

PREMISES LICENCE

Premises licence number

10/00955/LIPREM

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description including Post Town and Post Code

Forestdale Service Station
76 Selsdon Park Road
Croydon
CR2 8JT

Telephone number 020 8651 0090

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

The sale by retail of alcohol.
The provision of late night refreshment.

The times the licence authorises the carrying out of licensable activities

The sale by retail of alcohol –
Monday to Sunday 0600 hours until 0000 hours (midnight)

The provision of late night refreshment –
Monday to Sunday 2300 hours until 0000 hours (midnight)

The opening hours of the premises

Monday to Sunday 0600 hours until 0000 hours (midnight)

Where the licence authorises supplies of alcohol whether these are on and/or off supplies
Off

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence
Rontec Watford Limited
13/14 Esplanade
St Helier
Jersey
Channel Islands JE1 1BD

Registered number of holder, for example company number, charity number (where applicable)
108486

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol
Mr. Sivapathasundram Ramachandran
[Redacted]
[Redacted]
[Redacted]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol
Personal Licence No.: 5870/0501864 Licensing Authority: LB of Sutton

Date Original Licence Issued: 14.12.2010

Date This Licence Effective: 03.02.2016

**Licensing Manager
Place Department**

Annex 1 - Mandatory conditions

This licence is granted subject to the terms of the Licensing Act 2003

1. No supply of alcohol may be made under the premises licence a) at a time when there is no designated premises supervisor in respect of the premises licence, or b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

3. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

Responsible person is defined as:

- (a) In relation to licensed premises:
 - (i) The holder of a premises licence in respect of the premises,
 - (ii) The designated premises supervisor (if any) under such a licence, or
 - (iii) Any individual aged 18 or over who is authorised for the purposes of section 153 (4) of the Licensing Act 2003 by such a holder or supervisor,
- (b) In relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables him to prevent the supply in question

In respect of the condition governing age verification, there are specific duties relating respectively to the holder of the premises licence or club premises certificate and designated premises supervisor.

4. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of the condition set out in the above paragraph

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979

(b) "permitted price" is the price found by applying the formula—

$$P = D + (D \times V)$$

Where —

- (i) P is the permitted price,

- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

Annex 2 - Conditions consistent with the Operating Schedule

The premises licence holder shall ensure that –

1. A CCTV system will be installed, or the existing system maintained, such system to be fit for the purpose.
2. The CCTV system shall be capable of producing immediate copies of recordings on site. Copies of recordings will be capable of being recorded digitally on to CD/DVD or other equivalent medium.
3. Any recording shall be retained and stored in a suitable and secure manner for a minimum of 28 days and shall be made available, subject to compliance with data protection legislation, to the police for inspection on request.
4. The CCTV system will incorporate a camera covering the entrance door and the alcohol display areas and will be capable of providing an image which is regarded as identification standard. The precise positions of the cameras may be agreed, subject to compliance with data protection legislation, with the police from time to time.
5. The system will display, on any recording, the correct time and date of the recording.
6. A system will be in place to maintain the quality of the recorded image.

7. The CCTV system will be maintained so as to be fully operational throughout the hours that the premises are open for any licensable activity.
8. All cashiers shall be trained to record refusals of sales of alcohol in a refusals book/register. The book/register will contain:
- details of the time and date the refusal was made;
 - the identity of the staff member refusing the sale;
 - details of the alcohol the person attempted to purchase.

This book/register will be available for inspection by a police officer or other officer on request.

9. The premises licence holder will ensure that an age verification policy will apply to the premises whereby all cashiers will be trained to ask any customer attempting to purchase alcohol, who appears to be under the age of 25 years (or older if the licence holder so elects) to produce, before being sold alcohol, identification being a passport or photo card driving licence bearing a holographic mark or other form of identification that complies with any mandatory condition that applies to this licence.
10. All staff engaged or to be engaged in the sale of alcohol on the premises shall receive the following training in age restricted sales:

- Induction training which must be completed and documented prior to the sale of alcohol by the staff member.
- Refresher/reinforcement training at intervals of no more than 6 months.

Training records will be available for inspection by a police officer or other officer on request.

Annex 3 - Conditions attached after a hearing by the licensing authority
N/A

Annex 4 – Plans

This premises licence is granted subject to drawing number DA-2015 dated 17.12.2015.

* required information

Section 1 of 17

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

System reference	<input type="text" value="Not Currently In Use"/>	This is the unique reference for this application generated by the system.
Your reference	<input type="text" value="AGS/32991/272"/>	You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name	<input type="text" value="Rontec Watford Limited"/>
* Family name	<input type="text" value="Rontec Watford Limited"/>
* E-mail	<input type="text" value="asanders@wslaw.co.uk"/>
Main telephone number	<input type="text"/>
Other telephone number	<input type="text"/>

Include country code.

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

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

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

Applicant Business

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

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

Is the applicant's business registered outside the UK? Yes No

Commercial register	<input type="text" value="Jersey"/>
Registration number	<input type="text" value="108486"/>
Business name	<input type="text" value="Rontec Watford Limited"/>

If the applicant's business is registered, use its registered name.

RECEIVED 27 APR 2017

Continued from previous page...

VAT number -

Put "none" if the applicant is not registered for VAT.

Legal status

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Business Address

Address for the applicant's business that appears on the commercial register.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

An agent that is a business or organisation, including a sole trader

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

A private individual acting as an agent

Agent Business

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

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

Registration number

Business name

If your business is registered, use its registered name.

VAT number -

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

Continued from previous page...

Legal status	<input type="text" value="Partnership"/>	
Your position in the business	<input type="text" value="Licensing Assistant"/>	
Home country	<input type="text" value="United Kingdom"/>	The country where the headquarters of your business is located.
Agent Registered Address		Address registered with Companies House.
Building number or name	<input type="text" value="Minerva House"/>	
Street	<input type="text" value="5 Montague Close"/>	
District	<input type="text"/>	
City or town	<input type="text" value="London"/>	
County or administrative area	<input type="text"/>	
Postcode	<input type="text" value="SE1 9BB"/>	
Country	<input type="text" value="United Kingdom"/>	

Section 2 of 17**APPLICATION DETAILS**

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

Address OS map reference Description

Postal Address Of Premises

Building number or name	<input type="text" value="Forestdale Service Station"/>
Street	<input type="text" value="76 Selsdon Park Road"/>
District	<input type="text"/>
City or town	<input type="text" value="Croydon"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="CR2 8JT"/>
Country	<input type="text" value="United Kingdom"/>

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

18,750

Section 3 of 17**VARIATION**

Do you want the proposed variation to have effect as soon as possible? Yes No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Describe Briefly The Nature Of The Proposed Variation

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.

