

GREATER MANCHESTER POLICE - REPRESENTATION

About You

Name	PC Alan Isherwood
Address including postcode	Manchester Town Hall Extension Lloyd Street Manchester M2 5DB
Contact Email Address	alan.isherwood@gmp.police.uk
Contact Telephone Number	0161 856 6017

About the Premises

Application Reference No.	LPA 254479
Name of the Premises	International Mini Market
Address of the premises including postcode	455-459 Wilmslow Road, Manchester M20 4AN

Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the licence on the licensing objectives on and in the vicinity of the premises in question.

Please accept this as formal notification of the Greater Manchester Police objection to the application for a premises licence in relation to the above premises.

The grounds for the objection are the Prevention of Crime and Disorder and the Prevention of Public Nuisance.

The area where the premises are situated is now subject to a Stress Policy partly due to the problems in the area with alcohol related incidents.

There is therefore a strong presumption against applications for off licenses in this area and MCC's licensing policy states that a genuinely exceptional case would need to be shown. The reasons for this exception should be shown within the operating schedule, and must demonstrate that there will be no harm to the licensing objectives, including from departing customers. The applicant has not demonstrated that this is a genuinely exceptional case.

Given that the premises are seeking to provide what several other premises in Withington already provide, this application is standard and in GMP's opinion is in no way genuinely exceptional.

Greater Manchester Police see no valid reason for the committee to depart from their own Stress Policy in this instance and would therefore ask that the application is refused.



Licensing & Out of Hours Compliance Team - Representation

Name	Rhiannon Owen
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	
Telephone Number	

Premise Details	
Application Ref No	254479
Name of Premises	International Mini Market
Address	455-457 Wilmslow Road, Manchester, M20 9AN

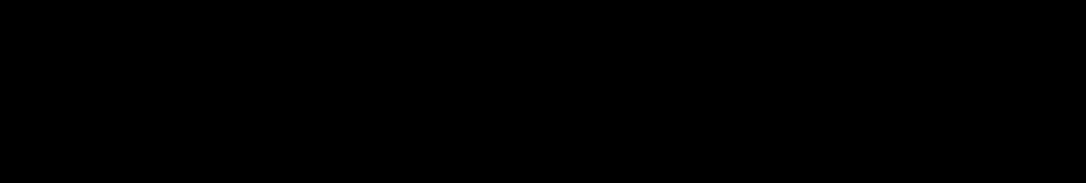
Representation
<p>Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.</p> <p>The Licensing and Out of Hours Team (LOOHT) have assessed the likely impact of the grant of this application taking into account a number of factors, including the nature of the area in which the premises is located and any potential risk the granting of this licence could lead to issues of public nuisance.</p> <p>In reaching this decision the LOOHT have also given particular consideration to Manchester City Council’s Statement of Licensing Policy 2016 -2021, specifically:</p> <p>“Special policy in respect of Withington Stress Area</p> <p>5.16 There is evidence that the promotion of the licensing objectives within an identified area of Withington is being undermined as a consequence of the operation of licensed premises in the area, having regard to the complaints of local residents and the level of crime and disorder and public nuisance within it</p> <p>5.17 The licensing authority considers that although the level of problems do not currently justify the implementation of a cumulative impact and saturation policy for the area, the area is of concern and shall be kept under review</p> <p>5.18 Therefore the Council has adopted a Special Policy for the area, which shall be known as the Withington Stress Area”</p> <p>A review of the application I can not see a genuinely exceptional case has been shown by the applicant therefor the LOOH team will request that this application is refused.</p>
<p>Recommendation:</p> <p style="text-align: center;">Refuse Application</p>

CLLR

From: Chris Wills <cllr.chris.wills@manchester.gov.uk>

Sent: 04 January 2021 10:54

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>



Subject: RE: Premises Licence (new) 254479/LH6: International Mini Market, 455-459 Wilmslow Road, Manchester, M20 4AN, (Withington ward)

Dear Lauren

Many thanks for emailing details of this licensing application. I have spoken with my ward colleagues in Withington, and in the neighbouring ward of Old Moat, as Withington Village straddles both wards.

Whilst we have no objection to the proposed licensed hours, as these are consistent with those previously granted, we are concerned about the business itself. Recently a lot of mess was created in Egerton Crescent car park as a result of refurbishment work, and Neighbourhood Officers had to intervene to ensure that this was cleared away. There is therefore concern regarding prevention of public nuisance, and prevention of crime and disorder.

