

Public Document Pack

SUPPLEMENTARY INFORMATION

LICENSING SUB COMMITTEE – 4TH JUNE 2024

AGENDA ITEM 7 - Application for the grant of a premises licence for Calverley Post Office and Village Store 38 Carr Road, Calverley, Pudsey, LS28 5RH

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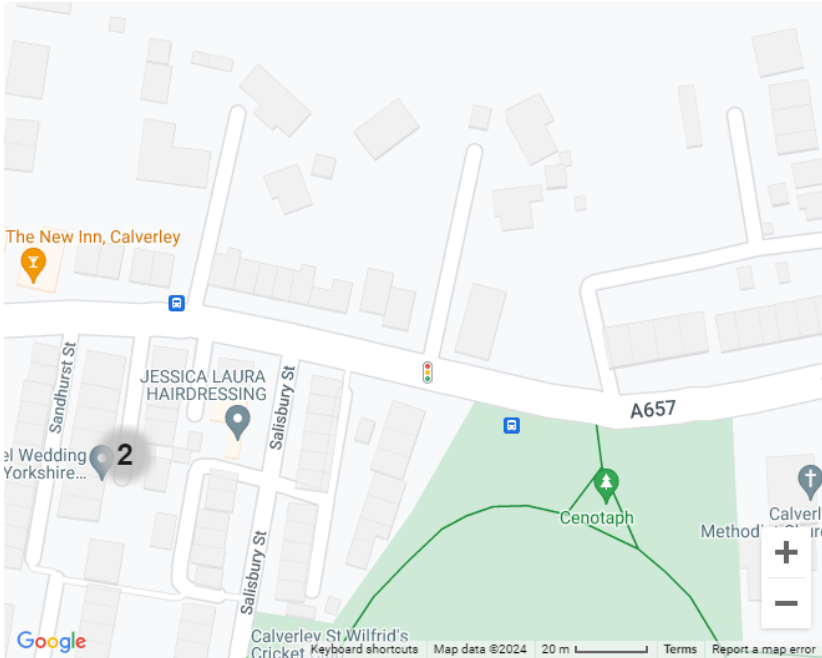
THE
LICENSING GUYS
KEEPING YOU LEGAL AND TRADING

**Crime & ASB Data for
Carr Road, Calverley,
LEEDS
LS28 5RH**

Source: Police.UK and Leeds Observatory

Oct 2023

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1966) ▾

October 2023 ▾

2 crimes were reported here in October 2023


Drugs	1
Other theft	1

[View crime definitions](#)

[Download area crime data](#)

Nov 2023

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1655) ▾

November 2023 ▾

2 crimes were reported here in November 2023

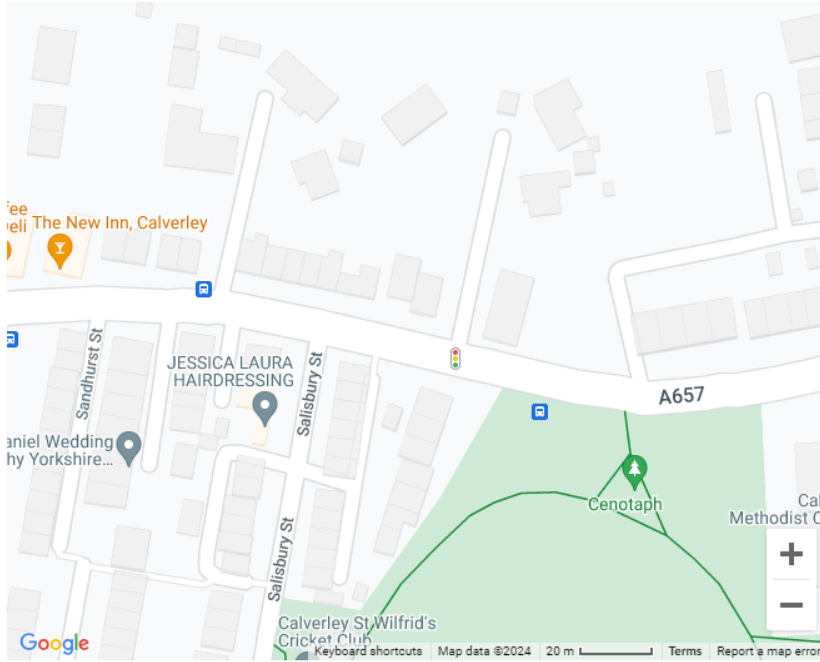
Drugs	1
Other theft	1

[View crime definitions](#)

[Download area crime data](#)

Dec 2023

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1568)