A petrol forecourt store selling a range of groceries, household goods and alcohol.

1. Extension of the hours for the sale of alcohol to 24 hours daily.
2. Extension of the provision of late night refreshment between the hours of 2300 and 0500 daily.

Section 4 of 17**PROVISION OF PLAYS**

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes No

Section 5 of 17**PROVISION OF FILMS**

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes No

Section 6 of 17**PROVISION OF INDOOR SPORTING EVENTS**

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

Continued from previous page... Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?
 Yes No

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PROVISION OF LIVE MUSIC

Will the schedule to provide live music be subject to change if this application to vary is successful?
 Yes No

Section 9 of 17

PROVISION OF RECORDED MUSIC

Will the schedule to provide recorded music be subject to change if this application to vary is successful?
 Yes No

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PROVISION OF PERFORMANCES OF DANCE

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?
 Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?
 Yes No

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PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?
 Yes No

Standard Days And Timings

MONDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="05:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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

Continued from previous page...

TUESDAY

Start 23:00

End 05:00

Start

End

WEDNESDAY

Start 23:00

End 05:00

Start

End

THURSDAY

Start 23:00

End 05:00

Start

End

FRIDAY

Start 23:00

End 05:00

Start

End

SATURDAY

Start 23:00

End 05:00

Start

End

SUNDAY

Start 23:00

End 05:00

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

 Indoors

 Outdoors

 Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State 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.

The provision will take place inside the premises but customers may leave the premises with items purchased.

State any seasonal variations.

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

Continued from previous page...

Non standard timings. Where the premises will be used for the provision of late night refreshment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

- On the premises Off the premises Both

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

State any seasonal variations.

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

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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ADULT ENTERTAINMENT

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

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

The premises sells alcohol and other age restricted products.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations.

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

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None. The existing conditions will remain on the licence.

I have enclosed the premises licence

Continued from previous page...

I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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LICENSING OBJECTIVES

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

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

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

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card. Variation Fees are determined by the non-domestic rateable value of the premises. To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Continued from previous page...

Band A - No RV to £4300 £100.00
 Band B - £4301 to £33000 £190.00
 Band C - £33001 to £8700 £315.00
 Band D - £87001 to £12500 £450.00*
 Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500 £900.00
 Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00
 Capacity 10000 -14999 £2,000.00
 Capacity 15000-19999 £4,000.00
 Capacity 20000-29999 £8,000.00
 Capacity 30000-39000 £16,000.00
 Capacity 40000-49999 £24,000.00
 Capacity 50000-59999 £32,000.00
 Capacity 60000-69999 £40,000.00
 Capacity 70000-79999 £48,000.00
 Capacity 80000-89999 £56,000.00
 Capacity 90000 and over £64,000.00

Please note there is a surcharge of 1.65% if you pay by credit card. There is no surcharge for debit card▲

* Fee amount (£)

190.00

DECLARATION

* I/we understand 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.

* I/we understand that Croydon Council will be consulting the responsible authorities regarding this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name Winckworth Sherwood LLP

* Capacity Agent

* Date 27 / 04 / 2017
 dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/croydon/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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

The Licensing Team, London Borough of Croydon
Floor 06, Zone A,
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

(H) J
RECEIVED 22 MAY 2017

APPENDIX A-3

Friday 19th May 2017

Dear Sir/Madam

I write to you with regards to the application made to vary a premises license for Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR2 8JT by Rontec Watford Limited. I would like my objections, as outlined below, to the application for extended hours of operation officially noted and considered.

The area currently has an abundance of local amenities available to residents and visitors, of which many offer a late night service to provide convenience whilst respecting the residential aspect. One of these local conveniences is an existing 24 hour garage and shop. As a resident I fail to see a need for a second 24 hour operation, especially in such close proximity to a substantial number of residential properties. I also feel that as the current offer is established, well lit and prominent in its position on a main road there is little anti-social behaviour promoted by its operation. I do not feel this would be the case with the premises in question due to being set back amongst residential space, lesser lit and in closer proximity to a public house and small access passages.

I live in extremely close proximity to the premises in question and regularly use the passage that runs adjacent to access my residence. I would feel ever more concerned to do so should the license be granted for 24 hour operation. The passage is a public route directly from the public house to the garage, with the opportunity to enter the estate through security gates. There are often groups outside the gate nearest the public house and remnants of evening drinkers left in the morning, sometimes there are also incidents of low-level nuisance (non-reportable crime including shouting, swearing, urination in public, littering). I am deeply concerned that this would be the effect at the alternative gate should the availability of alcohol 24 hours a day be on offer within yards, and would also further encourage longer hours of drinking, and anti-social behaviour and low-level nuisance, around the area – especially in good weather.

The increase in noise and general disturbances would also concern me deeply. I often keep my windows open, or at the very least, ajar in the evening and overnight to keep my residence cool and comfortable. My bedroom is located at the front of my property, which is closest to the garage and its forecourt. I hear, and am often disturbed by, the noise from the garage as it trades currently. I fail to see how I would comfortably sleep with my windows open at all should the garage trade throughout the night, every night. As a property owner and commuter, wellbeing and sleep were important considerations taken before my purchase last year. I would be extremely disappointed to have made a sensible decision around health and wellbeing in terms of noise pollution and sleep optimisation, only to have a decision made to reverse that.


✓ unform letter

In conclusion, I am deeply concerned and wish to fully object to the extension of trading hours for the premises. There is no local need to operate for the proposed hours. There would be a decrease in public and resident safety using legitimate passages to pass by or access the estate and an increase in anti-social behaviour and low-level nuisance around the premises. Levels of noise and disturbance would be continuously disturbing for Forestdale residents.

Thank you for your time and consideration in this matter. Please do not hesitate to contact me on the details below should you feel it necessary in the application process or for clarity on the points made.

