

**LICENSING ACT 2003:**  
**Application to vary a Premises Licence at Vendees, 103 Wellington Road South, Stockport, SK1 3TH.**

Report of the Corporate Director for Place Management & Regeneration

**1. PURPOSE OF REPORT**

- 1.1. For Members to consider an application from Vendees Local Ltd to vary the premises licence under the Licensing Act 2003 at Vendees Local Ltd, 103 Wellington Road South, Stockport, SK1 3TH.

**2. DETAILS**

- 2.1. Applicant: Vendees Local Ltd (directors are Sethuraaman Meyyappan and Murali Dharan Salai Kuberan)  
Address: 13 Queens Park View, Chester, CH4 7BU  
Designated Premises Supervisor: Murali Dharan Salai Kuberan  
Name of Premises: Vendees Local  
Address of Premises: 103 Wellington Road South, Stockport, SK1 3TH.  
Location Map: The location map can be found at **Appendix B**.

**3. BACKGROUND**

- 3.1. On 17<sup>th</sup> January 2024, Vendees Local Ltd made an application to vary the premises licence at Vendees Local, 103 Wellington Road South, Stockport, SK1 3TH.
- 3.2. The application proposes variations for the following activities:
- Sale of alcohol (off the premises) 24hours Monday to Sunday.
  - Provision of Late Night Refreshments 23:00 – 05:00 Monday to Sunday.
  - The application also proposes to remove conditions and replace with more appropriate conditions.

A copy of the application is attached at **Appendix A**. Personal data has been redacted.

- 3.3. In addition to the mandatory licence conditions the applicant has proposed to replace the current conditions with more appropriate conditions. These are contained within the Operating Schedule in the application form.

- 3.4. The applicant confirmed that the application was advertised on the boundary of the premises for 28 days from the 17<sup>th</sup> January 2023 and a copy of the notice was published in the Stockport Express.
- 3.5. There has been one relevant representation to this application, relating to the Prevention of Public Nuisance, Protection of Children from Harm and Prevention of Crime and Disorder licensing objectives. The representation is from the Director of Public Health. The representation is concerned that approving this licence to allow the sale of alcohol 24 hours a day in central Stockport could harm the local population, exacerbate inequalities in the Borough. The representation is attached at **Appendix C**. Although personal details have been redacted from the representation in this published report, these details have been provided to the applicant.

#### 4. GUIDELINES

- 4.1 Section 16 of the Licensing Act 2003 states that the following persons may apply for a premises licence –
- (a) a person who carries on, or proposes to carry on, a business which involves the use of the premises for the licensable activities to which the application relates,
  - (b) a person who makes the application pursuant to—
    - (i) any statutory function discharged by that person which relates to those licensable activities, or
    - (ii) any function discharged by that person by virtue of Her Majesty's prerogative,
  - (c) a recognised club,
  - (d) a charity,
  - (e) the proprietor of an educational institution,
  - (f) a health service body,
  - (g) a person who is registered under Part 2 of the Care Standards Act 2000 (c. 14) in respect of an independent hospital in Wales,
  - (ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England,
  - (h) the chief officer of police of a police force in England and Wales,
  - (i) a person of such other description as may be prescribed.
- 4.2 Section 18(3) of the Act states that, where relevant representations are made, the authority must, having regard to the representations made, take such steps as it considers necessary for the promotion of the licensing objectives. The steps are:
- (a) to grant the licence subject to
    - (i) such conditions as are consistent with the operating schedule accompanying the application, modified to such extent as the authority considers necessary for the promotion of the licensing objectives, and
    - (ii) any condition which must under section 19, 20 or 21 be included in the licence;
  - (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
  - (c) to refuse to specify a person in the licence as the premises supervisor;
  - (d) to reject the application.

4.3 The Statutory Guidance issued under section 182 of the Licensing Act 2003 was amended to reflect changes made to the Licensing Act 2003 by the Police Reform and Social Responsibility Act 2012 and was most recently amended in December 2023. This guidance gives the following advice on the issues raised in the representation:

4.3.1 In relation to the Public Safety licensing objective, paragraph 2.8 states that licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above. There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.

4.3.2 Paragraph 2.9 states that a number of matters should be considered in relation to public safety. These may include:

- Fire safety;
- Ensuring appropriate access for emergency services such as ambulances;
- Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4 above); 8 | Revised Guidance issued under section 182 of the Licensing Act 2003
- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises (see paragraphs 2.12-2.13, and Chapter 10; and
- Considering the use of CCTV in and around the premises (as noted in paragraph 2.3 above, this may also assist with promoting the crime and disorder objective).

4.3.3 Paragraph 2.10 states that the measures that are appropriate to promote public safety will vary between premises and the matters listed above may not apply in all cases. As set out in Chapter 8 (8.38- 8.46), applicants should consider when making their application which steps it is appropriate to take to promote the public safety objective and demonstrate how they achieve that.

4.3.4 In relation to the prevention of public nuisance licensing objective, paragraph 2.21 states that the 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises

on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

- 4.3.5. Paragraph 2.22 states that public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.
- 4.3.6. Paragraph 2.23 states that conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.
- 4.3.7. Paragraph 2.24 states that as with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.
- 4.3.8. Paragraph 2.25 states that where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11pm and 8am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.
- 4.3.9. Paragraph 2.26 states that measures to control light pollution will also require careful thought. Bright lighting outside premises which is considered appropriate to prevent crime and disorder may itself give rise to light pollution for some neighbours. Applicants, licensing authorities and responsible authorities will need to balance these issues.

- 4.3.10. Paragraph 2.27 states that beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.
- 4.4. Paragraph 10.10 states that the 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. For example, conditions should not be used to implement a general policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that evidence of a right to work check, either physical or digital (e.g. copy of any document checked or a clear copy of the online right to work check) is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. These could be a deterrent to holding events that are valuable to the community or for the funding of good and important causes. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.
- 4.5 The Licensing Act section 182 statutory guidance also makes reference to planning and in particular paragraph 14.65 states The (councils) statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa. However, as set out in chapter 9, licensing committees and officers should consider discussions with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs.
- 4.6 Paragraph 14.66 states that there are circumstances when, as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by Licensing Committees, where appropriate, providing regular reports to the planning committee.

## **5 OPTIONS**

Following the consideration of the application the sub committee has the following options

- To grant the application as applied for
- To grant the application subject to any conditions it considers appropriate for the promotion of the licensing objectives
- To grant the licence but exclude from the scope of the licence any of the licensable activities to which the application relates – based on the failure to promote the licensing objectives
- To grant the licence but amend the hours of any licensable activities to which the application relates – based on the failure to promote the licensing objectives
- To refuse to specify the person named as the designated premises supervisor
- To reject the application

## **6 RECOMMENDATION**

6.1 The Committee is asked to determine the application to vary the Premises Licence by Vendees Local Ltd, in respect of Vendees Local, 103 Wellington Road South, Stockport, SK1 3TH.

6.2 Full reasons should be given for the decision reached to inform the formal decision notice which must be sent to all parties following the meeting.

### **BACKGROUND PAPERS**

Licensing Act 2003

Statutory Guidance to the Licensing Act 2003, as revised, January 2024.

Stockport's Licensing Policy, 2021 - 2026

Anyone wishing to inspect the above background papers or requiring further information should contact [sarah.tooth@stockport.gov.uk](mailto:sarah.tooth@stockport.gov.uk).