

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	[REDACTED]
Contact Telephone Number	[REDACTED]

About the Premises

Application Reference No.	LPV 257310
Name of the Premises	Joel's Grill
Address of the premises including postcode	317 Wilmslow Road, Manchester M14 6NW

Your Representation

Please outline your representation below and continue overleaf. This should describe the likely effect of the grant of the variation 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 premises licence variation in relation to the above premises.

The grounds for the objection are the Prevention of Crime and Disorder, the Prevention of Public Nuisance, Public Safety and the Protection of Children from Harm.

The premises are situated on Wilmslow Road, Fallowfield which is one of the main arterial routes into and out of Manchester City centre.

It is in close proximity to residential properties and is also in an area where there are a large number of bars, public houses, off licenses, late night refreshment outlets and one of the largest student populations in Europe.

Specifically the application is seeking to allow the provision of alcohol until 11pm each day for consumption both on and off the premises.

The Wilmslow Road corridor already suffers from begging, street drinking and other anti social behaviour and to allow the premises to remain open until these times is likely to exacerbate these problems and undermine the hard work of the local Neighbourhood Policing Team.

The area where the premises are situated is now subject to a Cumulative Impact Policy due to the problems in the area with night time economy related incidents.

There is therefore a strong presumption against further premises which sell alcohol in this area and GMP can see no reason why this should not be the case with this application. The applicant has not demonstrated how by making alcohol more available in this area they will not add to the cumulative issues within the area.

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.

Greater Manchester Police would therefore ask that the application be refused.



Licensing & Out of Hours Compliance Team - Representation

Name	Sion Roberts
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	[REDACTED]
Telephone Number	[REDACTED]

Premise Details

Application Ref No	REF 257310
Name of Premises	NQ (Formerly Joel's Grill)
Address	Ground Floor, 317 Wilmslow Road, Manchester, M14 6NW

Representation

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.

Licensing & Out of Hours Compliance Team (LOOHT) as the responsible authority 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 the proximity to residential accommodation, the hours applied for, and any potential risk that the grant of this application could lead to issues of public nuisance.

Summary of the application is a variation to the existing late-night refreshment licence to permit the sale of alcohol (on and off the premises) every day from 11:00h until 23:30h.

The existing restaurant is within the boundary Of the Fallow field/Wilmslow Road Special Policy Area. A thriving student area.

The premises is situated in a terrace block of mixed use premises, including restaurant/takeaways and hairdressers/barber shops.

Residential flats exist above several of these existing premises and traditional terraces approximately 20 metres to the rear of the premises.

Recent discussions with the applicant has highlighted that the off sales is intended for delivery only.

This information hadn't been made clear in the initial variation application. However no additional information or conditions could be provided to during these discussions to clarify how off sales will be managed or will not contribute negatively to the existing Impact zone, in respect to noise & litter.

Within Manchester City Councils licensing Policy: subsection 5.7 it states the effect of the Special Policy is that the Council will refuse applications for a new Premises Licence or Club Premises Certificate, or variation of an existing licence or certificate, whenever it receives relevant representation, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced.

Also, in subsection 5.8, in relation to variations, this includes any variation that seeks to add a licensable activity, increase the capacity/size of a licensed premises, or extend the hours for licensable activities, but will usually exclude minor variations.

Taking into consideration of the policy guidance above, the applicant has failed to provide enough additional detail in their application why the addition of sale of alcohol to their late-night refreshment licence will not add to the cumulative impact already being experienced in this area.

As such LOOHT recommends that the variation, in its current format, for the sale of alcohol is refused on the grounds of being not upholding of the licensing objectives in relation to public nuisance.

Recommendation:

Refuse Application

Premises Licence variation 242833/LD2: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW

From: Alan Shaw [REDACTED]

Sent: 12 May 2021 19:56

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

Subject: Premises Licence variation 242833/LD2: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW

I have just filled out a Manchester City Council Survey about the problems of street drinking. Obviously then the council are well aware that this is a major problem in some areas. Unfortunately I have lived in, and suffered the effects [REDACTED] in Fallowfield for the last 7 years. I have written similar letters of objection many times in the past but I will repeat the reasons why you should reject this application.

- Noise nuisance; Drunken groups and individuals have regularly passed our house at all hours between 22:30 and 06:00 shouting and chanting resulting in broken sleep patterns
- Litter; Same drunks leave/throw bottles, tins and fast food wrappings into the street and gardens.
- Criminal behaviours; Occasionally disputes can be heard which might require police attendance.
- Street urination and vomit; I had to fit a gate to stop people coming up the drive to piss against the fence.
- Drug related crime; The people who drink and come home at all hours are ably provisioned by an army of drug couriers who hang around the streets awaiting clients.
- Burglary and assaults; Drunks leave their doors and windows open. Drunks are vulnerable to robbery and sexual harassment.