Yours sincerely



 Holmbury Grove
Featherbed Lane
Croydon



A3

RECEIVED 25 MAY 2017

The Licensing Team,
London Borough of Croydon,
Floor 06 Zone A, Bernard Weatherill House,
8 Mint Walk,
Croydon CR0 1EA

[REDACTED]
Selsdon Park Road
South Croydon
[REDACTED]

Representation/ Objection to vary to premises License at Forestdale Service Station, 76 Selsdon Park Road, CR28JJ

Dear Licensing Team,

Please consider this letter our representation and objection to vary the premises license at Forestdale Service Station, 76 Selsdon Park Road, CR2 8JJ for reasons that it will be detrimental to health and wellbeing of local residents and it is not in line with the four licensing objectives which promote the prevention of crime, public safety, prevention of public nuisance and antisocial behavior.

Forestdale service station is surrounded by a number of residential properties which consist of three blocks of flats accessible by vehicle via Holmbury Grove, semi-detached properties sited opposite on Selsdon Park Road and a public house, the Forestdale Arms, positioned to the north of it's boundary. The service station is also within close proximity to a registered historical local park, Addington Park, and two schools, John Ruskin College and Forestdale Primary School.

We would like to draw your attention to the recently granted planning application 16/05342/CONR . Although this planning application is an issue to be deliberated by Croydon's planning department, we would like to highlight to the licensing team that it was only recently that permission was granted on a temporary basis, expiring 21 April 2018, to operate on a 24 hours basis. The reasons for extending planning permission on a temporary basis was to protect amenities of adjoining occupiers and to allow monitoring of the impact of the additional hours and noise complaints.

Referring to Appendix 1, the planning statement letter submitted with application 16/05342/CONR by Pegasus proposed that the petrol garage would not be a destination, but serve passing motorists already on the road. It went on to state that;

"Whilst some of the additional custom generated would be drawn from elsewhere, the extended opening hours would mostly serve the local community" And, "This extension to opening hours will not serve as a destination."

We challenge the statements above and that the key consideration in terms of the impact on the amenity of adjoining occupiers is the impact arising from activity associated with the use of the premises during the extended hours. To vary the alcohol and light refreshments license was not a consideration discussed within the planning application and we feel the application has made false representation to its intentions to change the use of the service station. We dispute that by granting the vary premises license will, in fact, change the dynamic of the petrol station into a 24 hour off license which is likely to attract and heighten noise at unsociable hours, antisocial behavior and public disorder. For the reasons

highlighted above and the prevention of crime and disorder the amendment to the hours should not be allowed.

Detailed in the Croydon Plan 2017 the areas within and around Forestdale Service Station has been identified as an area of 'Focused Intensification - DM35'. Referring to Appendix 2, the service station is within the red pin highlighted and within the area for high density residential housing. If the extended premises license was granted it is likely to draw more of a foot fall and create noise to residents in the locality. There will also likely increase the risk of anti-social behavior, public nuisance and be detrimental to adjoining occupiers for reasons of the proximity of bedrooms which are sensitive to noise. On foresight, if intensification of the area proceeds, these issues will be elevated further and will, no doubt, change the character of the surrounding area.

Displayed within Appendix 3 are a number of photos of advertisements currently displayed in and around the forecourt of Forestdale service station. Photo 3.1 depicts a poster promoting the 'off license is now open 'til late'. Photo 3.2 shows a view into the service station forecourt where a poster is visible on the west boundary wall, adjacent to the block of flats on Holmbury Grove. Photo 3.3 is a close up view of the poster advertising 'Great Value Booze In Store'. According to the Oxford dictionary the definition of the verb 'booze' is; *'drink alcohol, especially in large quantities'*. This advertisement is clearly promoting binge drinking and the establishment is likely to attract antisocial behavior and will heighten the risk of patrons engaging in alcohol related crime and disorder, causing distress to others and generally create a negative impact on the local community. We should be discouraging binge drinking, not promoting it. By granting the premises license would provide a source of alcohol which is likely to increase in crime, public disorder and public nuisance and goes against the fundamental principles of the licensing policy. For reasons highlighted above and in the prevention of crime and disorder, public safety and prevention of public nuisance the vary premises license should not be approved.

We would now like to draw your attention to all the current premises that hold premises licenses in the London Borough of Croydon and able to serve alcohol and light refreshments 24 hours daily. The result, to the best of our knowledge, shows there are only three (3) establishments. These are;

1. Esso, 87 Brighton Road, South Croydon
2. Tesco, 8 Purley Road, Purley.
3. Purley Way Service Station, 514 Purley Way.

Referring to Appendix 4 we have attached screen shots from google maps of the street view of the areas surrounding each establishment listed above. This demonstrates that they are all placed on the primary route network, the A23, and located within areas where small businesses frequent and therefore far enough away from local residents to not cause nuisance. We believe the vary premise license application associated with Forestdale Service station will have more of an impact to local residents due to its location and proximity of flats and houses which will be harmful to health and the usability of bedrooms, which are traditionally at the front of the house. For reasons highlighted above and the prevention of public disorder and public nuisance, the amendment to the hours should not be allowed.

Enclosed within Appendix 5 are a list of the history of crime within the area of Forestdale service station, as displayed on www.police.gov website. The results over the last six months show an increase in anti-social behavior and other crimes of theft since January 2017. Moreover, since September 2016, 6 out of 6 cases of theft remain unresolved. This raises the concern that the service station is not currently equipped to provide adequate security or CCTV system to record any offenses. In reviewing Section 18

of the premises application the section on Licensing Objectives to describe the steps they intend to take to promote the four licensing objective was left blank. For reasons highlighted above and the prevention of crime and public disorder the vary license should not be allowed.

Finally with reference to 4.4 of the fundamental principles of the licensing policy it states;
"In considering all license applications, the council will take into account the character of the surrounding area, the impact of the license on that area and the nature and character of the operation".

We hope we have clearly highlighted our points of view in our responses above. We deem the application to vary the premises license at Forestdale Service station is against your fundamental principles and has provided inadequate responses to promote the four licenses objectives. The application goes against the prevention of crime and disorder, public safety and the prevention of public nuisance and we therefore urge the Licensing Team to refuse the application.

Your Sincerely,

A handwritten signature in dark ink, appearing to be 'A. J. ...', is written above a thick black horizontal redaction bar that obscures the sender's name.

A3

APPENDIX 1 – Planning Statement letter attached to 16/05342/CONR

The below is a copy of page 9 of the covering letter attached to Planning application 16/05342/CONR.

KL/MAN.0229/L003v1



A recent appeal decision at Chobham Service Station, reference APP/D3640/W/3156743, supports the creation of a 24-hour catchment in the local area, despite there being other 24-hour service stations located nearby. The Inspector recognised that this PFS faces competition from other 24-hour service stations in the area and in light of this, supported an extension to the opening hours to serve the local community within its local vicinity.