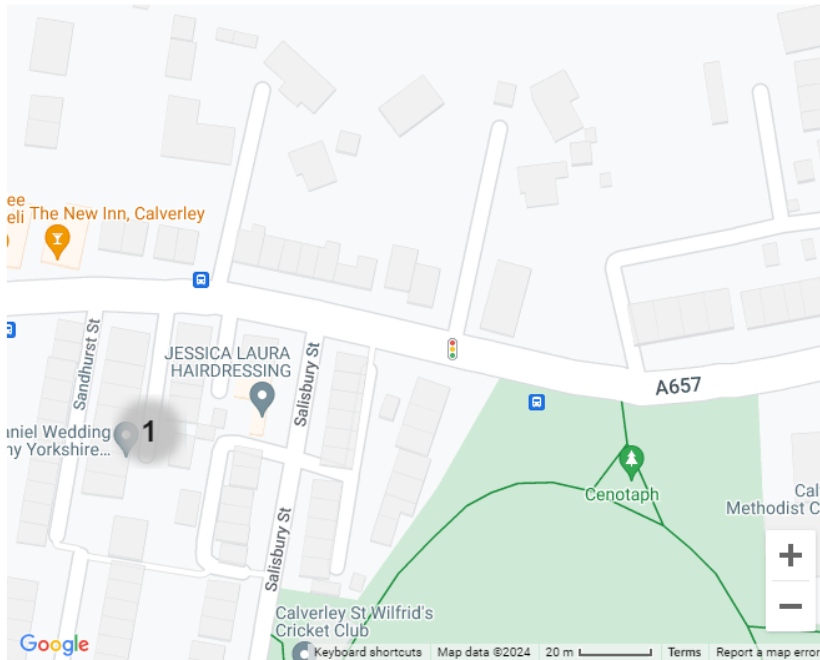
December 2023

[View crime definitions](#)

[Download area crime data](#)

Jan 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1585)

January 2024

1 crimes were reported here in January 2024

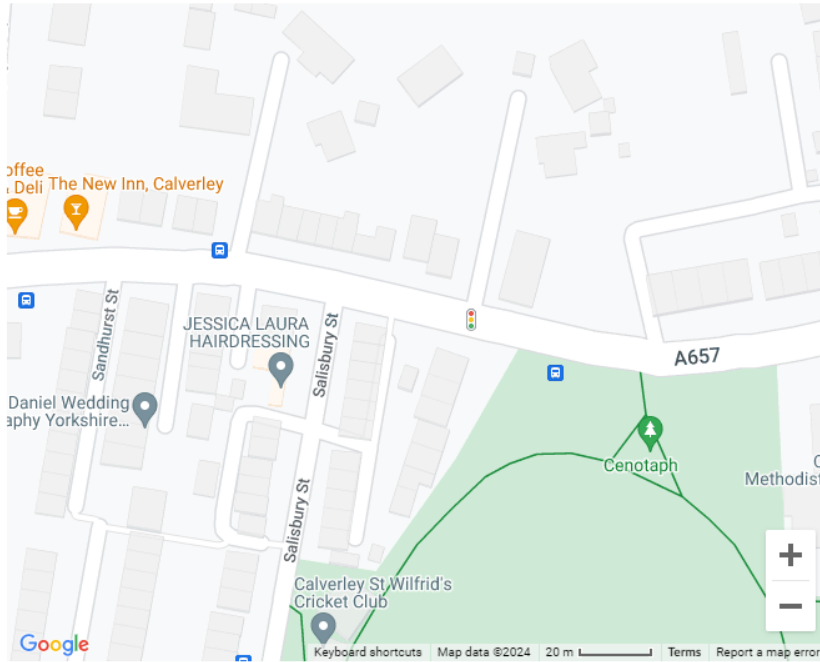
Violence and sexual offences 1

[View crime definitions](#)

[Download area crime data](#)

Feb 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1588)

