. I do not know if this is an issue that has been brought to the attention of the applicant by the local Authority. I have sent him the guidance by email.

**The Application**

The application as submitted by Mr Thyer, is to allow the venue to sell alcohol and late night refreshment, both for consumption off the premises. The hours are to match the shops current opening hours (24 hours).

On page 4 of the application is space for a general description of the premises. It states; 'this local convenience retail store servicing the local community with a wide range of groceries, fresh bread, milk, confectionary, soft drinks, crisps and snacks and the facility to pay utility bills and mobile phone top up. With the bonus of a full forecourt facility's [sic] (fuel, car wash, vacuum and air machine)'. Park Garage group operate 32 licence premises'.

There is no mention of the vehicle workshop.

In part 'L' of the application - late night refreshment (outdoors); the timings asked for are Monday to Sunday between the hours of 23:00 and 05:00. This will allow the provision of hot food and drink for 24 hours a day, every day. There is a hot drinks machine and a microwave in the shop and it is assumed these form the basis for this part of the application.

In part 'M' of the application - supply of alcohol (off the premises); the timings asked for are Monday to Sunday between the hours of 00:00 and 24:00. The sale of alcohol will be for 24 hours a day, every day.

I will now deal with part 'P' of the application and comment where appropriate.

It is fair to say that in this section there is to be found a 'comprehensive' list under all the licensing objective headings, including 'challenge 25', staff training, an incident log and CCTV. I will only comment on the CCTV provision

The applicant states that CCTV will be maintained to a standard agreed with Police. To assist, the standard is reproduced below along with a model condition relating to CCTV use, recording and retention. This is not intended to replace the self suggested condition found under the a) general heading, but to supplement it.

- *The Premises will have an approved, effective and well managed CCTV system, installed by an NSI - Nacoss Gold Standard/SSAIB registered installer in accordance with NACP 20. The System installed shall be subject to a regular maintenance contract to ensure it is always fully operational, as stipulated/recommended by the installer.*
- *The system must be in working condition, in use and recording at all times that licensable activities are taking place. It must be able to record in all lighting conditions and the images recorded must be of a good evidential standard. These images must be kept on a secure database and be capable of being downloaded onto removable media. A member of staff must be present at all times who can both operate the system and supply copies of these images on request to either a Police or Council Officer. The recordings shall be kept for a minimum of 31 days.*

Apart from the observation made in relation to CCTV, all other conditions suggested by the applicant seem satisfactory.

### Primary Use

Section 176 of the Act prohibits the sale/supply of alcohol at motorway service stations and from premises that are used primarily as a garage or forms part of a premise so used. A garage is defined as such if it is used for one or more of the following; the retail of petrol, the retail of DERV the sale of motor vehicles, the maintenance of motor vehicles.

The accepted measure for this is 'intensity of use'. The applicant has not supplied Police with any figures (turnover or footfall) that would allow this to be judged. As detailed below, on that basis alone Police would ask that this application be refused.

### Police View

Between November 2011 and November 2012 there were fourteen (14) crime reports recorded for this venue. They all refer to the offence of 'making off without payment' commonly know as drive outs or theft of petrol. There is a nominal amount of street crime in the immediate vicinity but nothing that can be linked directly or indirectly to the garage.

The concern is that if this premise is allowed to sell/supply alcohol this could change. The garage, although on a main thoroughfare, is bounded by residential properties on two sides and these homes are sure to be effected by any increase crime, disorder or public nuisance.

Apart from the larger supermarkets (the nearby Tesco being one example), if this application is granted, this venue will be one of only a handful of venues on the Borough that will be permitted to sell/supply alcohol 24 hours a day. It is almost inevitable that a proportion of its late night customers will have been drinking and as a consequence, have lowered inhibitions which will lead to increased noise nuisance and a lack of consideration for their surroundings and local residents.

Some of these customers will be passing on foot as they make their way home from local public houses, others may have made a special journey to get to the venue. The effect will be the same; the availability of 24 hour alcohol will attract extra people to the area, with the result that the virtually non-existent levels of crime, disorder and public nuisance will increase. Local residents I spoke to stated that customers from The Buff public house often passed the garage on the way home and they were concerned by a possible increase in rowdy behaviour from these people, who having drunk elsewhere, would then make a detour into the garage to either purchase either more drink, or late night refreshment, at evening's end.

The Orpington Pond Service Station which is situated in the High Street, Orpington, is an example of how the 24 hour sale of alcohol can impact on local residents and the licensing objectives. This Garage has generated several complaints from the public, mainly that rowdy groups were congregating to buy alcohol, sometimes in the small hours, and on occasion drinking the alcohol purchased there and then. There have also been incidents of disorder, involving a separate criminal damage and an assault on staff.

Historically the prohibition on garages selling alcohol was to remove the temptation to drink and drive. It is not unknown still, for drunk drivers to attend a garage to buy cigarettes, food or alcohol. I have dealt with two such situations whilst on response team where offenders have attended garages to make use of the shop, driven out of the forecourt and either straight through a wall opposite or been involved in a head on collision, both within yards of the garage.

As regards the issue of primary use;

The shop forms part of what could be described as an increasingly rare form of garage premises, a forecourt with pumps, and a workshop (with space for customer parking) which carries out the servicing and maintenance of motor vehicles.

A garage would be prohibited from selling/supplying alcohol under sec 176 of The Licensing Act 2003 if it was primarily used for the sale of petrol or DERV, or the sale or maintenance of motor vehicles. In recent times this has been established by the submission of 'footfall' figures showing 'shop' sales compared to 'garage' sales. There is no requirement for these figures to be submitted at the application stage and the question of primary use only becomes an issue if raised by way of representation.

Police are of the opinion that unless the applicant can show otherwise the premise is used primarily for 'garage' purposes and is therefore not entitled to receive or be granted a premises licence to sell alcohol.

Police would ask that this application be refused.

**From:** adam.bourne5@hmrc.gsi.gov.uk [mailto:adam.bourne5@hmrc.gsi.gov.uk]  
**Sent:** 27 November 2012 15:00  
**To:** CSC Agent (Group)  
**Cc:** charlieandadam@yahoo.co.uk  
**Subject:** New Premises License Ref 1/00836/LAPRE [Protective Marking: UNCLASSIFIED]

Dear Mr Paul Double

I write with reference to the above Application for a New Premises Licence for 85 – 87 Sevenoaks Road, Orpington, Kent BR6 9JW and would like to raise an objection based on the following Licensing Objectives

Crime and Disorder  
Public Nuisance  
Public Safety  
Protection of Children from harm.

I am a local resident residing in Repton Road close to the junction with Sevenoaks Road and therefore within very close proximity to the Jet Garage applying for the 24 hour alcohol Licence.

There is already an incredible amount of anti social behaviour occurring on a weekly basis which is centred around the bus stop located towards the bottom of Repton Road close to the Sevenoaks Rd junction.

On most nights of the week there are congregations of teenage children and young adults shouting and screaming, using foul and abusive language who are clearly under the influence of alcohol. There are bottles and cans of drinks regularly strewn across the road and frequent occasions of urination on and around the bus stop together with instances of graffiti.

This in itself I believe comfortably falls into the category for Crime and Disorder and is very much a Public Nuisance.

There is also the question of Public safety which is at a serious risk on a regular basis due to drunken youths falling into the road from the bus stop and onto the main carriageway that is Repton Road. Vehicles have to regularly take evasive action to avoid the bus stop passengers who are invariably blind drunk. This is not only a danger to the other road users but also to the young adults and juvenile children engaged in the anti social behaviour mentioned.

I am sure that if premises such as the Park garage were granted an Alcohol Licence then this would become a regular stopping off point for the local youths to further fuel their already drunken bodies and thus creating further anti social behaviour in and around our houses.

There is no shortage in the local area of shops that sell alcohol such as the Tesco located in Orpington which is also 24 hours and it is therefore for these reasons that I strongly object to the above application.

Yours sincerely

Adam Bourne

Repton Road

**Double, Paul**

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**From:** nick welsh [nick.welsh1@hotmail.co.uk]  
**Sent:** 12 November 2012 20:00  
**To:** Licensing  
**Subject:** 12/00836/LAPRE

With the regards to the above I would like to object to this application. I live and work close by so am aware that there is very little demand for these additional services during the proposed time. I fear this application if successful would however clearly encourage late night nuisance to the local residents, attracting people from the town centre etc into the residential area, increasing noise nuisance.

I am already aware of a problem with rubbish building up around these premises notably at weekends

I am very concerned about the supply of alcohol from these premises. Having been woken at night by drinkers and having to clear up rubbish from my lawn that appears to have been bought from these premises, an increase to a 24 hour opening license selling alcohol is most unwelcome. Of even more concern I have needed to take alcohol off children outside my home, clearly someone either sold or brought this for them.

In short this application to open 24 hours supplying alcohol cannot be said in any way to service the public good and is obviously likely to lead to an increase in crime and disorder, public nuisance, and increase the exposure of local children to harm as well as reducing public safety. For these reasons I would most strongly urge you to reject this application.

Regards,

Nick Welsh.