By permitting this PFS to operate on a 24-hour basis, it would create a 24-hour catchment for the area. The PFS can compete with other 24-hour facilities in the area and provide the enhanced level of service required in a 21st century society. **This increase in operational hours will not draw customers from elsewhere but service the local community and motorists already on the road. This extension to opening hours will not serve as a destination but provide an enhanced level of service to local residents and road users.** The extension of hours therefore accords with Paragraph 18 of the NPPF and Policies 1.1 and 4.1 of the London Plan, which all seek to encourage economic growth.

In addition, by allowing the PFS to open on a 24-hour basis, this will provide additional jobs for local residents and additional hours for those currently working at the PFS.

Conclusions

The NPPF requires a balanced consideration of proposals, with the presumption in favour of sustainable development being acknowledged as a starting point.

As such, given that the proposal will continue to enhance the viability, functionality and competition of the site, providing for the needs of a 21st century society.

This position weighs in favour of the proposals, given the clear NPPF objective to approve sustainable development proposals that contribute to enhanced economic growth and prosperity and fully accords with adopted national and local planning policy. We trust that the contents of this letter clearly outline my client's rationale and requirement to pursue enhanced trading hours.

Should you have any further queries, please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "KL" with a flourish extending to the right.

Kate Lowe
Planner

A3

APPENDIX 2 - Croydon Development Map.

The below plan shows the area dotted in green which is proposed as being part of an Area of Focused Intensification in the Local Plan, meaning the potential for high density residential housing.

<https://www.croydon.gov.uk/planningandregeneration/framework/localplan/interactiveclp>

CROYDON HOME POLICY DOCUMENTS MAPS COPYRIGHT NOTICE HELP

You are here: [Home](#) > [Local Plan](#) > [Proposed Submission Policies Map](#) Scale 1:4000 refresh

Search: Filter: Key: Fullscreen:

GENERAL PLANNING POLICY AREAS

- Opportunity Area Planning Framework
- Boundary of Croydon Metropolitan Centre SP1, DM5

PLACE OF OPPORTUNITY


- District Centres - SP3, DM5
- Local Centres - SP3, DM5
- Neighbourhood Centres - DM6
- Primary Shopping Area - DM7
- Main Retail Frontage - DM5
- Secondary Retail Frontage - DM5
- Shopping Parade - DM7
- Restaurant Quarter Parade - DM7
- Office Patented Area - SP3

PLACE TO BELONG

- Registered Historic Parks and Gardens - SP4, DM19
- Locally Listed Historic Parks and Gardens - SP4, DM19

Strategic Industrial Locations

- Strategic Industrial Locations
- Separated Industrial Locations
- Integrated Industrial Locations



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planvu

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© 2016 - Croydon Council

A3

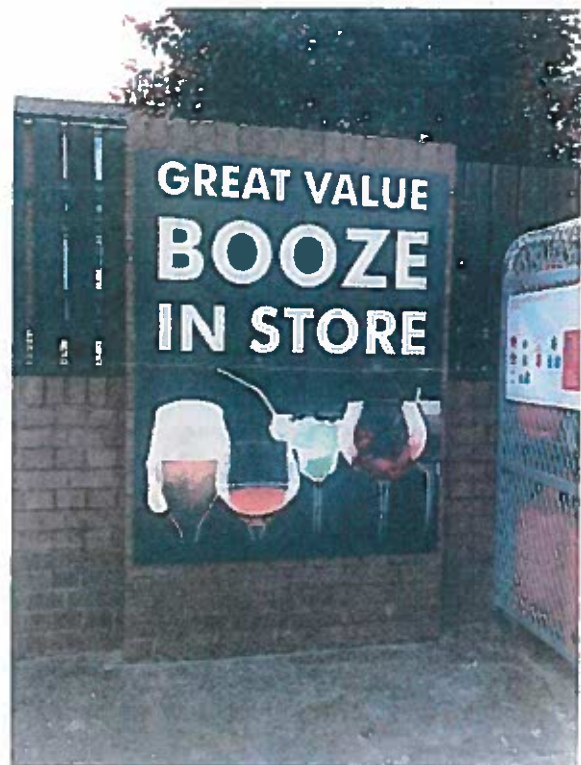
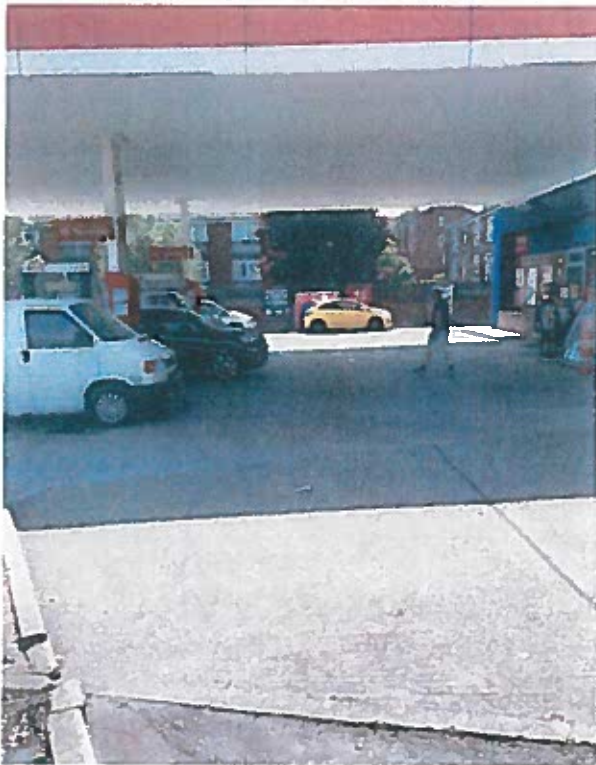
APPENDIX 3 – Photographs of current advertisements at Forestdale Service Station



Photograph 3.1 (Left) taken 22/05/17 facing south at the Exit of Forestdale Service Station looking towards John Ruskin College.