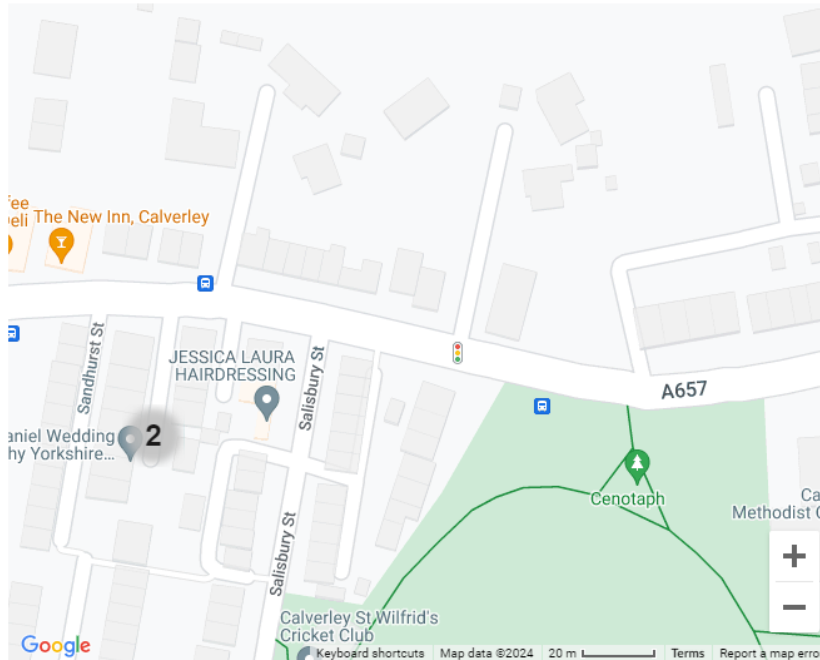
February 2024

[View crime definitions](#)

[Download area crime data](#)

Mar 2024

Click on a hotspot to see more details. Alternatively, [view as A-Z list](#).



Edit crime type and time period

All Crimes (1966)

March 2024

2 crimes were reported here in March 2024

Public order 1

Violence and sexual offences 1

[View crime definitions](#)

[Download area crime data](#)

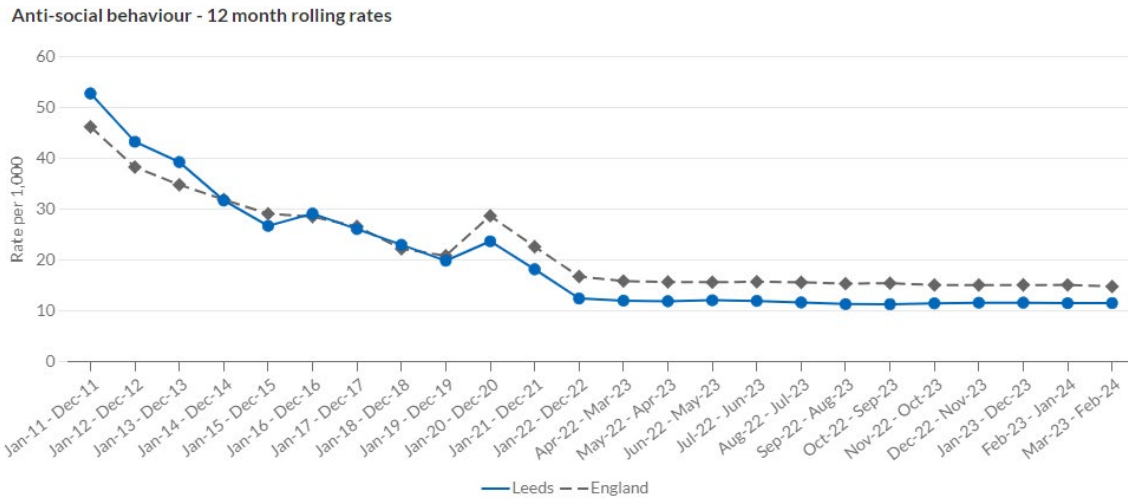
Month by Month Analysis of Incidents in Vicinity

	Public Order	Drugs	Violence & Sexual	Other Theft	Total pcm
Oct 2023	0	1	0	1	2
Nov 2023	0	0	0	0	0
Dec 2023	0	0	0	0	0
Jan 2024	0	0	1	0	1
Feb 2024	0	0	0	0	0
Mar 2024	1	0	1	0	2
Total by Cat	1	1	2	1	5
5 Incidents over 6 months = 0.83 incidents pcm					
Equates to 1 incident every 36.6 days					