30 Tower Road, Orpington Kent, BR6 0SQ

## Double, Paul

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**From:** nwodhams@tiscali.co.uk  
**Sent:** 28 November 2012 11:16  
**To:** Licensing  
**Subject:** RE: PARK & SHOP 85-87 SEVENOAKS ROAD, BR6 9JW APPLICATION FOR PREMISES LICENCE

**Importance:** High

Dear Paul Double/To whom it may concern

I and the other residents of Stapleton Road - cul de sac - ranging from numbers 22 to 46 Stapleton Road would like to dispute the application for a new premises licence at the Jet garage opposite us. This is a residential area with lots of families with young children and schools in the vicinity. We do our shopping in the daytime and do not feel it necessary to have another shop other than Tesco open during the night!

1. The traffic is bad enough during the daytime let alone night and this will obviously bring more traffic noise.
2. There are likely to be more louts hanging around the garage at all hours - bringing with this more drunkenness/crime perhaps.
3. We cannot understand the selling of alcohol at a PETROL STATION. This could encourage drink/driving.
4. The law is apparently also trying to discourage the purchase and consumption of alcohol so why is it necessary to sell alcohol in the middle of the night!!! This will surely encourage more drinking.
5. We have a Tesco store open 24/7 at the top of the High Street therefore there is no necessity to have this premises.

Please acknowledge receipt of this email and I look forward to your response on this matter.

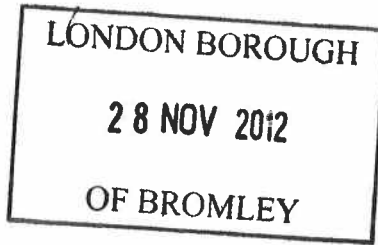
Kind regards

Mrs Tanya Wodhams

Mr Nicholas Wodhams



LB BROMLEY,  
ENVIRONMENTAL SERVICES  
LICENSING DEPT.  
CIVIC CENTRE  
STOCKWELL CLOSE  
BROMLEY BR1 3UT



MR/MRS HITCHMAN  
32, REPTON ROAD  
ORPINGTON KENT  
BR6 9HS  
24 November 2012

Dear Sir

re Your ref. 12/00836/LAPRE dated 9/11/2012

re Parker Shop 85-87 Sevenoaks Road ORPINGTON BR6 9JW

We object to the above application for the following reasons:-

1) Public Nuisance

This garage (petrol station) is situated in a residential area and selling alcohol 24 hours a day is likely to cause public nuisance to local residents and the public by means of noise, depositing empty bottles in the surrounding streets, gardens, pavements and roads. There is a possibility of people forming groups, drinking etc, which could intimidate people especially the elderly.

2) Public Nuisance

The sale of night refreshments is also likely to make more noise by the customers to the annoyance of the residential neighbours sleep after 23.00.

3) Public safety

This will occur due to people discarding bottles (plastic and glass) and cans in the streets where they are likely to get broken.

4) Protection of Children from harm

When the glass bottles, plastic bottles and cans get broken in the streets they can cause injury (cuts etc) especially to children, who fail to see them or try to pick them up.

Hope our comments will be considered

Yours faithfully

Phil Hill

Valerie Hill

**Double, Paul**

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**From:** William Ransom [billmary@me.com]  
**Sent:** 26 November 2012 19:15  
**To:** Licensing  
**Cc:** billransom999@gmail.com  
**Subject:** Park & Shop  
**Importance:** High

Dear Sir/Madam

Environmental Services  
Civic Centre  
Stockwell Close  
Bromley  
BR13UH

Your Reference: 12/00836/LAPRE

PROPOSED:

Application for a new premises licence - Licensing Act 2003

Park & Shop

Address: 85-87 Sevenoaks Road Orpington BR6 9JW

We appose this application on the following grounds:

We do not need to have this premises in this location when we have TESCO's a 24 hours superstore just opened in Orpington high street we strongly believe that this type of outlet would quickly become a problem.

The following points must be considered:

- Crime and disorder would increase and place undue pressure on the local police in the area, this is unacceptable.
- We believe that this outlet would become a nuisance and increased unwanted nose to all residents in the local area.
- Public safety would be a major concern if this outlet was granted a licence.
- This outlet is in a location that could allow persons wishing to cause harm to anyone late at night coming home from Orpington station young and old.

We therefore wish to lodge in the strongest terms our objection to this licence being granted.

Our Reference: 12/00836/LAPRE/OB1

Yours Sincerely

Mr & Mrs William Ransom  
58 Stapleton Road  
Orpington  
Kent  
BR6 9TN

Environmental Services,  
Civic Centre,  
Stockwell Close,  
Bromley,  
BR1 3UH.  
Telephone (020) 8464 3333  
Direct Line: (020) 8313 4218  
Fax: (020) 8313 4450  
Email: licensing@bromley.gov.uk

**Mr. & Mrs. H. Betts**  
81 Sevenoaks Road,  
Orpington,  
Kent  
BR6 9JW.  
Telephone: 01689 872766  
Mobile: 07732 503365  
Email: howardbetts@btinternet.com

Reference No.: 12/00836/LAPRE

Date: Monday 3rd December 2012

Dear Mr. Double,

I refer to your letter of the 9th November 2012 regarding the **application for a new premises licence - Park & Shop 85/87 Sevenoaks Road, Orpington Kent BR6 9JW.**

I/we have lived at our property for eleven years. The Garage has been open 24 hours a day selling petrol, confectionary and milk **without** access to the shop after 10pm all the time my family has lived here, but, **not selling alcohol**. The Garage does not allow the public in to the shop after 10pm, a counter service is available as a safety procurement to the public and Garage staff late at night. Will the public have access to enter the shop after 10pm to make their purchases of alcohol?

This is a local neighbourhood with residents trying to keep their properties well maintained and free from local crime. We feel with public access to the Garage shop 24 hours a day this will only increase the risk of crime and disorder.

In the past couple of years we have witnessed the completion of the Tesco's Extra superstore four minutes down the road from the Garage location. There, alcohol is readily on sale 24 hours a day and supervised by staff with a strict under 18 drink policy.

Primarily young people will hang around the Garage location, plus this will bring in extra traffic to the area late at night. The Garage will want to make money. How strict will the Garage be on checking ID for the sale of alcohol to under 18's?

Policing the under 18 drinking law will be taken advantage of.

If the shopworker is over powered by a member of the public late at night this will put an added burden on Police resources if trouble breaks out. With the community cuts to our police force this will only stretch them further and cause local residents anguish by members of the public lurking around the garage forecourt and beyond.

In a society where alcohol dependence is getting greater yet another outlet in the community can only be a bad thing. **Therefore we are against the sale of alcohol at the Garage premises.**

### **Crime and Disorder / Public Nuisance**

On several occasions there has been unruly behaviour from people of all ages but mainly youths who have caused damage to the bus stops in Sevenoaks Road smashing or inscribing their initials into the safety glass. Many times the glass has been totally replaced. My neighbour and I have had our fences sprayed with graffiti and fence panels broken off which we have had to replace at our expense.

A few years back an armed robbery took place on Boxing Day which upset local neighbours and we were interviewed by the police because of our close location to the garage forecourt. The Garage will increase its takings by selling alcohol which will in turn increase the desire to rob the shop, after all, this is a Garage selling primarily petrol as its main form of business and **not** alcohol.

I/we have witnessed full blown arguments late at night between disgruntled groups, boyfriends and girlfriends and people who just wish to sing at the tops of their voices at 3am in the morning. Our bedroom window looks out onto the garage forecourt and gives us front row seats to the social disorder below.

The majority of these people at the time seem to have had some alcohol intake by the way they shout, swagger and urinate up against fences. People stop at the Garage to fill up with petrol, replenish supplies of cigarettes, sweets and food snacks, the one thing they can't buy is **alcohol**.

A consideration is the bench and bus stops at the bottom of Tower Road, Sevenoaks Road and Repton Road where youths tend to congregate to meet friends and lark around, in the past, street furniture has been placed in the middle of the road hindering traffic. With the added influence of alcohol the situation could get out of control once people become aware of the meeting point.

### **Protection of Children from harm / Public Safety**

Two Junior schools, Warren Road and Holy Innocents plus The Knoll Medical Practice in Sevenoaks Road are situated near to the Garage and have a constant stream of elderly people, children, Mums and Dads who walk past the location throughout the day. Dog walkers and the Orpington Running Club also use the pavements.

There is a small amount of glass and litter *now*, which will only increase with the Park & Shop Garage. This will lead to more empty and half drunk bottles of wine, beer bottles and cans left on the pavement, sometimes smashed and on occasion filled with urine. This will put more pressure on the council's street cleaners to keep the pavements clean and tidy for public use.

Inquisitive small children, pets and general public shouldn't have to negotiate wine and beer bottles, cigarette packs, cans, sweet and sandwich wrappers each time they use the public highway.

The junction at the bottom of Tower Road, Repton Road and Sevenoaks Road is a vehicle black spot, traffic travels through this junction at speed and buses have to negotiate a tight turn. The council know of this black spot and wanted to put in a roundabout there to slow the traffic down. If young people are potentially hanging around waiting for others an accident will happen.