Photograph 3.2 (Below Left) taken on 22/05/17 facing West towards the forecourt at Forestdale Service Station with advertisement poster and residential house in background

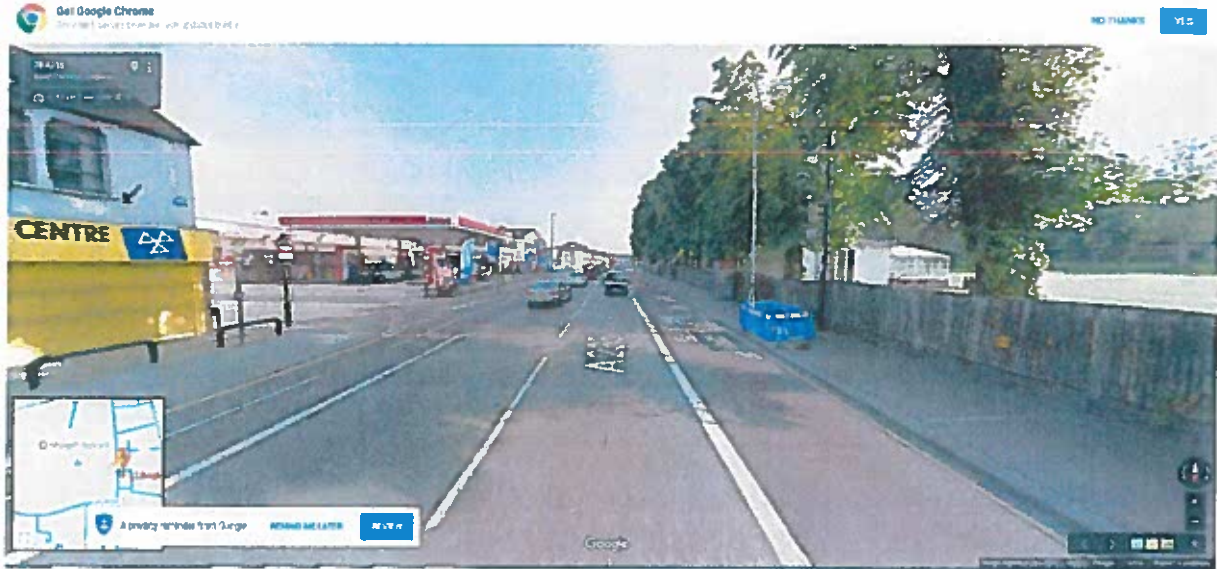
Photograph 3.3 (Below Right) taken on 22/05/17 close up of advertisement poster within the forecourt of Forestdale Service station located on the West Boundary.



A3

APPENDIX 4 – Copy of Google maps of other 24 hour off license premises in London Borough of Croydon.

Picture 4.1 – Google maps street view looking south towards Esso, 87 Brighton Road, South Croydon.

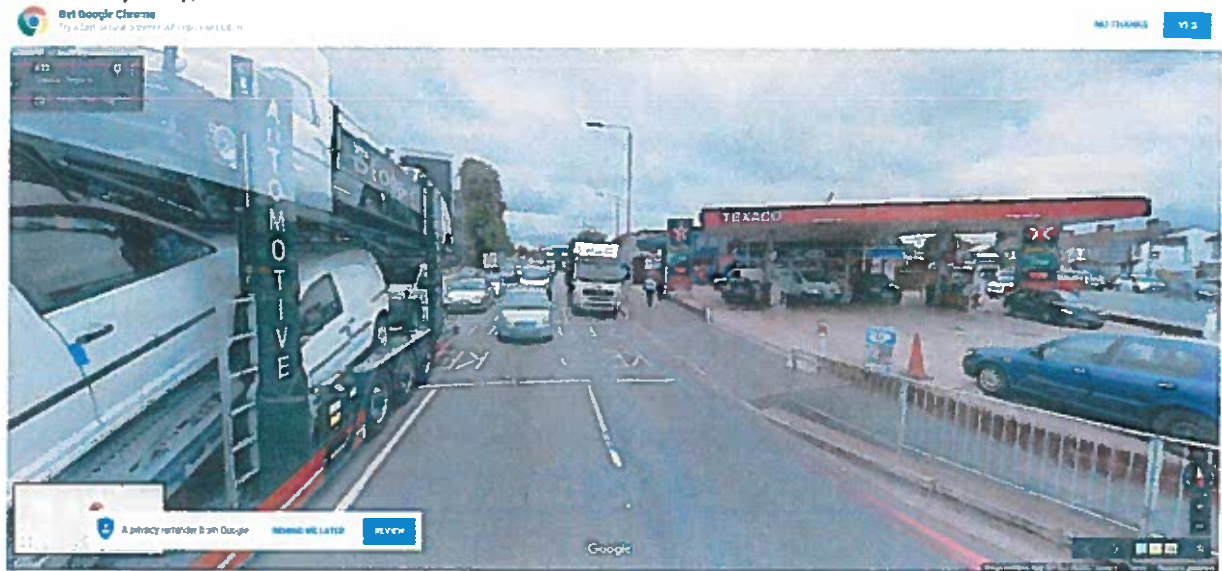


Picture 4.2 – Google maps street view of Purley Tesco Extra, 8 Purley Way, CR8 2HA



Appendix 4 Continued

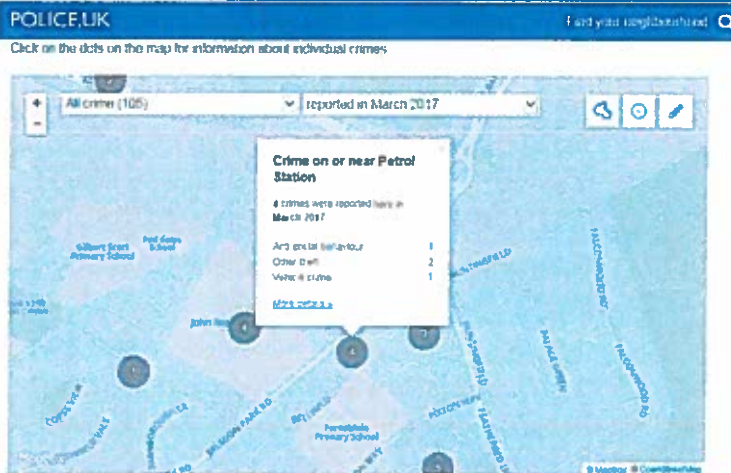
Picture 4.3 – Google maps Street View looking (of five ways) south towards Purley Way Service Station, 514 Purley Way, CR0 4RE.