The above can all be laid at the door of drink and its ready availability at all times of day and night and an imbalance in the local population in favour of people who take full advantage of Manchester's night time economy.

On its own, in a quiet suburban street, an outlet like Joel's, providing a drink with its meals would not lead to the above excessive behaviours.

However given the oversupply of similar establishments in the area and the proclivities of the inhabitants who destroy my human right to a peaceful existence this licence should be refused on the grounds that it will worsen the observations above.

Kind regards

Alan Shaw
[REDACTED]

Re: Premises Licence variation

Reference: 257310/BJ1

Premises: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW

Applicant: Joel's Grill Ltd

Description of proposed variation as given by the applicant:

This application is to permit the sale of alcohol (both on and off the premises) every day from 11am until 11pm and to also update the premises licence plan as per the submitted plan drawing (N.B. any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed).

Proposed hours and licensable activities:

Supply of alcohol for consumption both on and off the premises:

Current hours: *(the premises is not currently licensed to sell alcohol)*

Proposed hours: Mon to Sun 11am to 11pm

Comments of Withington Civic Society

We object to the application.

The premises fall within the Cumulative Impact area of Fallowfield.

According to the Council's Statement of Licensing Policy 2021 – 2026:

"The Council has received satisfactory evidence (considered by the Licensing Policy Committee at its meeting on 21 January 2013 and Council on 30 January 2013) that the cumulative impact of licensed premises in the geographical area identified on the map in Appendix 7 is undermining the promotion of the licensing objectives in relation to crime and disorder and public nuisance. The Council has taken into consideration the contents of the 'Review of the Impact of Licensed Premises in Fallowfield – Consultation Analysis' Licensing Policy Committee Report dated 21 January 2013, and determined the Special Policy should be implemented as proposed in that report. The reasons for this policy approach, originally set out in section 8 of that report, are set out below:

'The predominant concentration of licensed premises is within the Fallowfield area. This area suffers from the greatest levels of crime (both general and alcohol-related) compared to surrounding areas, which is demonstrated in the Cumulative Impact Analysis (Appendix 5 of The Review of the Impact of Licensed Premises in Fallowfield and Withington considered by the Licensing Policy Committee on 19 March 2012). The levels of crime recorded with an alcohol marker have risen annually between 2009 and 2011, of which there is the strongest concentration in the late evening and early hours of the morning. The degree of antisocial behaviour recorded in the area is also significantly disproportionate compared to the rest of the former B & C policing divisions, since conjoined to form the E division. Between 2009 and 2011, the average rate of antisocial behaviour per square kilometre in the E division was 343 incidents per square kilometre compared to an average of 2,180 incidents per square kilometre in Fallowfield. Similarly, antisocial behaviour levels peak during the late night/early morning, and correlate with the closing times of alcohol-led licensed premises.

The complaints about antisocial behaviour from local residents, received both prior to and in response to the policy consultation, repeatedly cite problems of noise, vandalism and antisocial behaviour from persons going out to and returning from licensed premises, including complaints of preloading and drunkenness. Additionally, there was evidence of litter caused as a result,

including discarded alcohol containers and takeaway wrappers in the street. Extra street cleaning services are required in the local area as a result of the disproportionate levels of litter, particularly caused by the high number of late-night takeaways in Fallowfield. Problems of preloading en route to licensed premises persist despite the existence of a Designated Public Place Order for Fallowfield. Therefore, the policy in Fallowfield aims to prevent further alcohol-related crime and antisocial behaviour arising in the area from the customers of licensed premises (including any premises that might act as a flashpoint), particularly during such hours with higher levels of crime and antisocial behaviour, and hours likely to affect the ability of local residents to get a good night's sleep. Additionally, the policy aims to prevent premises that are likely to contribute to litter problems in the area, particularly in relation to preloading en route to licensed premises, and hot food takeaway wrappers at the end of the night".

We agree with these findings. Yet another outlet for alcohol sales is very likely to add to problems involving:

Public Safety (e.g. broken glass)

Public Nuisance (noise & litter)

Crime & disorder.

From our perspective in Withington these issues are highly relevant for two reasons:

1. Our members have to travel through the area on their way home from central Manchester; and
2. The problems of Fallowfield grow ever closer to the District Centre of Withington.

Accordingly, we believe the application should be refused.