Most members of society don't wish to promote drink driving but you are considering giving a Garage a licence to sell alcohol while people fill up their cars, even though not every person will drink and drive a few people may fill the need which can only be detrimental to the drink drive policy and is a criminal offence.

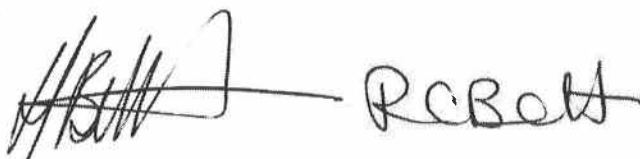
We already have a large Tesco's Extra superstore in the area selling alcohol 24 hours a day, a medium sized Co-operative store in Green St Greet (The Crescent) selling alcohol until late at night.

**Do we really don't need another alcohol outlet in Sevenoaks Road?**

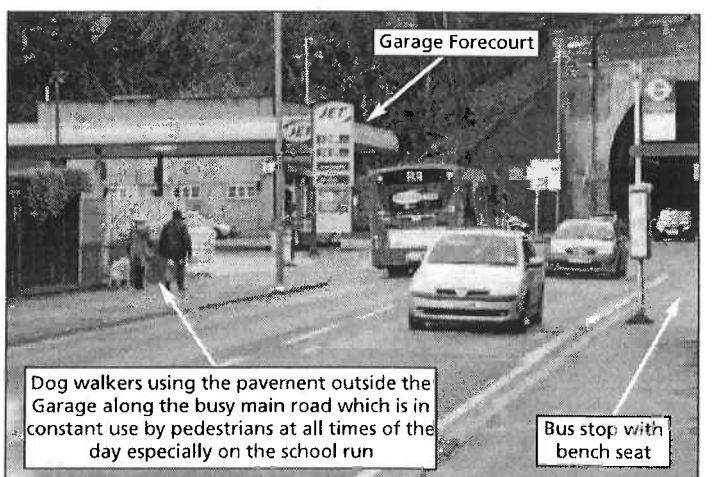
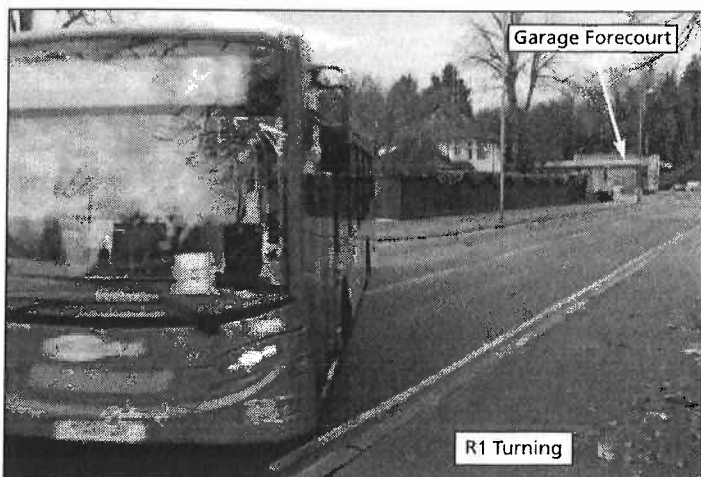
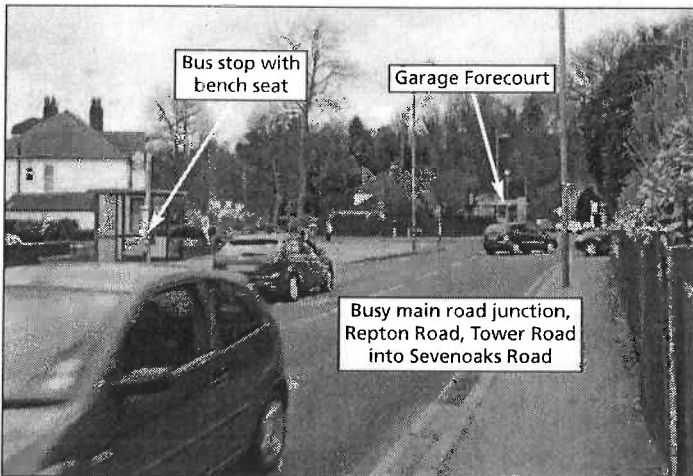
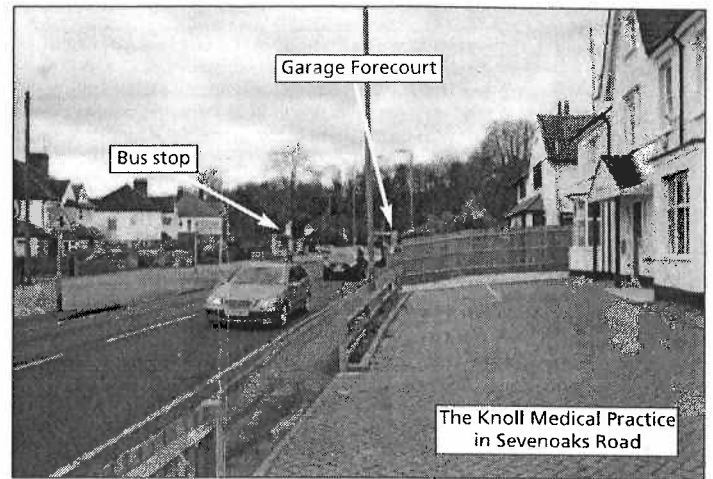
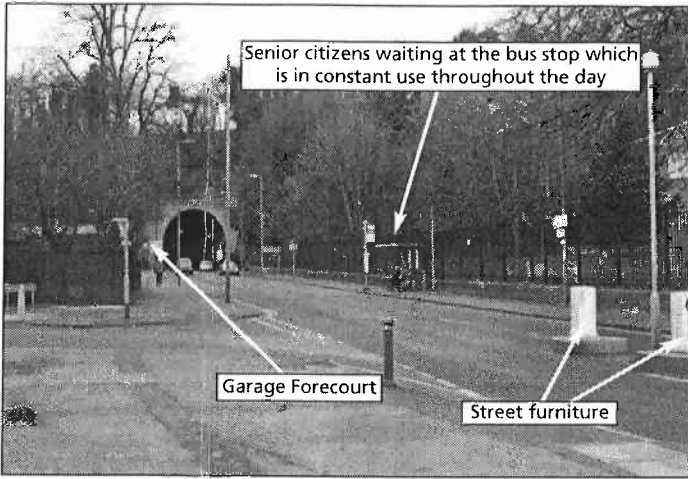
**Please think again before issuing this licence to the petrol garage.**