APPENDIX 5 - Local Crime Reported on or near Forestdale Service Station.
 Searches provided by <https://www.police.uk/metropolitan/Crime>

5.1 March 2017 - Crime Reported on or near the Petrol station

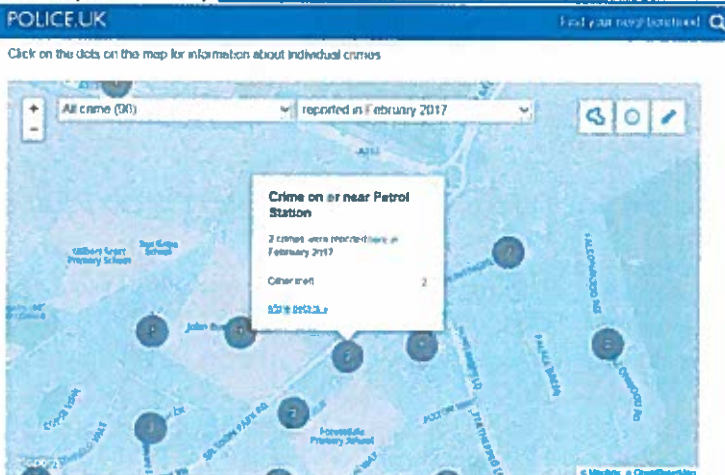
Search provided by <https://www.police.uk/metropolitan/E05000155/crime/2017-03/>



- 1 count of 'Antisocial Behavior' includes personal, environmental and nuisance anti-social behavior
- 2 counts of 'Other thefts' includes theft by an employee. Blackmail and making off without payment – no suspects identified
- 1 count of 'Vehicle crime' includes theft from or of a vehicle or interference with a vehicle – under investigation

5.2 Feb 2017 - Local Crime Reported on or near the Petrol station

Search provided by <https://www.police.uk/metropolitan/E05000155/crime/2017-02/>



- 2 counts of 'Other thefts' includes theft by an employee. Blackmail and making off without payment – both cases under investigation

5.3 Jan 2017 - Local Crime reported on or near the Petrol station

Search provided by <https://www.police.uk/metropolitan/E05000155/crime/2017-01/all-crime/925404/>

POLICE.UK Find and register crimes

Home > Metropolitan Police Search > identified

Crime map

[View a list of crime locations](#)

Click on the dot on the map to find information about a specific crime



- 1 count 'Anti-social behavior' includes personal, environmental and nuisance anti-social behavior.
- 1 count 'Drugs' includes related to possession, supply and production – offender given drug possession warning
- 1 count 'Other theft' include theft by an employee, blackmail and making off without payment – no suspect identified

5.4 Dec 2017 – Local Crime Reported on or near the Petrol Station

Search via <https://www.police.uk/metropolitan/E05000155/crime/2016-12/>

POLICE.UK Find and register crimes

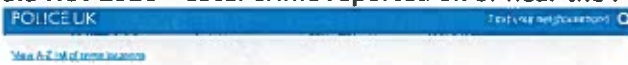
Home > Metropolitan Police Search > identified

Click on the dots on the map to find information about individual crimes



- 1 count 'Other theft' include theft by an employee, blackmail and making off without payment – no suspect identified

5.5 Nov 2016 – Local Crime reported on or near the Petrol station



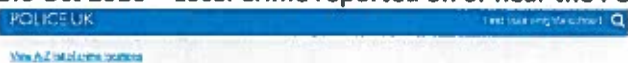
[View A-Z list of crime locations](#)

Click on the dots on the map for information about individual crimes



- 1 Count 'Other theft' include theft by an employee, blackmail and making off without payment – no suspect identified

5.6 Oct 2016 – Local Crime reported on or near the Petrol station



[View A-Z list of crime locations](#)

Click on the dots on the map for information about individual crimes



- 1 count 'Other theft' includes theft by an employee, blackmail and making off without payment – no suspect identified

A3

5.7 Sep 2016 – Local crimes reported on or near the petrol Station

POLICE.LK Find your registration

View 5.7 Sep 2016

Click on the dots on the map for information about individual crimes



- 1 count 'Anti-social behavior' includes personal, environmental and nuisance anti-social behavior.
- 3 counts 'Other theft' include theft by an employee, blackmail and making off without payment – no suspect identified

A3

From: [REDACTED] [mailto:[REDACTED]]

Sent: 25 May 2017 23:45

To: LICENSING <LICENSING@croydon.gov.uk>

Subject: Re: Objection to Licence Variation at Forestdale Service Station, 76 Selsdon Park Road

Dear Licensing Team,

As a resident of [REDACTED] Holmbury Grove, which is situated in a block just behind the Esso service station, I am sure that a 24 hour alcohol license would very frequently result in anti-social and criminal behavior in and around the immediate neighbourhood. We already have to contend with rowdy guests leaving the close by Forestdale Arms at night and daft student behavior (Ruskin College students have been a problem) by day.

It would be very easy for those guests to buy further alcohol at the service station and then to continue their 'festivities' along the footpaths just behind the blocks of flats in both Holmbury Grove and Bellfield. The shrubbery next to Bellfield at the crossing of two footpaths is already used as a secret drinking site as witnessed by the many cans, etc, that can be found there.

The cans and bottles, let alone urine, are not pleasant for anyone and particularly not safe for stray small children going to and from the close by Forestdale Primary School.

Also I am over 60, so the thought of coming home late to be accosted by drunken and unruly young persons makes me quite anxious.

Another factor that makes it totally unnecessary to grant a 24 hour sales license there is that the BP service station at the Gravel Hill roundabout is already open 24hours, so the neighbourhood 'need' is already catered for.

[REDACTED]

A3

RECEIVED 24 MAY 2017 (A)

Falconwood Road
Croydon

23rd May 2017

The Licensing Team
London Borough of Croydon
Floor 06, Zone A,
Bernard Weatherill House
8 Mint Walk
Croydon CR01EA

Dear Sirs or Madams

Ref: Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR28JT
Premises Licence No. 10/00955/LIPREM

I understand that the above mentioned garage/ petrol station/shop has applied to vary their premises license to extend the sale of alcohol and light refreshments to 24 hours a day. I am not sure if this also involves selling petrol for 24 hours a day, but as they are a primarily a petrol station no doubt it does.

It is particularly the sale of alcohol late at night that bothers me, it can encourage crime and anti-social behaviour to say nothing of litter in connection with both this and the sale of refreshments. Also, if this garage is going to be open for 24 hours there is the problem of noise for nearby residents. I'm sure the garage owner who lives in Jersey (according to the application form) would feel differently if it were to be open next to him all night but owned by someone else and over which he had no control.