There is currently a major drive to improve Withington Village. A Draft Framework is currently out for consultation, and its ambitions are driven by both local residents and local businesses. We need to know that the premises owners will play their part in this, and not allow the premises to become a cause of litter and antisocial behaviour, thereby hampering the good work being done. In particular, Egerton Crescent car park has experienced numerous problems regarding litter and fly-tipping. We want a commitment from the premises owners to help keep this area free of litter.

Kind regards.

Chris

Councillor Chris Wills

Labour & Co-operative Member, Withington Ward

Lead Member for LGBT+ Men

Tel: 07970 395030

Withington Civic Society

International Mini Market, 455-459 Wilmslow Road. M20 4AN

Premises Licence Application

Reference 25479/LH6

Response on behalf of Withington Civic Society Planning Group

1. Withington Civic Society Planning Group **opposes the application.**

The key matter for consideration is Manchester City Council's Statement of Licensing Policy 2016-2021 published on 4 January 2016.

On page 29 of the policy there are the following provisions:

"Special policy in respect of Withington Stress Area

5.16 There is evidence that the promotion of the licensing objectives within an identified area of Withington is being undermined as a consequence of the operation of licensed premises in the area, having regard to the complaints of local residents and the level of crime and disorder and public nuisance within it

5.17 The licensing authority considers that although the level of problems do not currently justify the implementation of a cumulative impact and saturation policy for the area, the area is of concern and shall be kept under review

5.18 Therefore the Council has adopted a Special Policy for the area, which shall be known as the Withington Stress Area....."

There is reference to a map in Appendix 8 of the document. The relevant premises fall squarely within the designated area. The document continues....

"5.19 This Policy has been reviewed and updated analysis of the Policy area shows that there is still a higher proportion of incidents in this area and the level of issues remains broadly consistent since the policy came into effect, with increases in victim-based crime and violent crime. Although levels of antisocial behaviour, including that recorded as alcohol related, decreased in 2013/2014, it subsequently increased in 2014/2015. Therefore the authority considers it appropriate to retain the Policy for the 'Withington Stress Area' as it stands.

5.20 Withington is a residential area which, if not carefully planned, may attract late-night venues that cannot be set up in Fallowfield due to a CIP there. It is noted that while Withington suffers less antisocial behaviour than Fallowfield, there is evidence of problems associated with operation of licenced premises in Withington, and the licensing authority does not wish to see an increase in antisocial behaviour."

The document then sets out the relevant approach for new licences and material variations (page 30). After dealing with other types of establishments including premises with on-licences, the following provision is made:

	<i>Closing time</i>	<i>Approach</i>
<i>Alcohol-led venues (off-licence)</i>	<i>All</i>	<i>Strong presumption against A genuinely exceptional case would need to be shown. The reason for the exception should be shown in the operating schedule and must demonstrate that there will be no harm to the licensing objectives</i>

- This application seeks a licence until 11 pm seven days a week. There must be a strong presumption against such a licence in accordance with the paragraph above. Further, there is no good reason why such a licence should be granted, and to do so would be contrary to the Council's stated policy for all the reasons given. Therefore the application should be refused.



Fallowfield Community Gardens

From: [REDACTED]

Sent: 12 January 2021 21:34

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Cc: [REDACTED]
[REDACTED]

Subject: Premises Licence (new) 254479/LH6: International Mini Market, 455-459 Wilmslow Road, Manchester, M20 4AN, (Withington ward)

Dear Sirs

I write on behalf of Fallowfield & Withington Community Guardians. We wish to object to this new license application at 455-457 Wilmslow Road.

The Withington Stress Licensing Policy was adopted by MCC in 2013. (https://www.manchester.gov.uk/downloads/download/1905/premises_licensing_policy_2011_-_2016 Withington Stress Policy page 30) . This policy states that for off licences there should be a strong presumption against a licence (page 30). A genuinely exceptional case would need to be shown. Whilst there are a long list of proposed conditions we do not see this as an exceptional case. It is another source of alcohol and will add to the significant problems of anti-social behaviour that exist. The Stress Policy is in place for a good reason.