Steve Allen, [REDACTED]

For and on behalf of Withington Civic Society

13th May 2021

Application 257310 - Joel's Grill, 317 Wilmslow Road, M14 6NW

Premises Licensing

Tue 18/05/2021 07:49

From: Kattie Kincaid [REDACTED]

Sent: 17 May 2021 23:25

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

Subject: Application 257310 - Joel's Grill, 317 Wilmslow Road, M14 6NW

Dear Sirs/Madam,

This premises is within Fallowfield's Cumulative Impact Policy area (CIP) and our understanding is that any new licences - or variation of licences (as in this application) - should not be granted unless there are exceptional circumstances for doing so. We believe there are no exceptional circumstances in this case and that this application should therefore be refused. At the last count we noted c39 licensed premises in the district centre which stretches just a few hundred metres. There are very many town and city centres around the country that do not see such a density of licensed premises in such a short distance and I want to emphasise that this is just a residential suburb in Manchester. We are not a city - or even a town - centre. In March 2020 the licensing panel granted these premises a change in opening hours however they refused the sale of alcohol on and off the premises because they obviously considered that granting such an application would negatively impact on the licensing objectives. We do not see any reason why this decision should not remain in force, the demographics in this area have not radically changed and, if anything, once pandemic restrictions have been lifted we will see a lot of people in high spirits who are desperate to get out for a drink and the potential for noise, ASB and litter etc is likely to be even higher for a time at least, before it returns to its (abnormal), normal level.

We are quite sure that many people who do not live in this area - or have direct experience of it - would see nothing particularly harmful in an application of this nature and consider us 'kill-joys', however, when you factor in that there are now 11,196 students in the M14 6 postcode (<http://wonkhe.com/blogs/the-start-of-term-is-not-just-a-problem-for-universities/>) and that pretty much all of them are looking for entertainment on their doorstep, I think you might perhaps understand where we are coming from. Residents in our group do not want to have to keep on objecting to licence applications, it is extremely time consuming and stressful to do so and (very importantly) not everyone is able to. It is for this reason that I am writing on their behalf and I can say with total confidence that very many local people (including some students) are absolutely fed up with the sheer number of licensed premises in Fallowfield because of the problems that arise from them and they do not want any more. If the patrons of these places, left the premises quietly and walked home quietly, without dropping litter, smashing glass, urinating etc and if we still had a reasonably diverse high street offering, we would not have to object. We do not want to have to do this.

The introduction of the CIP (which we believe is still the only one in Manchester) is in recognition of the fact that the sheer numbers of these premises are negatively impacting on the lives of local residents. I know of 3 couples within a one minute walk of our house who are looking to move and we live in an area where there are not many residents left. These couples are in their 30s, 40s and early 70s, all of them have complained on many occasions about the noise and ASB coming from people going to and from the licensed premises and the fact that they often find it very difficult to get a good night's sleep. They have also mentioned the impact that this has on children. It is not surprising to me that all of them are planning to leave this city altogether because they have had enough. The council's core strategy mentions the need to create balanced, diverse and sustainable neighbourhoods of choice but how can we hope to achieve this if more licences are to be granted in this area and, in particular, this applies to alcohol licences?

More alcohol licences (both on and off sales) would very definitely mean more; more litter, more drunken behaviour, more people (especially those fitting the student demographic) being attracted to living in this area simply because they want the nightlife and more disturbed nights (for adults and children). In turn this means that people who do not fit this very limited demographic will feel increasingly alienated, unwelcome and disenfranchised in the city they call home.

Effects of the pandemic:

During the lockdown we have seen very large gatherings of people at Platt Fields which have produced vast quantities of waste, much of it alcohol bottles - many of us (myself included) have witnessed these crowds descend on the park and we have also litter picked the area afterwards. I think the scale of the waste in such a public space reveals just how much alcohol is being consumed in this area and is a clear indication of why the ASB figures are so high. A refuse collector told me that after one night, they collected 1500 bin bags of rubbish - much of it alcohol bottles. These levels of alcohol consumption would normally be more concealed because much of the alcohol is drunk at the licensed premises and, of course, we often see the bottles (from off licence sales) strewn all across our neighbourhood on our streets, in our hedges and gardens rather than concentrated in one place.

We urge you to refuse this application for alcohol sales - both on and off sales - there is no exceptional reason for departing from the CIP and we think that the policy was introduced with very good reason.