ASB in Leeds & Calverley – Source: Leeds Observatory

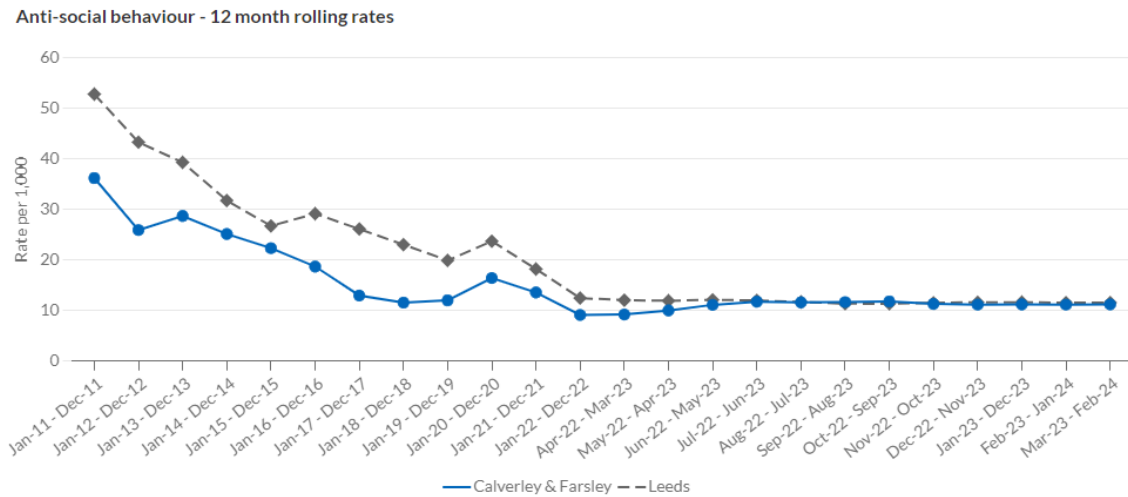
ASB in Leeds c/w England

● Anti-Social Behaviour



ASB in Calverley & Farsley

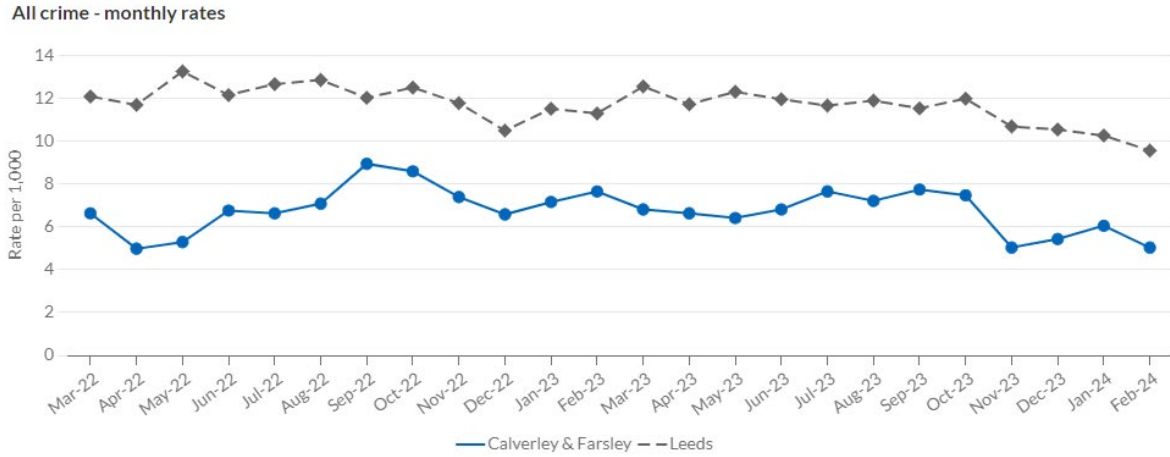
● Anti-Social Behaviour



Source: data.police.uk



ALL Crime in Calverley & Farsley compared to Leeds



Source: data.police.uk





THE
LICENSING GUYS
KEEPING YOU LEGAL AND TRADING

14th May 2024

[REDACTED]

[REDACTED]

Dear [REDACTED],

We represent the applicant for a Premises Licence at Calverley Post Office.

Thank you for sight of your Representation against the application. We write to you to reassure you that, in our opinion, the consequences you fear might ensue should these premises be granted a Premises Licence will most likely not come to pass due to the comprehensive Operating Schedule we have entailed within the application.

In summary, you believe that:

1. The presence of a bench directly outside will result in drinking in a public space and thus give rise to Anti-Social Behaviour.
2. Illegal parking on the crossing controlled area will occur outside the shop.
3. Delivery vehicles servicing the shop will cause similar consequences.
4. Young people will cause a Noise Nuisance through visiting the shop, as will car doors slamming late at night and bottles being thrown into a bin.
5. There will be an increase in litter.
6. The sale of alcohol will offend the objectives of the Conservation Area.
7. Children wait for school buses in the morning opposite the shop.
8. Longer opening hours constitute opening beyond 'normal' opening hours.

Background:

Our understanding is that these premises have been a village shop and Post Office since time immemorial. We also understand that these premises were licensed for the sale of alcohol for exactly the same hours sought in this application back in 2021, and at the time of that earlier application nobody raised any objection to its grant on that occasion. We understand that there is no recorded history of the problems which you anticipated you anticipate in the past.