Withington village is covered by a special stress zone licensing policy because of concerns by residents about the excessive problems of anti-social behaviour further up Wilmslow Road in Fallowfield which have arisen due to a large number of pubs, bars, off licenses and take-aways with late licenses. There is concern that because Fallowfield has a cumulative impact policy, alcohol outlets would move further south to nearby Withington causing similar problems to arise there.

Withington already has a number of licensed premises selling alcohol including The Victoria, The Albert, Taco & Tequila, Fuel and Indigo Bar which have late night licenses and other off licenses including Boozy Buster and G&T Off License. There are also two supermarkets (Sainsbury's Local and Co-op) where alcohol can be purchased.

Preventing Public Nuisance & Crime & Disorder

Off licences and convenience stores selling alcohol often cause problems in residential areas, attracting custom for alcohol dependent people and beggars who can be aggressive and increase crime and disorder. In 2017 there was a serious incident at G&T off licence

where a woman was raped and beaten by a shopkeeper after going into a Withington off licence to charge her mobile phone.

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/rape-withington-court-case-jailed-13886346>

Withington has quite a long standing problem with street drinkers and beggars hanging around off licence premises, benches and bus shelters which is often intimidating for shoppers. Another source of alcohol will act as a magnet especially as there are many homeless and supported people being housed in the nearby Ram, Lansdowne and Fallowfield Lodge Hotels who have been accommodated in large numbers for several years but more so since the start of the pandemic. Residents in our group have been experiencing a lot of problems including street drinking, drug dealing, burglaries and drunken and aggressive behaviour from some of these residents. These temporary residents are often on Wilmslow Road with alcohol which they purchase from local off licences.. A convenience store selling alcohol is likely to attract such customers.

Another off license is highly likely to increase on street drinking of alcohol for those wanting to pre drink before entering local bars. This helps reduce cost of a night out by drinking beforehand to avoid higher bar prices. There is particular concern with this location because it is next door to Indigo Bar which has many student event nights. In January last year, two students were stabbed inside the bar in a serious attack

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/milo-lyndsay-withington-manchester-court-19462376.amp> There are often groups of young people outside Indigo and opposite at Fuel. Having an off licence in such close proximity to both bars would make street preloading drinking very accessible for patrons.

Fallowfield and Withington both have a very high density of students, thousands of young people are concentrated in and around our area and this is a factor which contributes significantly to night time noise for residents.

An interactive map 2018/19 data within this article <https://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/> shows that approximately 11 195 students live in the M14 6 postcode whilst a further 1105 +1700 live in the M20 3 and M20 4 postcodes. This suggests around 3000 students live within a short walk of Withington village in the M20 postcodes and a further 11000+ just a few minutes walk away in the M14 6 postcode just a bit north of Withington village. This demography with a high concentration of young people is very different from most other residential suburbs. Many young people pre-load alcohol in their homes first or buy alcohol en route which is drunk on the way to late night bars or buy alcohol to take to house parties in residential streets.. Noisy groups going to and from their homes to bars at 11pm-midnight create disturbances and then they return in the early hours and create more noise.

There are often groups of people on the narrow pavements, drinking outside the premises that are open. Alcohol is the fuel for much anti social behaviour and it is felt that opening another off license will undermine the licensing objectives for public safety, public nuisance

and increase crime and disorder. Early morning alcohol sales from 10am are likely to increase alcohol related anti social behaviour in Withington village.

Adding another off license to Withington high street is very likely to increase the cumulative stress of noise and nuisance in the Withington area. We would ask you to refuse this license and take note of the special license policy that exists for Withington to protect the village from becoming a more noisy drinking destination. There is a presumption for refusal of any new off licence provision in the Withington Stress Policy. We do not see this as an exceptional case despite the long list of proposed conditions. It is just another source of alcohol and is bound to add to the cumulative problems of litter, crime and disorder and public nuisance which disturb residents, thus undermining the licensing objectives.

Yours

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SE Fallowfield & Withington

Res 1

Sent: 14 January 2021 22:48

To: premises.licensing@manchester.gov.uk

Cc: [REDACTED]

Subject: Premises Licence (new) 254479/LH6: International Mini Market, 455-459 Wilmslow Road, Manchester, M20 4AN, (Withington ward)

Dear Sirs

As a resident of [REDACTED] I am writing to register my objection to this new licence application.