As there is another garage selling BP petrol, groceries etc nearby at the bottom of Gravel Hill where it joins Selsdon Park Road which is open 24 hours a day I am unhappy about the Forestdale Service Station being open non-stop as well, adding to the risk of anti-social behaviour, noise and disruption of people's sleep etc.

Yours sincerely,



Uniform
letter.

RECEIVED 25 MAY 2017



A3

Objection to the changes of the premises license of Forestdale service station, 76 Selsdon park rd, CR28JJ

To whom it may concern,

I would like to object to the extension of the alcohol license at the service station on the following grounds. These are not only my personal concerns but also points that have been raised by neighbors and others in the community.

Prevention of crime

I feel that introducing a 24hr off license to the area would be detrimental to all in the surrounding area and even further afield to adjacent areas such as New Addington, monks hill and Selsdon. The ready availability of alcohol in conjunction with the nearby 24hr bus service would allow anti social behavior and also promote and facilitate 24hr drinking throughout a large portion of the borough. This in turn would lead to noise and disruption for local residents and could lead to people loitering and drinking on the streets surrounding the garage.

Changing the use of the garage by stealth

The garage was recently granted temporary 24hr opening hours on the basis that it would serve passing traffic and would not become as destination. By serving 24hr alcohol this situation is changed somewhat by the fact people would travel to the garage not for its sole purpose of supplying fuel and sundries to passing motorists but to purchase alcohol. The garage is also already displaying signs denoting that "great value booze" is available on site and given the close proximity to schools and a sixth form College I believe this sends out a negative image.

Disruption to people living in very close proximity

There are flats that are within 10m of the boundary wall overlooking the forecourt and houses opposite the entrance and exit. Supplying alcohol in the early hours could lead to an increased footfall and if a service is facilitated through the glass service hatch it would lead to increased noise from patrons shouting orders through it. There is also the possibility of groups attending the site to purchase alcohol causing further disruption.

Safety of the public

The garage is also very close to a public house (the Forestdale arms) the ready availability of alcohol that would be available after the pub has closed could also be a factor in increased street drinking and loitering into the early hours. With alcohol comes the increased likeliness of violence and confrontation between people being antisocial and other members of the public especially when leaving the area on public transport or by foot.

Signed:

selsdon park rd
south Croydon

LICENSING TEAM

RECEIVED 23 MAY 2017

(A) SC

FLOOR 06 ZONE A

BERNARD WEATHERILL HOUSE

CLINT WALK

CROYDON CRO 1EA

~~██████████~~ HOLMBURY GROVE

CROYDON

~~██████████~~

A3

22/5/17

The Application for extending opening hours to 24 hrs and for the sale of alcohol and light refreshments at the service station 76 selston park rd S. Croydon CR2 8JT.

I live right behind the service station which is right next door to the forestale arms which is next door to our flats where alcohol and food is also sold.

I really don't think we need yet another outlet for food and alcohol when we also have the shopping centre where food and alcohol is readily available across the road from the pub.

Apart from that, there are times when we have cans bottles and broken glass on the pavement outside the back of the pub where it is not seen from the main road which would not be safe on the main road where the bus stop is by the service station and the front of the pub.

I don't think the people who live in our flats would be happy about any extra noise that may be created as a result of 24hrs opening either.

Yours SINCERELY

~~██~~

~~██~~

uniform letter ✓

(A)

SC

A3

RECEIVED 23 MAY 2017

Holmbury Grove
Featherbed Lane
Croydon
18th May 2017

The Licensing Team
London Borough of Croydon
Floor 06 Zone A
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Re: **APPLICATION TO VARY A PREMISES LICENCE MADE UNDER
THE LICENCING ACT 2003 - FORESTDALE SERVICE STATION
76 SELSDON PARK ROAD CR2 8JT**

I am writing to you regarding the above application and to state my opposition to this proposal.

I live on the ground floor directly behind the Forestdale Service Station. The only thing that separates my block of flats and the service station is a pedestrian walkway. I already suffer very loud music coming from the cars filling up with petrol. If this proposal is granted the noise and disturbance would be even greater than it is already and could well go on into the night and indeed through the night.

There is no need for another retailer selling alcohol in the area as there is an off licence directly across the road and indeed a public house at the end of the walkway.

Surely selling alcohol in a petrol station is not very good practice?

I therefore strongly oppose this application.

Yours sincerely



uniform letter ✓

RECEIVED 23 MAY 2017

(A) SC

A3

██████████ Holmbury Grove

Featherbed Lane

Croydon ██████████

18th May 2017

The Licensing Team
London Borough of Croydon
Floor 06 Zone A
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Re: **APPLICATION TO VARY A PREMISES LICENCE MADE UNDER
THE LICENCING ACT 2003 - FORESTDALE SERVICE STATION
76 SELSDON PARK ROAD CR2 8JT**

I am writing to you regarding the above application.

I live right behind the Forestdale Service Station, 76 Selsdon Park Road CR2 8JT.

My main concern regarding this application is that it would greatly increase noise and possibly public disorder if this application were granted. There is also a walk way between the block of flats in which I live and the service station and already there is often noise, arguments etc late in the evening as there is already a public house on the corner. This application might only add to the problem. There is already an off licence on the opposite side of the road so I feel it is completely unnecessary to have another establishment selling alcohol.

I sincerely hope the points I have raised will be taken into consideration before granting this application.

Yours sincerely



Uniform
letter ✓

RECEIVED 23 MAY 2017

Holmbury Grove
Featherbed Lane
Croydon
Surrey

Date 21th May 2017

Dear Sir/Madam

Re: Forestdale Service Station 76 Selsdon Park Road, Croydon, CR2 8JT

This Service Station is directly backing, and just a few feet away, from blocks of Holmbury Grove Flats.

These are Flats 100-105, 106-111. And Flats 112-117, 118-123, 124-129.

To change the Service Station to a 24 hour service is not acceptable.

1. Due to the noise of cars slamming, loud music from car radios. Loud conversation from people. Noise travels.

2. Lack of sleep because of lighting kept on 24 hours at night.

3. There are other premises open already in the area that sell alcohol and food 24 hours.

4. The Forestdale Arms closes at 11pm just for the reasons stated above, as this is also close to the flats of Holmbury Grove and those houses across the road from us.

I hope you will consider our concerns above and say NO to this proposal. Thank you.