Yours faithfully,

Kattie Kincaid
Chair of SEFRG (South East Fallowfield Residents' Group)

Premises Licence variation 257310/BJ1: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

From: Fallowfield Community Guardians [REDACTED]

Sent: 17 May 2021 21:30

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>; Fraser Swift

[REDACTED]; Alex Hill [REDACTED]; alan.isherwood

Cc: Jade Doswell [REDACTED] Ali Ilyas

[REDACTED] Zahra Alijah [REDACTED]

Subject: Premises Licence variation 257310/BJ1: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Dear Sirs

I am writing on behalf of Fallowfield & Withington Community Guardians and we wish to object to this application for a variation of licence. We are particularly concerned about the requested sale of alcohol for both on and off sales. We feel alcohol sales of any kind will undoubtedly add to **public nuisance** in a Cumulative Impact Policy area. We feel there are no measures that can be applied that will cause this to be a special deviation from the policy.

Nearby Arabian Nites is the most recent restaurant to open in Fallowfield District Centre. This was refused a licence to sell hot food after 11pm as it is in a CIP area. We consider that the cumulative impact of another venue selling alcohol will add problems to the area. It is well researched and documented that increasing the number of outlets for alcohol has an impact on local communities. The effects of on-street drinking of alcohol is one of the reasons that the CIP was established in 2013 and was recently renewed because issues of anti social behaviour are significant in this CIP area.

There are many restaurants and bars in Fallowfield which currently serve food and have a licence for alcohol. This often causes increased noise nuisance during the daytime as well as the evening and early hours. This is because there is a large density of students living in Fallowfield and it has become a destination venue particularly for students who may come from other parts of the city. There are also thousands of students living in Owen's Park Halls of Residence in Fallowfield and hundreds more in HMOs in our residential streets. There are over 11 000 students in the M14 6 sub-postcode. The consumption of food with alcohol often results in very high levels of noise, antisocial behaviour and litter in this area because of the demography being very highly skewed. Residents regularly suffer sleep deprivation and anxiety because of the long standing problems that this sort of disturbance results in. It is not only the night economy that contributes to this. Afternoon and evening drinking is common and occurs at many licensed premises in Fallowfield, even during cold weather now that outdoor heating is provided in some beer gardens. We feel that another premises selling alcohol will significantly add to **public nuisance** in terms of noise, on-street drinking and litter. We do not feel that any measures can be taken to prevent this from making matters worse. Even if off sales are in sealed containers, this does not prevent patrons from opening and drinking them on the street once purchased. There is no effective measure provided that demonstrates how this could be prevented.

During the pandemic, Fallowfield DC has been a much quieter place. However, during days of warm weather, there has been a mass migration of young people taking alcohol into the local parks and drinking on the streets. It has caused major antisocial behaviour on many

occasions as can be seen in the attached photographs which were also reported on the national news. Here is one article:

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/platt-fields-park-gatherings-warning-19932030>

The Cumulative Impact Policy needs to be upheld to prevent more problems which are linked to on and off sales of alcohol.

There are residential flats all around this site including immediately above the premises. Opposite there are 35 brand new flats and there are many more flats and houses in close proximity. Many of the residents in Fallowfield are students and only live here for a short time. Some of them accept the night noise as part of their University experience for a few months over two or three years. Those of us who live here all the time (many of our group have lived in the area for more than 20 years) regularly have our sleep disturbed by groups of young people who are going out to eat, drink and go to clubs and events. The combined effect on our lives from the volume of people doing this is very harmful to our health and wellbeing. Young families with children often see discarded drug packets, vomit, litter, broken glass, alcohol and evidence of other antisocial behaviour linked to the consumption of food and alcohol on their way to school. This sort of litter is generated mostly during the evening hours and is often not cleansed until mid-morning the next day, sometimes not at all.

There is also a marked rise in 'airbnb' accommodation in this area and visitors to the area often eat out. We welcome diversity of restaurant choice but do not wish any more alcohol outlets to be added to this area because of existing issues.

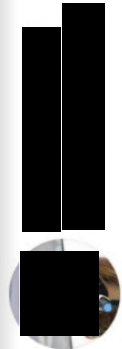
Crime and disorder through alcohol related antisocial behaviour is an issue in this area. We therefore object to the sale of alcohol completely. Ex-offenders and homeless persons are being given temporary accommodation in nearby hostel / hotels. Residents regularly see alcohol dependent persons causing nuisance which requires police intervention on the streets of Fallowfield. We do not wish to see another business selling alcohol to add to these problems. Gang conflicts are also a problem in Fallowfield and alcohol sales at another premises could fuel further gang problems.