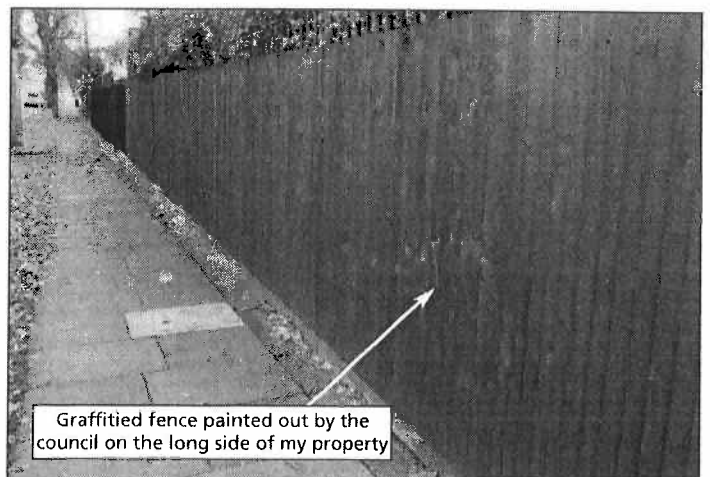
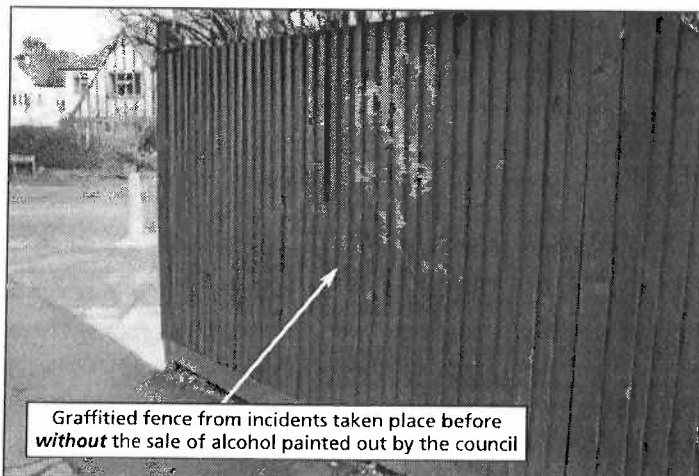
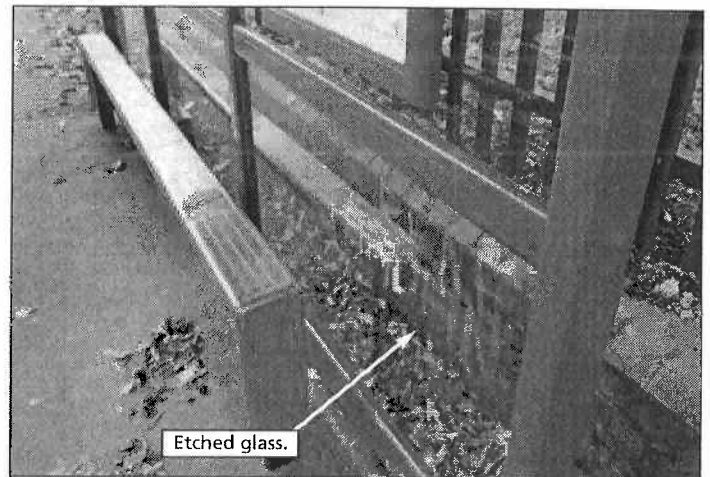
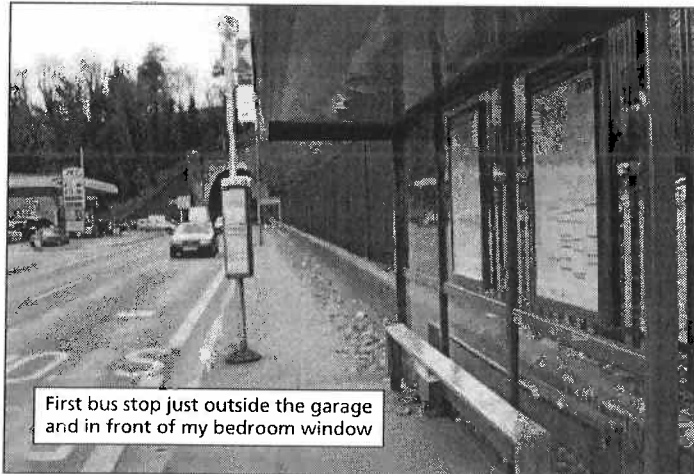
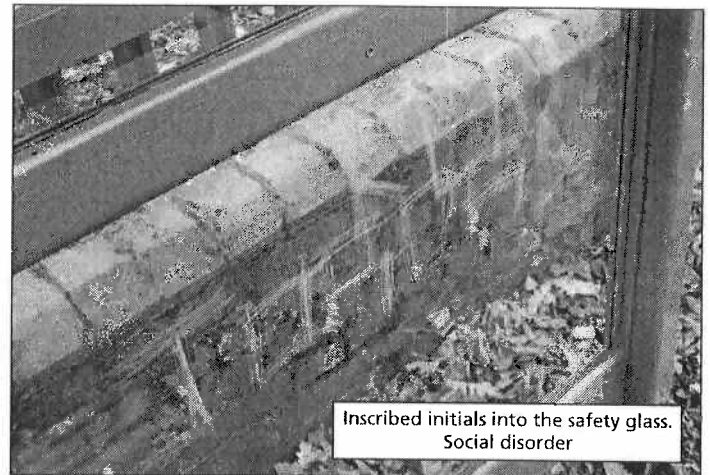
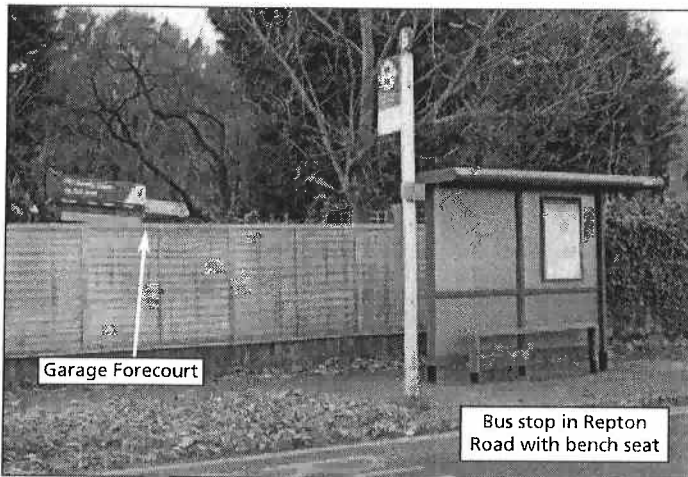
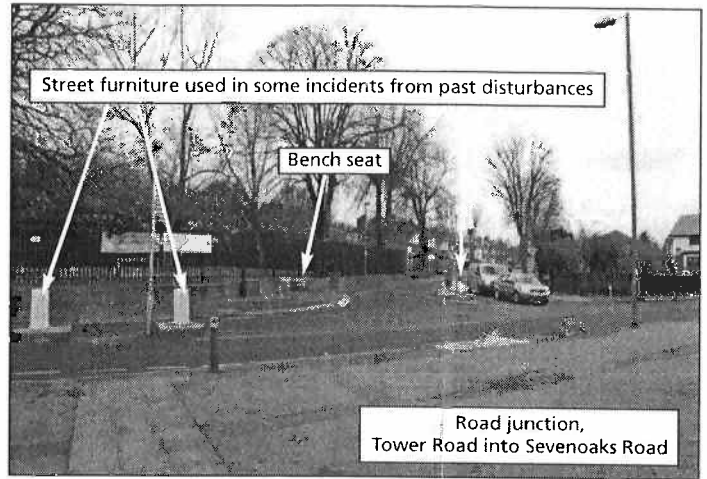
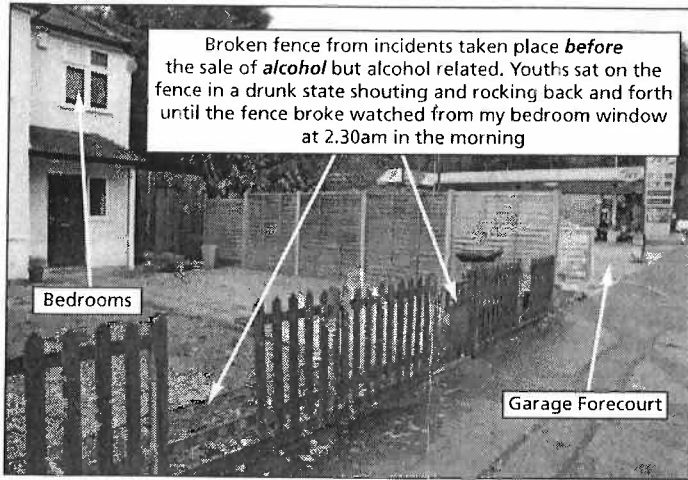
We wait your reply.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'H Betts' followed by a long horizontal line and 'R C Betts'.

Howard Betts & Rachel Betts





47 Tower Road  
Orpington  
Kent  
BR6 0SG

24 November 2012

Environmental Services  
Civic Centre  
Stockwell Close  
Bromley  
BR1 3UH

Dear Sir/Madam

**Re: Application for a new premises licence ref: 12/00836/LAPRE**

We write to register our objection to the application for a new premises licence by 'Park and Shop' 85-87 Sevenoaks Road, Orpington. The basis for this opposition is that granting a licence for these premises will not promote the licencing objectives particularly as the application includes the sale of alcohol late at night/early in the morning for off premises consumption in an area heavily populated with young families.

Residents in this area already suffer noise nuisance and antisocial behaviour particularly at night from people returning home from Orpington station, the Maxwell Public House or Orpington High Street. Noise nuisance has included swearing and screaming which wakes our young children and we regularly find beer bottles, cans and cigarette packets in our front garden. In addition we frequently find smashed bottles and broken glass on our driveway and on the pavement outside our house, placing our young children at greater risk of harm. We have already been the victims of opportunistic theft fuelled by alcohol having had plants dug up and stolen from our front garden as well as damage to our fencing. Young people already gather on the bench at the end of Tower Road. If the sale of alcohol is readily available just metres from here, might this encourage underage drinking and lead to an increase anti-social behaviour? All of the above will be only be exasperated by 'Park and Shop' selling alcohol.

We are also concerned that this will increase traffic volume especially at night creating an even greater noise disturbance and more worryingly a greater risk to public safety. The junction of Tower Road, Sevenoaks Road and Repton Road is already extremely dangerous and busy. Encouraging more traffic, particularly late at night and in darkness, will only serve to make it more so.

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

Yours sincerely,



R.V.Booth and L.M.Booth



83 Sevenoaks Road  
Orpington  
Kent  
BR6 9JW

London Borough of Bromley  
Environmental Services  
Civic Centre  
Stockwell Close  
Bromley  
BR1 3UH

Dear Sirs

RE: APPLICATION FOR A NEW PREMISES LICENCE – LICENSING ACT 2003  
Park & Shop, 85-87 Sevenoaks Road, Orpington, BR6 9JW

I write to set out my objections to the granting of a New Premises Licence –  
Licensing Act 2003 at 85-87 Sevenoaks Road, Orpington, BR6 9JW

In the first instance, I believe that there has been a misrepresentation in the status of the business premises at 85-87 Sevenoaks Road, Orpington, BR6 9JW. The business is first and foremost a petrol station with other forecourt facilities (9car wash and air machine) and which offers a small selection of grocery items and snacks as extras under the "Jet" banner and owned by the Park Garage Group based in Croydon.

