

02/11/2020

EKS Partnership Mail - 5-7 West Cliff Road, Ramsgate Application to vary Premises Licence



TDC Licensing <licensing@thanet.gov.uk>

5-7 West Cliff Road, Ramsgate Application to vary Premises Licence

1 message

21 October 2020 at 14:46

To: TDC Licensing <licensing@thanet.gov.uk>

Dear Licensing

Further to my email dated 16th October, subsequent conversation and email (below) Environmental Health are maintaining our objection to the variation of the premise licence to extend the sale of alcohol to 24/7 and permit late night refreshment.

The premises licence was transferred to LSA Retail Ltd on the 13th August 2020.

A variation has been received which seeks the following:

1. INCREASE BOTH THE OPENING HOURS OF THE PREMISES AND THE ALCOHOL OFF SALES HOURS FROM 06:00-23:00 DAILY, TO 00:00-24:00 (24 HOURS) DAILY.
2. ADD THE PROVISION OF LATE NIGHT REFRESHMENT FROM 23:00 TO 05:00 DAILY TO THE PREMISES LICENCE.
3. AMEND CONDITION 2 UNDER ANNEX 2 OF THE PREMISES LICENCE TO READ 'FROM 05:00-23:00 HOURS, THERE SHALL BE MORE THAN ONE MEMBER OF STAFF PRESENT ON THE PREMISES AT ANY GIVEN TIME.'
4. ADD THE FOLLOWING CONDITIONS TO THE PREMISES LICENCE:
- FROM THE HOURS OF 23:00 TO 05:00 THE NEXT DAY, THE SHOP SHALL OPERATE A CLOSED DOOR POLICY WITH ALL SERVICE TAKING PLACE VIA THE NIGHT HATCH WINDOW ONLY.
5. UPDATE THE NAME OF THE PREMISES FROM 'FAMILY SHOPPER'

Environmental Health as a responsible authority are objecting to the variation on the following grounds.

Although this is a new application and therefore EH can not offer historical evidence of complaints in relation to this particular site we can draw on our function in relation to minimising and preventing the risks of pollution and of harm to human health and our experience with similar licences which have caused complaint and public nuisance to neighbours.

The application site in West Cliff Road is on the outer part of Ramsgate Town centre. The forecourt is adjacent to residential properties to the left as you look at it, at the rear and directly opposite; I have attached a map showing there are 20 dwellings within a 50m radius and photos of the site.

The plan and application submitted indicate that all sales of late night refreshment and alcohol will occur through a sales hatch; the shop will not be open to customers. Opening at night will attract a portion of customers from the busy late night economy area of Ramsgate seafront who are seeking to purchase alcohol and food. It is this portion of customers who are often the most noisy and least aware of their own potential to disturb others; taxis and cars carrying occupants on route home from a night out will also stop for the same reasons and this too adds noise from car doors, engines being left to idle and possibility of audible car sound systems - all within metres of neighbouring residential windows. Between 11pm and 5am background ambient noise levels are low and any noise from the forecourt area is likely to impact on sleep, which will be worse during summer months when neighbours will want to open windows to ventilate their homes. There are no adequate controls that can be put in place to prevent these impacts and the suggestion that staff within the shop will resolve matters by using a 'tanoy' to speak to customers, will only make matters worse.

Unfortunately in this situation I am unable to recommend conditions which would help to mitigate the impacts and must object to the variation being granted on the basis of prevention of public nuisance.

Regards

[Redacted]
Environmental Health Officer

☎ 01843 [Redacted]

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Environmental Health | Thanet District Council Offices | Cecil Street | Margate | Kent | CT9 1XZ

If you are interested in air quality please visit www.kentair.org for up to date information on latest pollution levels across the county.

----- Forwarded message -----

From: [REDACTED]
Date: Tue, 20 Oct 2020 at 15:20
Subject: West Cliff Services Station
To: [REDACTED]
Cc: [REDACTED]

Hi [REDACTED]

I wanted to just confirm the points my client is happy to offer as a condition.

1. The sale of alcohol will be 24hrs a day 7 days a week. After 23.00 the entrance door will close and sales of all products including alcohol will take place through the night pay window until 05.00 when the door will re open.

If there are issues on the forecourt this will be dealt with by the night staff in the normal way via the tanyo or calling the Police.
If we can be of any further assistance please let me know.

Kind Regards,

[REDACTED]



LOCKETT & CO
Retail, Licensing and Training Consultants

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5-7 West Cliff Road Ramsgate



50m radius