Withington (village) is protected by a specific stress zone policy adopted to alleviate concerns by residents about continued problems of anti-social behaviour which have spread from Fallowfield as a result of a significant number of pubs, bars, off licences and take-aways predominantly with late licences. The issues in Fallowfield have resulted in a cumulative impact policy designed to limit further outlets and my concern is that there will be an attempt to move similar outlets to simply move South along Wilmslow Road bringing with them similar problems to Withington.

Withington already has a plethora of licensed premises selling alcohol including Sainsbury's & the Co-Op as well as the Victoria, the Albert, Taco & Taquila, Indigo and off licences including Boozy Buster and G&T off license, I would have thought the loss of the existing licence for the now bankrupt Mini Market should be regarded as an opportunity to reinforce the intentions of the stress policy by reducing the number of alcohol outlets.

In short Refusal of this application would:

Complement the prevention of public nuisance and disorder.

Reduce the opportunity for street drinking by those wanting pre-drink top ups before entering local bars.

In recent times there has been a huge increase in the number of street beggars and drinkers, many being housed in local "hotels". Many of us local have witnessed and experienced problems including drug dealing, drunken and aggressive behaviour from some of these people. Another potentially low cost convenience store is likely to aggravate the position.

The huge number of students resident in and visiting our neighbourhood is a significant contribution to night time noise and disturbance both in Withington Village and local densely populated residential streets.

I cannot see how an exceptional case can be made for this application as would be required by the Withington Stress Policy and it should be rejected.

Yours sincerely

[REDACTED]

SE Fallowfield Residents Group

From: [REDACTED]

Sent: 14 January 2021 21:14

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Subject: New Licence Application - International Mini Market, 455-459 Wilmslow Road, M20 4AN. Reference 254479/LH6

Dear Sir/Madam,

I am writing on behalf of South East Fallowfield Residents Group to object to the grant of a new licence at the International Mini Market, 455-459 Wilmslow Road, Manchester, M20 4AN - reference 254479/LH6.

These premises are in Withington Village which is subject to a special licensing policy; the stress policy. This measure (together with Fallowfield's CIP) was introduced in 2013 because of the very particular problems arising from licensed premises along this part of Wilmslow Road and up towards Fallowfield and the fact that more licensed premises would be likely to have a further negative impact on the licensing objectives. The policy therefore means that there is a 'strong presumption' against the granting of any new licences unless the applicant can show in their operating schedule that theirs is a 'genuinely exceptional case' which would justify departing from the policy.

Having read the applicant's conditions, we do not think there is anything which suggests that this is a 'genuinely exceptional case' and we would like to highlight the following concerns;

Withington has a significant problem with rough sleepers and we, very sadly, often see people begging in the village. Many of the homeless suffer from alcohol addiction and adding an off licence facility to this convenience store will not help this problem. Moreover Wilmslow Road is particularly narrow at this point and it is often quite intimidating for local people (including the elderly and children) to walk along this stretch when there are people begging. Since the pandemic, many former rough sleepers have also been housed at three hotels on Wilmslow Road which are just a short walk from this store and local residents have reported an escalation in ASB including on street drinking, burglary/theft, drug dealing and aggressive begging. Again, another alcohol outlet will only attract more problems and cannot be justified.

Withington is a residential area but there are also large numbers of student HMOs. Students tend to use local off licences to 'pre-load' before they go out for the evening, or they will stop off on their way home to stock up. Local residents are often disturbed by the noise of groups

of drunk students on their way to and from a night out and alcohol bottles and cans are regularly discarded on the pavements, or thrown into people's front gardens. It is very depressing to have to deal with the constant battle against litter and it is sometimes quite hard to avoid broken glass which poses a particular hazard to people with very young children and pets. Adding yet another off licence to the area will not help achieve the licensing objectives and will make any regeneration of the village harder to achieve. We know from previous experience, that local convenience stores, which also stock alcohol, have posed problems and we do not think there are any benefits to be gained from granting a new licence here.

Finally we would like to emphasise that the council took the highly unusual step of adopting special licensing policies in Withington and Fallowfield because of the well documented ASB issues in our area however, we are beginning to see some really promising green shoots in Withington - new families have been moving into the area and the high street in Withington is starting to attract a reasonable array of shops. This diversity on the high street is good for everyone and we think it helps foster a supportive, happy and cohesive community. We know this renaissance is fragile, especially in light of the pandemic, and keeping a watchful eye on the numbers of licensed premises and their operating hours is really important, we therefore urge you to reject the licence application in full.

Yours faithfully,

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