There are two residential properties along this stretch of Sevenoaks Road – No. 81 and No. 83 and two commercial properties at 85-87 and Francis Chapel Funeral Directors at 89. I am the property owner of 83 Sevenoaks Road and have been resident in my property for the last nine years. My property immediately adjoins 85-87 Sevenoaks Road.

Over the course of my residency there have been several issues which have combined to lead me to objecting to this application under the 4 Licensing Objectives, ie:

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

1. On most weekends, I have been subjected to being woken up in the early hours of the morning by the raucous noise of groups of individuals who have purchased cigarettes or snacks from the Petrol Station, congregating outside my fence for up to 30 minutes, often discarding packaging from their purchases in my front garden. I do not relish the prospect of having to clear up bottles and cans from my garden as a regular occurrence as well!
2. The boundary fence between 83 and 85-87 Sevenoaks Road is the responsibility of the owners of 85-87 Sevenoaks Road. This Spring, one of the fence panels came down. Despite several requests to effect a repair it took six weeks and the threat of legal action before the fence panel was replaced. During this time, I was stressing my concerns for the safety of myself, my teenage daughter and my

- property, as the missing fence panel effectively gave open and direct access onto my property from 85-87 Sevenoaks Road. Should other fence panels need replacing under similar circumstances, my concern is that I will be even more vulnerable to the unsociable behaviour of individuals (urinating, causing property damage and discarding all sorts of rubbish into the garden) fuelled by easily available alcohol being sold next door to my home.
3. My front garden is surrounded by a wooden fence. On two occasions over the course of the last year, the fence has been damaged with sections having been broken off (photos included), said damage occurred over weekend evenings. Additionally, in the first couple of years of my residency, the fences of both domestic properties were subject to numerous incidents of graffiti – and that is without alcohol being readily available next door to my property. I can only extrapolate that with the sale of alcohol, incidents of damage and graffiti will probably increase – all of which will have to be paid for by myself and my neighbours who are the most affected.
  4. A few years ago, the petrol station at 85-87 Sevenoaks Road was raided on Boxing Day (the police will have a record as an employee was hurt in the raid). Currently the petrol station closes its doors to the public around 22:00 and any purchases are dealt with via the window. If alcohol is to be sold on the premises, are they anticipating that the shop will be opened 24/7? If this business was deemed an attractive enough prospect to raid as a petrol station how much more attractive a prospect it will be if it sells alcohol?

Furthermore, with concern about the increasing numbers of drink/driving incidents at an all time high, surely to grant a licence to these premises is sending the wrong message. Whilst I am not suggesting that everyone purchasing alcohol will consume it and then drive, it is an important to be give serious consideration to this question in the current climate.

5. Additionally, there may be a problem with young children attending Warren Road Primary and Holy Innocent Schools, both of which are in close proximity to this site, having to walk through discarded/broken bottles and beer cans on their way to and from school. St Olaves senior boy's school is also in close proximity to this site – will the staff be as diligent in enforcing the no sale of alcohol laws to minors as would, say Tesco?
6. There is a Tesco Extra situated at the top end of Sevenoaks Road/ War Memorial, a Co-operative Store and Pub at The Crescent, all of which are within a 10-minute walk from both properties and from which alcohol can be purchased. Why then is there are need to grant a licence to sell alcohol from premises next door to domestic premises?

I should appreciate it if serious and real consideration could be given to the above objections and look forward to hearing the outcome.

Yours sincerely

Cynthia Benjamin





**Double, Paul**

---

**From:** Myall, Terry [Terry.Myall@dignityuk.co.uk]  
**Sent:** 05 December 2012 09:58  
**To:** Licensing  
**Cc:** Churchman, Michael; HOWARD BETTS  
**Subject:** Your ref 12/00836/LAPRE

Dear Sirs

**APPLICATION FOR A NEW PREMISES LICENCE** – Park & Shop 85-87 Sevenoaks Road Orpington BR6 9JW

I wish to object to the application for a new premises licence reference above.

We trade as funeral directors next door to the petrol station and convenience store.

Our premises are subject to petty vandalism, vehicles parked on our forecourt and noise from the vehicle occupants who play music at high volume.

This week we have had the meter cupboard doors broken at the front of our building

We have to clear litter every morning which is deposited from snack food purchases made in the store.

The provision of alcohol sales will exacerbate this nuisance.

Terry Myall  
Area Manager South East London  
Dignity Funerals Ltd  
Boundary Place 89 Sevenoaks Road  
Orpington Kent BR6 9JW

T: 01689 875236  
F: 01689 870732  
M: 07767 414661

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**Double, Paul**

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**From:** REIDY DENNIS [bevden.reidy@ntlworld.com]  
**Sent:** 05 December 2012 00:01  
**To:** Licensing  
**Subject:** Ref 12/00836/LAPRE

Mrs Beverley Reidy  
62 Sevenoaks Road  
Orpington  
Kent BR6 9JL

Dear Bromley Council,

Re: 12/00836/LAPRE - 85-87 Sevenoaks Road

Firstly I write to express my anger about the application letters not sent to more people living within a stone's throw away from the aforementioned, as this letter was brought to my attention by one of the very few who received one.

I strongly object to having a petrol station selling alcohol within metres from my house. We, as residents are very proud of living in this part of Orpington, and do not want the petrol station to change its status.

I have seen damage as a result of vandalism to the bus stop opposite the petrol station, the one opposite Tower Road and the one at the bottom of Repton Road on many occasions. If late night refreshments including alcohol are sold at the petrol station there will be groups of people loitering in the area with the threat of violence and vandalism. As a mother of a child who has started going out on his own, I am also concerned about his safety in this area. But my greatest concern is that there are many elderly residents nearby living on their own who will feel vulnerable should this plan go ahead.

I hope that you take my points of view into consideration.

Yours sincerely

Mrs Reidy

I

**Double, Paul**


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**From:** Nikki Coffey [nikki.coffey@myhobbystore.com]  
**Sent:** 04 December 2012 20:11  
**To:** Licensing  
**Subject:** Your ref: 12/00836/LAPRE

Nikki Coffey  
 15 Repton Road  
 Orpington  
 Kent  
 BR6 9HR

04.12.12

Your ref: 12/00836/LAPRE

Application for a new premises licence at Park & Shop, 85-87 Sevenoaks Road, Orpington BR6 9JW

Please accept my representation to object the proposed Licensable Activities to the above address. I object to these applications on all 4 of the licensing objectives listed in your letter.

These objections are all based on the nightly activities that already occur on a regular basis (especially at weekends) at the bottom of Repton Road and on Sevenoaks Road around the area of the Park & Shop. These have all become worse since the installation of a sheltered bus stop at the end of Repton Road, which is situated directly opposite my house. From the time pubs close until about 4/5am we have gangs of young adults (all of legal drinking age) congregating at the end of the road and at the bus stop.

**Crime and Disorder**

As these people have often been drinking their behaviour leads to fights, loud abusive language, smashed glass alcohol bottles, graffiti on the bus stop and residential walls, criminal damage to private property (ie garden walls), and inappropriate (sexual) public behaviour. This has been reported to the police on numerous occasions.

**Public Nuisance**

The lack of sleep for all residents of the bottom of Repton Road caused by all listed under Crime and Disorder. The distress and worry caused to my young children by the noise. The litter left behind after the people have moved on.

**Public Safety**

The risk to personal safety when we have tried to ask people to move on and have suffered verbal abuse and the threat of physical violence.

**Protection of Children from harm**

I have 2 small children and a dog, all of whom are at risk of harm by the numerous smashed drink bottles regularly left in the street outside of our property. We have also had to move our 9 year old daughter to a bedroom at the back of the house as she became so scared by the noise that it caused nightmares.

All of the above concerns we already deal with on a daily basis, if these licenses were to be granted they would just fuel the problem giving these people more reason to congregate outside of the garage and our properties. If you then add alcohol to the equation I foresee not only more unbearable problems not only for the residents but also for the police who will undoubtedly be called to our road on a regular basis.

In summary, we are a residential area, mainly with young families. We have no need for either 24 hour refreshments or alcohol. We already have a 24hr Tesco at the end of Sevenoaks Road to cater to these needs should anybody require them.

I would ask you to consider the negative impact these licenses would have on a community that is already struggling with anti-social late night behaviour.

I look forward to your response and receiving information of the date and time of the Committee hearing so that I may attend.

Yours sincerely  
 Mrs Nikki Coffey

**Double, Paul**

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**From:** catherine knowles [knowles546@hotmail.co.uk]  
**Sent:** 04 December 2012 17:30  
**To:** Licensing  
**Subject:** shop 85-87 Sevenoaks Road premises licence

To Paul Double/ to whom it may concern

I am writing to you concerning the application for a premises licence at the Jet garage 85-87 Sevenoaks Road. We oppose this application! This is a totally unnecessary application. Tesco's selling alcohol is a minute in a car away or a five minute walk. There they sell drink at cheaper price already. The government is currently trying to cut down on shops selling cheap alcohol or limit store opening times, trying to discourage people drinking and yet you want to let another shop have a 24 hour licence to do so! This is a residential area where there are a lot of young families are living. We do not want teenagers or drunks hanging around our local area causing people to feel uncomfortable or worried. Is this going to encourage drink driving? Houses in our cul-de-sac numbers 22-46 Stapleton Road do not want this application to go through.

from  
Mr & Mrs Knowles  
28 Stapleton Road



**Double, Paul**

---

**From:** ROBERT BARON [robert.baron4@btinternet.com]  
**Sent:** 05 December 2012 16:38  
**To:** Licensing  
**Subject:** Application for new preises licence 85-87 Sevenoaks road Orpington BR6 9JW ref 12/00836/LAPRE9

Dear Sir /Madam,

I am a resident at 3 Repton Road Orpington BR6 9HR next to the above mentioned property.

