

Chris Hills

From: Licensing (SBC)
Subject: Representation 1

From:
Sent: 11 March 2024 11:10
To: Licensing (SBC) <Licensing@swale.gov.uk>
Subject: Premises Licence

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Premises Licence: East Street Deli Faversham
3 East Street Faversham ME13 8AD

As the owner of the property concerned I consider that the sale of alcohol off the premises is not appropriate as the premises lie within a small terrace of five individual listed retail outlets which we own, including a Butcher, and despite my being the Landlord of these premises for many, many years, there has never been any evidence of demand for the purchase of alcohol especially in a business of this type, where one would not expect alcohol to be sold.

In addition the sale of alcohol at this location will lead to public nuisance and would be inappropriate at this location due to the mass "phalanx" of school children on their way to The Queen Elizabeth's school who congregate in this area while they buy their snacks from the bakers at various times of the day which is next door to the applicant.

I respectfully suggest that the licence should not be granted at this location as it is inappropriate.

I further add that the application from my Tenant is lodged without an understanding and foundation in regard to their lease on the premises which is planning Class E Delicatessen only, and will not change to any other classification while in our ownership. Should a Premises Licence be operated at this location then I am advised that the Lease would be subject to further action, as to which the Tenant\Applicant has been put on notice in writing, so it seems a shame that we are repeating this exercise again following the previous application and its cancellation, but I appreciate that this may fall outside your jurisdiction.

I hope this explains the situation clearly, but should you require any further information or a copy of the Lease or any other paperwork I would be pleased to supply same.

Chris Hills

Subject:

RE: East Street Delicatessen, 3 Front Brents, Faversham

From:

Sent: 14 March 2024 11:03

To: Licensing (SBC) <Licensing@swale.gov.uk>

Subject: Re: East Street Delicatessen, 3 Front Brents, Faversham

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Christina

I thank you for your email dated 12/03/2024 providing me with further information and enquiring whether I still wished to proceed with my objection.

Yes I would like to proceed with my objection, and I expand further for your assistance.

While I understand that Kent Police carry weight in the process, I would like to point out that the days of the "beat bobby" who knew his patch in great detail are long gone, and in my opinion Kent Police check their computers and crime records and try not to "add fuel to the fire" in existing troublesome areas, which is understandable with modern policing.

We ourselves as pro active landlords have "policed" this area of East Street and Garfield Place to provide a trouble free environment for both our residential and commercial tenants and visitors, which has worked well for the last 30 years, and accordingly does not show on the "police radar".

In regard to this application which we were not told of by our tenant until it was submitted, it is a case of potential harm versus potential gain. I am of the firm opinion that the gain is very small and the potential harm is moderate to high, for the reasons already touched upon in previous correspondence and those that follow.

While we note the description of the goods being "high end" products, hopefully to discourage miscreants this could very easily following a re-branding in house, change again. The loitering element of people drinking outside from their purchases is moderate to high as we have found out from past experience, as there are many hidden nooks and crannies at the rear of the shop in Garfield Place where we have had problems in the past.

It is impossible to control "then and there" drinking once the purchaser leaves the shop, and as already mentioned selling high end expensive items is not a definitive way to stop suspect sales, and again this can be rebranded if a licence were to be issued.

I note that the applicant will not "carry much stock" what does this mean, 5 bottles or 500, either way this will be an increased draw for undesirables in the area.

In conclusion the applicant's shop who we are landlords for is part of a parade from the Tartan Butchers to Diane's tea room with flats above and at the rear, most of which are Grade II listed which we own and we have worked very hard to make the area a safe and prosperous location to reflect well on the historic gem of Faversham town centre, and I put it to the Licensing Sub-Committee that the very limited gain will not balance the potential harm in Faversham where this unique grouping of listed building does not need another off licence premises, as we already have more than sufficient of these in other parts of Faversham and I would say it is at saturation.

I strongly urge the Licensing Sub-Committee to refuse this application for the good of Faversham.

If you or the committee require further information, please ask.

Regards

Peter Jenkins

From: Licensing (SBC) <Licensing@swale.gov.uk>

Sent: 12 March 2024 12:23

To:

Cc: Licensing (SBC) <Licensing@swale.gov.uk>

Subject: East Street Delicatessen, 3 Front Brents, Faversham

Good afternoon Mr Jenkins

I refer to your representation against an application for a premises licence to be granted under the Licensing Act 2003 in respect of the above premises.

I write to advise that I have now heard from Kent police licensing who raise no objections to the application, subject to the applicant agreeing to the following conditions, which they have done.

Conditions to be added to any granted premises licence:

Training

All persons that sell or supply alcohol to customers must have licensing training.

- Training should take place within six weeks of employment and any new employees will be supervised until the training has taken place.
- Refresher training should be repeated a minimum of every six months or earlier if required due to changes of legislation.
- Training records must be kept on the premises and shall contain the nature, content and frequency of all training.
- Records must be made available for inspection by Police, Police Licensing Officer and authorised officers from the Local Authority upon request either electronically or hard copy.

Underage sales

A Challenge 25 proof of age scheme shall be operated at the premises.

Refusal register

The premises licence holder or designated premises supervisor must keep a refusal register. Staff to be trained to complete a refusal book/record immediately after the refusal but no later than the end of their shift. The register must be kept on the premises and will detail:

1. Day, date & time of refusal.
2. Item refused.
3. Name or description of person refused sale.
4. Reason for refusal.

Each entry is to be checked and signed by the DPS/Licensee no later than 2 weeks after the entry has been made. The register must be made available for police, police licensing officer and authorised officers from Medway Council on demand either electronically or by hard copy.

Under the circumstances can I enquire whether with the addition of these conditions, that you consider this is enough to address your concerns and you would now wish to withdraw your representations or if you still wish to continue with your objections?.

I appreciate your time.

Best regards

Yours sincerely

Christina Hills

Christina Hills

Licensing Team Leader

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