Yours faithfully


Director
Holmbury Grove Management Limited

letter
Unifarm

LBCroydon
Licensing Team
Floor 06 Zone A, Bernard Wetherall House
8 Mint Walk
Croydon
CR0 1EA

RECEIVED 23 MAY 2017

(A) SC

Holmbury Grove
Off Featherbed Lane
Croydon

A3

[Redacted]

18th May 2017

Dear Sir/Madam

Re: Forestdale Service Station 76 Selsdon Park Road, Croydon, CR2 8JT

I have been asked to write to you re the above service station by the residents of Holmbury Grove, Forestdale; who back on to this service station. Some of which owing to their age cannot write to you.

Please find below our objections:

1. Owing to the amount of noise that comes from this station at the moment and it is not 24 hour service; we get car doors slamming, music blaring from radios, and it sounds when people speak that they are having a conversation with someone in the centre of Croydon.
2. This station is directly backing onto a block of 18 flats in one section and 12 flats in another section. (These are the only ones that your letter has been sent to).
3. There are 152 flats on this estate and at times the noise affects us all and as you can imagine when trying to sleep in close proximity at night is not easy as noise travels.
4. On the corner of Gravel Hill there is another BP garage which sells food and alcohol for 24 hours, we have a Coop which is open from 7a.m. to 10p.m. a McColl's which sells alcohol and an independent shop on the parade of shops opposite Forestdale which also sells alcohol and this apart from the Forestdale Arms pub.
5. We see no reason as to why there should be another garage opening 24 hours when there is ample access to two other garages in this area opening for 24 hours, 24/7.

I hope that you will take into consideration our concerns re the above. Also there is a student's college almost directly opposite the garage. We have to suffer their rubbish i.e. light refreshment packaging and soft drink rubbish as it is; being thrown onto our estate and feel strongly that this will not improve with 24 hour opening times and the sale of alcohol.

Yours faithfully

[Redacted Signature]

Chairlady for and on behalf of Holmbury Grove Management Ltd

✓ Longform letter

(A) SC

RECEIVED 22 MAY 2017

Holmbury Grove
Featherbed Lane
[Redacted]

A3

The Licensing Team
London Borough of Croydon
Floor 06 Zone A, Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

18th May 2017

Dear Sir/ Madam,

Objection to varying the Licence for Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR2 8JT

I am writing to register my objection to varying the Licence for Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR2 8JT to a 24 hour station.

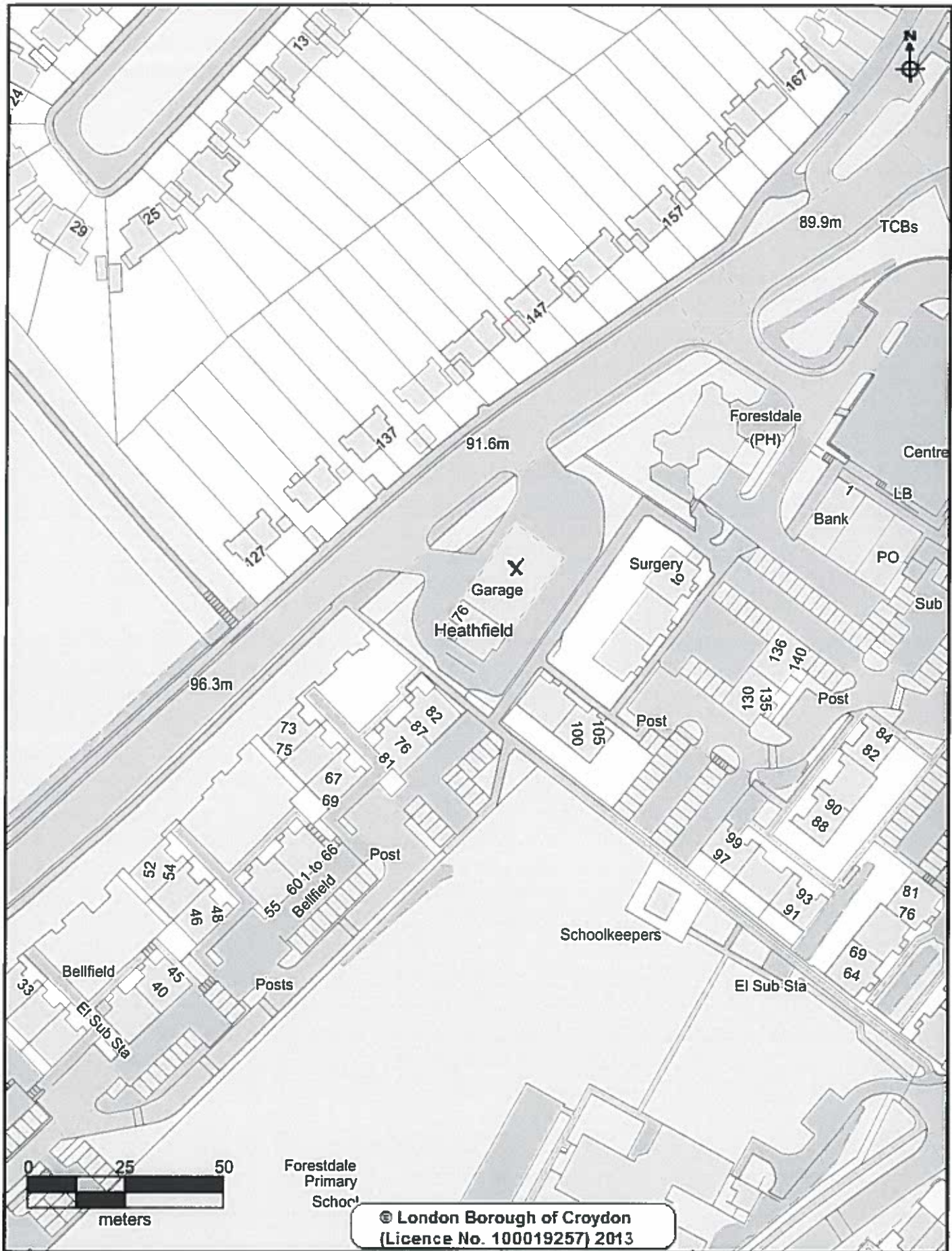
As a resident of Forestdale and very close proximity to the station I am very concerned that this will only increase the noise and disturbance. In addition, I am concerned about public safety and feel that the extended hours may greatly compromise this.

I sincerely hope you will consider the concerns of the residents of Forestdale.

Yours faithfully

[Redacted Signature]

✓ uniform letter ✓



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www.croydon.gov.uk

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London Borough Croydon

Scale 1:1250

14-Jun-2017



X = 76 SELSDON PARK ROAD