I object to the plans for a new premises Licence on the grounds that the all night opening and sale of alchole in a residential area would contribute to crime and disorder in the locality and for that reason will also affect public saftey.

There will be drunken and disorderly behaviour in the immediate area broken glass making it unsafe for children and animals. There is no need for a licenced premises as Tescoes is up the road near the war memorial and is open all night and sells alchole.

I fear that if this application goes ahead there will be a big increase in crime fueled by drunken behaviour as people sit on the walls of residential properties and drink alchole and discard their bottles and cans.

Yours sincerely

Mrs EA Baron

**From:** nina parker [mailto:nina\_s\_parker@hotmail.com]  
**Sent:** 01 December 2012 20:08  
**To:** CSC Agent (Group)  
**Subject:** Objection to licencing application 12/00836/LAPRE

Re: licencing application 12/00836/LAPRE

I would like to state my objection to this licencing application on the grounds of Public Nuisance and Crime and Disorder brought about by an all night convenience store which will be situated very close to residential properties.

Objection by: Mrs N Parker, 10 Repton Road, Orpington, Kent, BR6 9HS

05/12/2012

**From:**

**Sent:** 23 November 2012 10:40

**To:** Licensing

**Subject:** application for new premises licence 85-87 sevenoaks road

Dear sir,

We wish to object to this application at 85-87 Sevenoaks road Orpington on the grounds of public nuisance, public safety and crime disorder:

we believe that in this residential area-with houses just a few yards away- the availability of late night refreshment and sale of alcohol during the late evening/night will encourage drunken behaviour and underage drinking and increase levels of noise and littering in the immediate vicinity by those leaving the premises by car or on foot.

The current hours appear suitable for the area-the new licence would be out of keeping.

Please anonymise my objection.

Regards

XX Repton road  
Orpington  
BR6 9HR

**From:**  
**Sent:** 28 November 2012 19:07  
**To:** CSC Agent (Group)  
**Subject:** 12/00836/LAPRE LICENSE APPLICATION

**For the attention of Paul Double Licensing Administrator**

We are opposed to the Park and Shop Jet garage in Sevenoaks Road having a 24hr license to sell alcohol and refreshments.

We already have to put up with the youths congregating under the bridge (which is next to the garage) shouting and swearing at all hours of the night. It is a Public

nuisance with the sound accentuated in the echoing of the bridge. This will only encourage more people to the area and lead to a further increase in anti social

behaviour Crime and Disorder.

They now throw empty cans, bottles and food containers over the chain link fence next to the bridge.....what an eyesore it's never cleaned.

The opening hours and facilities offered by the garage now are sufficient.

**Please do not disclose our name and address**

Stapleton Road  
Orpington  
Kent  
BR6 9TN

Ref: 12/00836/LAPRE - Boundary Garage 85 - 87 Sevenoaks Road Orpington BR6 9JW

Dear Sir,

I write to advise you of our objection to the above application for a new premises licence at Boundary Garage, 85-87 Sevenoaks Road BR6 9JW under the Licensing Act 2003.

This garage is located in the middle of a quiet residential area with no other existing retail properties nearby.

If a licence were granted to sell alcohol 24 hours a day from this garage, this would present increased risks of crime and disorder, public safety, public nuisance and weaken the protection of children from harm.

Within a short distance of the site there are a number of existing licensed premises where alcohol can readily be obtained, these include Tesco (24 hrs) 600 metres away in Orpington High Street and the Co-op 800 metres away in Green St Green. Consequently there is little wider public benefit arising from a new licensed premises at this location, which allows longer opening hours and the sale of alcohol from this petrol station.

However the increased risks to **public safety** may be significant for the local community and the wider travelling public.

A responsible local authority should normally presume against permitting the 24 hour/day sale of alcohol to drivers stopping to refuel at a garage. Clearly this could be viewed as the council facilitating or encouraging "drink driving" with all of the known increased accident risks and potential legal implications/costs.

The sale of alcohol and extended opening hours (24 hrs) from this site increases the risks of **crime, disorder and public nuisance** at night in nearby public spaces at the most sensitive time for local residents needing sleep.

The increasing pressure on police and emergency services from ongoing budget reductions has already produced a lack of police resources to deal with low level Anti Social Behaviour in the evenings. Permitting another site where alcohol may be obtained late at night is likely to unnecessarily increase pressure on these limited resources with no benefit to the public.

The need for operation of plant, lighting, air conditioners and extractors at night presents the potential for noise and light pollution late at night within a primarily residential area.

Selling alcohol alongside confectionery, soft drinks, crisps and snacks clearly increases the risk of selling of alcohol to **children**. While the operator may seek to minimise this risk, clearly mistakes could be made and children may ask others to buy alcohol for them.

For all of the above reasons we would urge the Licensing team to reject this application.

Yours faithfully

**From:**  
**Sent:** 28 November 2012 18:48  
**To:** Licensing  
**Subject:** Application for a new premises licence

Dear Mr Double

Road  
Re: your ref 12/00836/LAPRE  
Kent

Stapleton  
Orpington  
BR6 9TN

I am responding to your letter dated 9th November in relation to the proposed premises licence, which will allow the Jet garage (Park & Shop) to sell alcohol 24 hours a day.

I know for a fact that all the residents I have spoken to oppose the application.

My objections are based on, in particular the public nuisance category and I list my objections as follows:

- 1) What is the real need to sell alcohol 24 hours day? surely this will encourage youths to drink more in the knowledge that they can obtain alcohol at anytime. I live near the railway tunnel and after the local pub has closed I can always hear people screaming and shouting, particularly at weekends. I know there is nothing I can do about this, but thankfully it's only at about 11.30pm. Who knows what noise will be heard if they can then go on to buy even more alcohol.
- 2) Surely promoting alcohol in this way is just making a situation worse.
- 3) How can a petrol garage sell alcohol. Don't they think about drink driving????
- 4) Has the possible increase in crime been considered, bearing in mind it is on the increase already in the borough.
- 5) We already have a local store, which is open 24 hours day if you need to buy anything.
- 6) How about the poor staff who have to work there over a 24 hour period and possibly be faced with trouble if they refuse to sell alcohol to an already drunken person!!!! Will the Police be happy to receive calls to attend the garage because of problems.

I do not wish my name and address to be published in anyway.

Please acknowledge receipt of this email.

Yours sincerely

**From:**  
**Sent:** 29 November 2012 21:16  
**To:** Licensing  
**Subject:** Representation - Your Ref: 12/00836/LAPRE

X Repton Road  
Orpington  
Kent  
BR6 9HR

Dear Sir/Madam,

Re: Application for a new premises License - Licensing Act 2003  
Park & Shop 85-87 Sevenoaks Road Orpington BR6 9JW

Please remove my house number from this representation.

I would like to voice my objection to the application from the above referenced premises to open 24 hours and to sell alcohol. As a local resident we are already disrupted by the vehicle noise late into the evening when the garage is open. Cars can often be heard revving their engines which keeps us awake at night. In the summer months we also have to endure groups of adolescents hanging around at the bus stop opposite our house causing a nuisance and disturbance, often very late at night and in the early hours of the morning. I believe that if the garage is open 24 hours and sells alcohol it will encourage more disturbances of this kind for the local residents. It should also be noted that the Tesco Superstore just down the road at the Orpington war memorial is open 24 hours and sells alcohol.

Yours sincerely,

**From:**  
**Sent:** 04 December 2012 21:26  
**To:** Licensing  
**Subject:** Park & Shop 85-87 Sevenoaks Road, Orpington

Dear Sir,

As residents of Sevenoaks Road, we would like to make our representations regarding the proposals outlined in your letter of 9th November for the licensing of Park & Shop at number 85-87 ( the local petrol station ).

Currently, we experience many problems with noise and litter, due to the siting of a bus stop outside our property ( no 73 ). Prior to this being erected, we lodged our comments against its construction, as there has been a long history of issues associated with this bus stop.

There is rarely a weekend evening in the summer, when there is not a group of young people gathered in the bus shelter, well in to the early hours of the morning, shouting, singing, and drinking. We have on numerous occasions, called the police regarding this. Although not so frequent, there are also incidents during the winter months. When it was first built, the glass in it was of the ordinary kind, and the shelter windows were smashed every few weeks. Complaints by the residents led to these being replaced with a shatterproof variety of glass, but it is still frequently hit in an attempt to break it.