Now, to dealing with each of your issues in order...

Rural Enterprise Centre, Vincent Carey Road, HEREFORD, HR2 6FE

Email: [REDACTED] Website: www.thelicensingguys.com Tel: W: [REDACTED]

1. The presence of a bench directly outside will result in drinking in a public space and thus give rise to Anti-Social Behaviour.

Our understanding is that presence of the bench has never caused any issues before, at a time when either the premises was run as a village shop or at a time when these premises were licensed in exactly the same terms as those currently applied for.

2. Illegal parking on the crossing controlled area will occur outside the shop.

You are correct that it is an offence to park on the zig-zag lines approaching a pedestrian crossing under the Road Traffic Regulation Act 1984. The specific section that cover this offence is Section 5 which prohibits stopping or parking on pedestrian crossings and the areas marked by zig-zag lines. However this application concerns the sale of alcohol, and there is no reason to suppose that, by reason of the shop retailing alcohol, drivers will park within the controlled area of a pedestrian crossing.

3. Delivery vehicles servicing the shop will cause similar consequences.

Similarly, there is no causal link between the sale of alcohol in the shop and the use of delivery vehicles to service the shop. Those deliveries would occur whether the shop sells alcohol or not.

4. Young people will cause a Noise Nuisance through visiting the shop, as will car doors slamming late at night and bottles being thrown into a bin.

We have no intention of selling alcohol, or any other age-restricted goods to underaged persons. Not only is that against the law, but is also addressed in our application under the section entitled 'Protection of Children from Harm. Likewise the prospect of car users slamming vehicle doors or of people throwing bottles noisily into bins is not relevant to the sale of alcohol.

You appear to be unhappy with the premises being used as a Village Shop. That is actually a Planning matter and nothing to do with the Licensing Committee. Our understanding is that the use of these premises as a Village Shop is entirely within the permitted uses of the building and that the Planning Authority, who are statutory consultees in this process, have raised no objection to this application.

5. There will be an increase in litter.

Again, we do not see the nexus between the sale of alcohol and the dropping of litter, so as to make it an increased risk of occurrence beyond any other pre-existing use of the building as a shop. However, we gladly offer to provide a litter bin and monitor litter outside our premises as a further condition to the Premises Licence.

6. The sale of alcohol will offend the objectives of the Conservation Area.

Rural Enterprise Centre, Vincent Carey Road, HEREFORD, HR2 6FE

Email: [REDACTED] Website: www.thelicensingguys.com Tel: W: [REDACTED]

We are at a loss as to how the sale of alcohol in a village shop offends the objectives of the Conservation Area. If you would share with us a copy of these objectives, we will gladly consider the matter further.

7. Children wait for school buses in the morning opposite the shop.

I assure you that we have no intention of selling alcohol or any other age-restricted goods to children as they wait for their school buses in the morning. I do not understand how their presence is an issue, else every other Convenience Store or large grocery store near a school bus stop across the UK would be prevented from acquiring a Premises Licence. Can we explore this further please?

8. Longer opening hours constitute opening beyond 'normal' opening hours.

With respect, the hours applied for are more or less standard across the nation with thousands of Convenience Stores trading the same hours. The proposed trading hours are not inconsistent with any Planning permission, or restrictions or conditions around Permitted Uses that we are aware of. The same hours were entailed in the pre-existing premises Licence pertaining to this shop, which we have appended to this letter for your earliest information, along with a digest of Crime & ASB statistics for the vicinity.

In summary, we would point out that some of the consequences which you speculate about are not attached to the sale of alcohol per se, and others are not likely to become an issue due to the comprehensive Conditions we have already offered within the Operating Schedule which forms part of our application. We would like to work with you to address your fears, and to that end write to enquire whether there are any further Conditions we could offer to attach to this Licence application so as to reduce your worries about what might or might not occur should this Licence be eventually granted.

Could we suggest that you consult the Licensing officer of Leeds City Council – Ms FIDDES – who will be able to advise you independently on this matter? In the event that, upon examination of the Conditions we have already offered to design out the consequences you speculate about occurring, that you consider withdrawing your Representation and thus we avoid a Hearing scheduled before the Licensing Sub Committee in Leeds on 4th June in Leeds Civic Hall. If there are any further Conditions you would like us to consider, please come back to us at your earliest convenience so that we can take a view on them.

Many thanks and kind regards.

Nick SEMPER for The Licensing Guys.

Rural Enterprise Centre, Vincent Carey Road, HEREFORD, HR2 6FE

Email: [REDACTED] Website: www.thelicensingguys.com Tel: W [REDACTED]