Litter has always existed along this part of Sevenoaks Road, but with the arrival of the rubbish bin at the bus stop it has become worse, as it is also used by anti-social locals to dump their household waste, and is therefore usually overflowing. Consequently, the rubbish generated by the groups at the bus stop invariably ends up tossed in to the front gardens of ourselves, and our immediate neighbours - drinks cans, small bottles, takeaway wrappers etc. We have also found used condoms. There is regularly broken glass on the pavement around the bus shelter, which is both awkward and dangerous for pedestrians, many of whom are young children on their way to Warren Road, and Holy Innocents primary schools.

Only last week it was announced that the government are introducing proposals in order to try to reduce binge drinking and public drunkenness, following the purchase of cheap alcohol.

We were therefore surprised by the application for the petrol station to be open for 24 hours a day, with the facility of selling alcohol, and other refreshments. Surely this will only add to the problem already being experienced by residents in this stretch of the road, and do nothing to alleviate the problems that are trying to be addressed by the government ?

We would therefore like to have our representation made with regards to the proposals causing public nuisance, and possible further episodes of crime and disorder, as well as the potential for further issues regarding public safety and harm to children. ( all 4 areas of the Licensing Objectives ).

We await confirmation from your department that this proposal will not be passed.

Yours sincerely

Sevenoaks Road,  
Orpington.  
BR6 9JN

( please do not include our specific details in the report )



# Appendix 3

**Name of Premises**

**PARK & SHOP, ORPINGTON SERVICE STATION**

**Address**

**85-87, SEVENOAKS ROAD, ORPINGTON, KENT.**

	Retail Alcohol	Club Alcohol	Regulated Entertainment	Late Night Refreshment	Comments
<b>CURRENT OPERATION</b>	N	N	N	N	
<b>PROPOSED OPERATION</b>	Y	N	N	Y	<b>These premises are located in a highly residential area.</b>

**Premises Profile Matrix**

	YES or NO	Comments
Seated (Inside) / Seated (Outside)	N	
Themed	N	
Vertical Drinking	N	
Off Sales	Y	Forms part of this application.
Dedicated Children's area	N	
Garden / Patio	N	
Waiter / Waitress service	N	
Age Profile 18-24 / 25-35 / 35+		Difficult to assess age profile.
Amplified Music	N	
Live Music	N	
Piped Music	N	

Adult Style Entertainment	N
AWP's / Electronic Games	N
Pool Tables	N
Big Screen	N
Karaoke	N
Other	N

<b>OCCUPANCY NUMBERS</b>	<b>20</b>	<b>Maximum capacity.</b>
--------------------------	-----------	--------------------------

<b>HOURS OF OPERATION</b>	Current hours for licensable activity	Proposed hours for licensable activity	Proposed Time of opening/closing to the public
<b>Alcohol "Off" Sales</b>	None	<b>Off Sale of Alcohol: Sunday to Saturday 00.00 to 24.00.</b>	<b>Open to the public: Sunday to Saturday 00.00 to 24.00.</b>

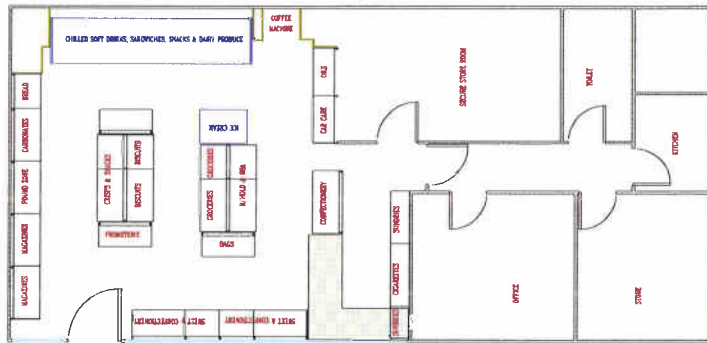
**Existing and Proposed Controls**

Control measures	Existing Yes / No	Proposed Yes / No	Comments
CCTV	Y		Digital system recording to an evidential standard. Capable of recording for 30 days. 2 Cameras internally and 2 externally.
Noise Limiter fitted (Set and sealed)	N	N	
Nearest residential premises	Directly next door to the forecourt.		
Double Glazed	N	N	
Air Conditioned	Y		
Ventilation	Y		
Lobbied Access / Egress	N		
Door Supervisors	N	N	

These conditions are suggested by Bromley Police Licensing for consideration by the Licensing Sub Committee should they decide to grant a licence.

SUGGESTED LICENCE CONDITIONS			Reason / Licensing Objective
Tick if Appropriate	Number	Condition	
Y	1	The premises will have an approved, effective and well managed CCTV system installed by an NSI-NACOSS Gold Standards/SSAIB registered installer in accordance with NACP 20. The system installed shall be subject to a regular maintenance contract to ensure it is always fully operational, as stipulated/recommended by the installer.	Crime and Disorder
Y	2	The system must be in working condition, in use and recording at all times that licensable activities are taking place. It must be able to record in all lighting conditions and the images recorded must be of a good evidential standard. These images must be kept on a secure database and be capable of being downloaded onto removable media. A member of staff must be present at all times who can both operate the system and sully copies of these images on request to either a Police or Council Officer. The recordings shall be kept for a minimum of 31 days.	Crime and Disorder

# Appendix 4



SCALE : 1 : 100  
 REFERENCE : Orp 01  
 DATE DRAWN : 07 / 12 / 12  
 DATE REVISED : DD / MM / YY  
 DRAWING BY : Gary Secker

**G.D.P. DESIGN & SHOPFITTING LTD**

Tel : 01603 2561749 Fax : 01603 251729

MR MILES HARVEY, PARK GARAGE GROUP, RE 85 - 87 SEVENOAKS ROAD, ORPINGTON, KENT, BR6 9JW

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# Appendix 5





**PARK & SHOP ORPINGTON SERVICE STATION**



**VIEW FROM FRONT OF PREMISES DOWN SEVENOAKS ROAD TOWARDS THE ORPINGTON HIGH STREET (NEAREST RESIDENTIAL PROPERTY ON THE RIGHT)**



**VIEW FROM FRONT OF PREMISES DOWN SEVENOAKS ROAD TOWARDS GREEN ST GREEN (FUNERAL DIRECTORS ON THE LEFT SIDE)**



**VIEW FROM FRONT OF PREMISES SHOWING DIRECTLY OPPOSITE THE SITE.**



MAIN ENTRANCE INTO THE SHOP



MAIN TILL POINT (SPIRITS WILL BE STORED BEHIND THE COUNTER)



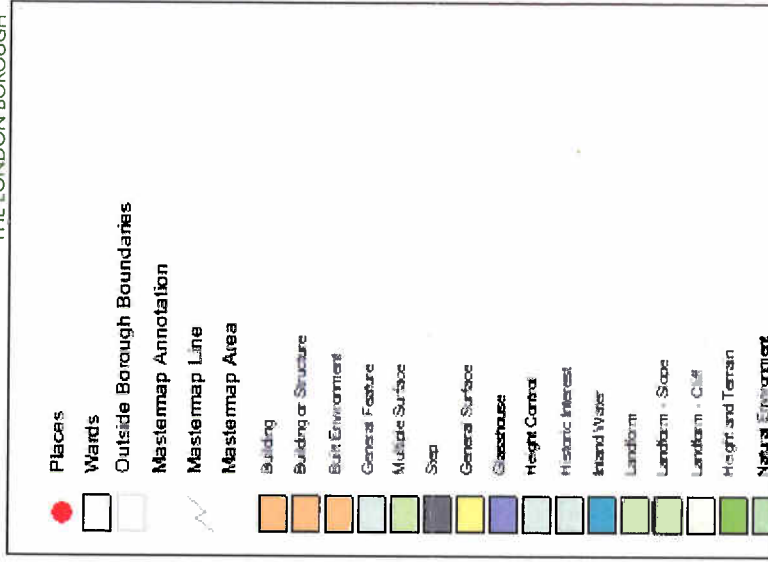
SHOP FLOOR AREA

# Appendix 6

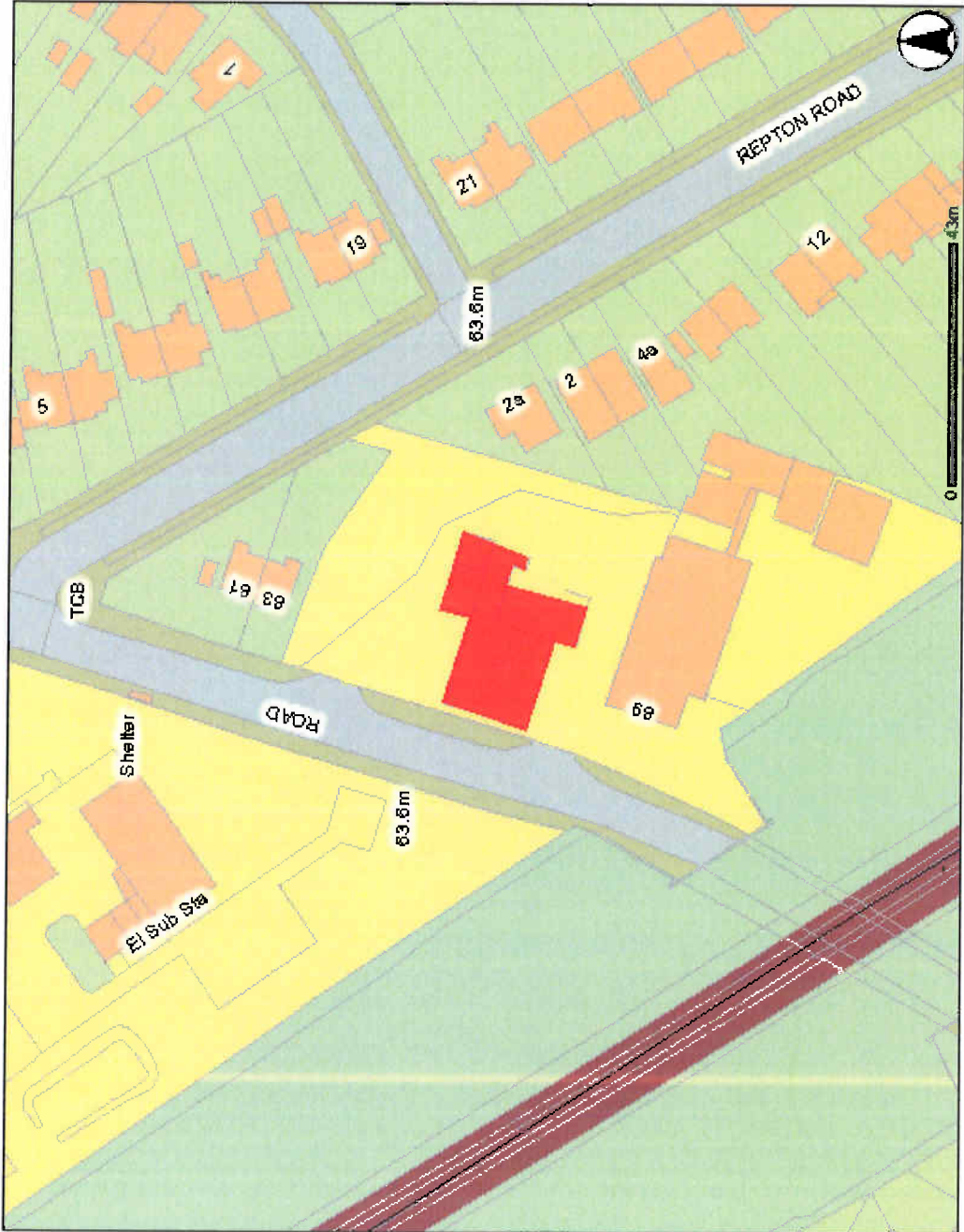




THE LONDON BOROUGH



<b>Organisation</b>	L B Bromley
<b>Department</b>	Public Protection
<b>Comments</b>	Not Set
<b>Date</b>	7/12/2012
<b>SLA Number</b>	100017661
<b>Map Scale</b>	1:1250



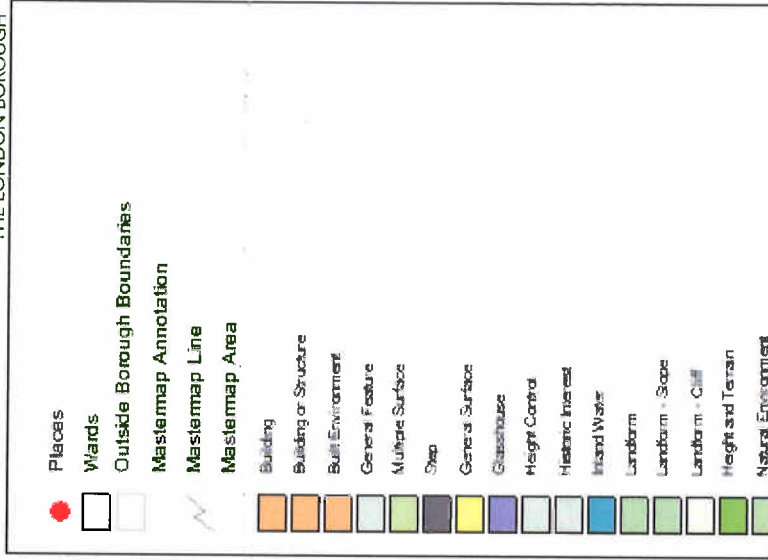
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**Park**  
 Licensing Sub-Committee



THE LONDON BOROUGH

**Park**  
Licensing Sub-Committee



<b>Organisation</b>	L B Bromley
<b>Department</b>	Public Protection
<b>Comments</b>	Not Set
<b>Date</b>	7/12/2012
<b>SLA Number</b>	100017661
<b>Map Scale</b>	1:2500

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**Park**  
Licensing Sub-Committee



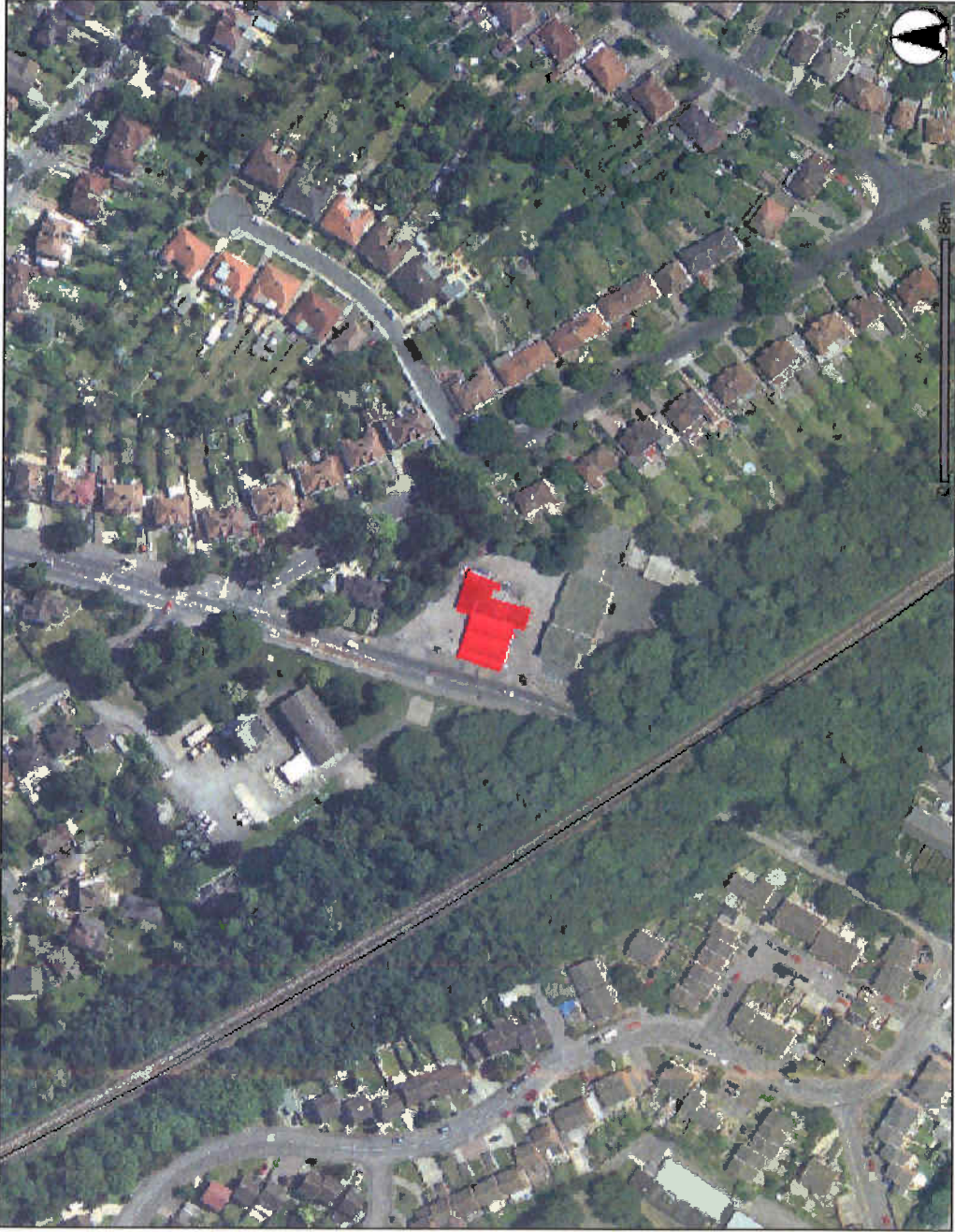
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Places  
 Wards  
 Outside Borough Boundaries  
 Aerial Photos 2005

<b>Organisation</b>	L B Bromley
<b>Department</b>	Public Protection
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**Park**  
Licensing Sub-Committee



Places  
 Wards  
 Outside Borough Boundaries  
 Aerial Photos 2005

<b>Organisation</b>	L B Bromley
<b>Department</b>	Public Protection
<b>Comments</b>	Not Set
<b>Date</b>	7/12/2012
<b>SLA Number</b>	100017661
<b>Map Scale</b>	1:2500

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