In summary we cannot see anything that makes this an exceptional case enough to deviate from the CIP recommendation to refuse a late night license. We are concerned about many aspects as outlined above and we hope you will be able to recommend a refusal of this license in respect to the sale of alcohol both on and off the premises. A very similar application went to a hearing in February 2020 and we objected to that. We were pleased that the outcome of that hearing was to refuse all alcohol sales. We ask you to uphold the CIP once again and refuse this variation.

Yours

Sue Hare
Community Guardian Coordinator
Fallowfield & Withington

...
#Fallowfield #SpringHasSprung



We've had multiple complaints of mass gatherings at **Platt Fields** Park over the last few days. Fallowfield Councillors have reported it and take it very seriously. When visiting the park, you should *only* be out for exercise with one other person

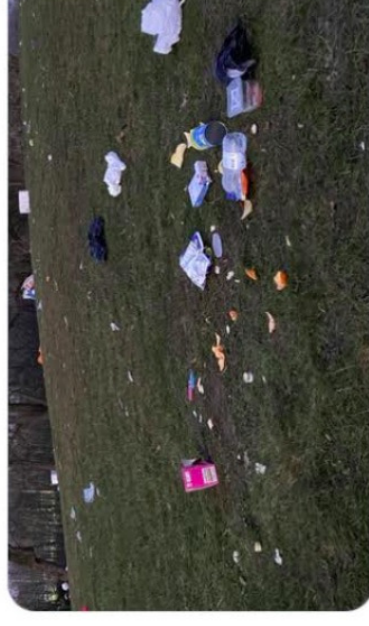
11:57 · 02/03/2021 · [Twitter for Android](#)

2 Retweets 10 Likes

██████████
██████████ · 15h ·

A contrast to the good mood, is the bad mood locals likely find themselves in once the students have packed up for the evening.

[#litter](#) [#PlattFields](#)



Q1

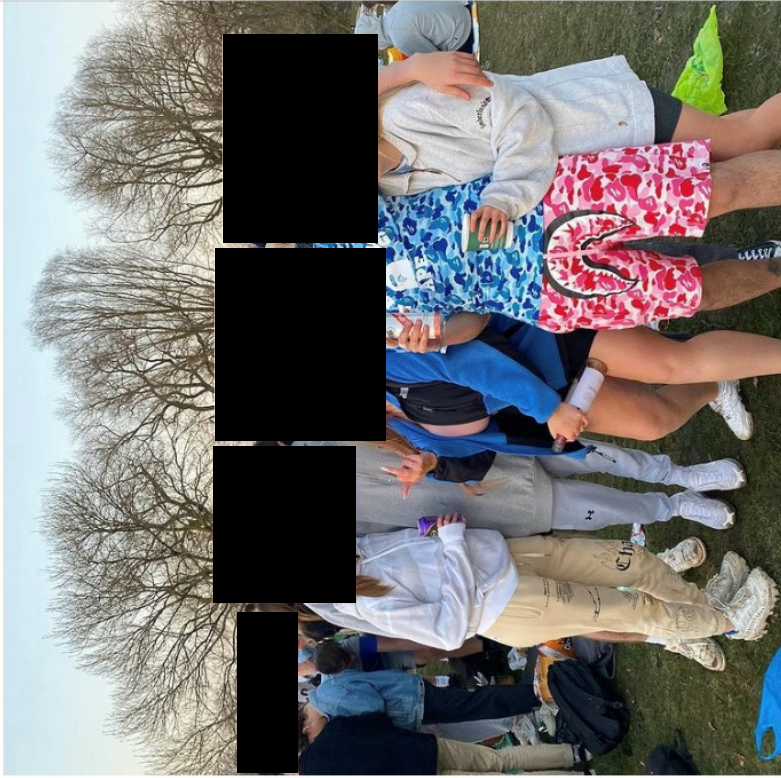




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Reminiscing about this weekend forever x2

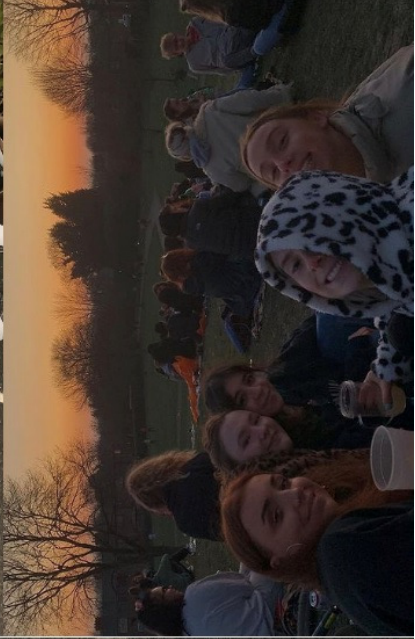
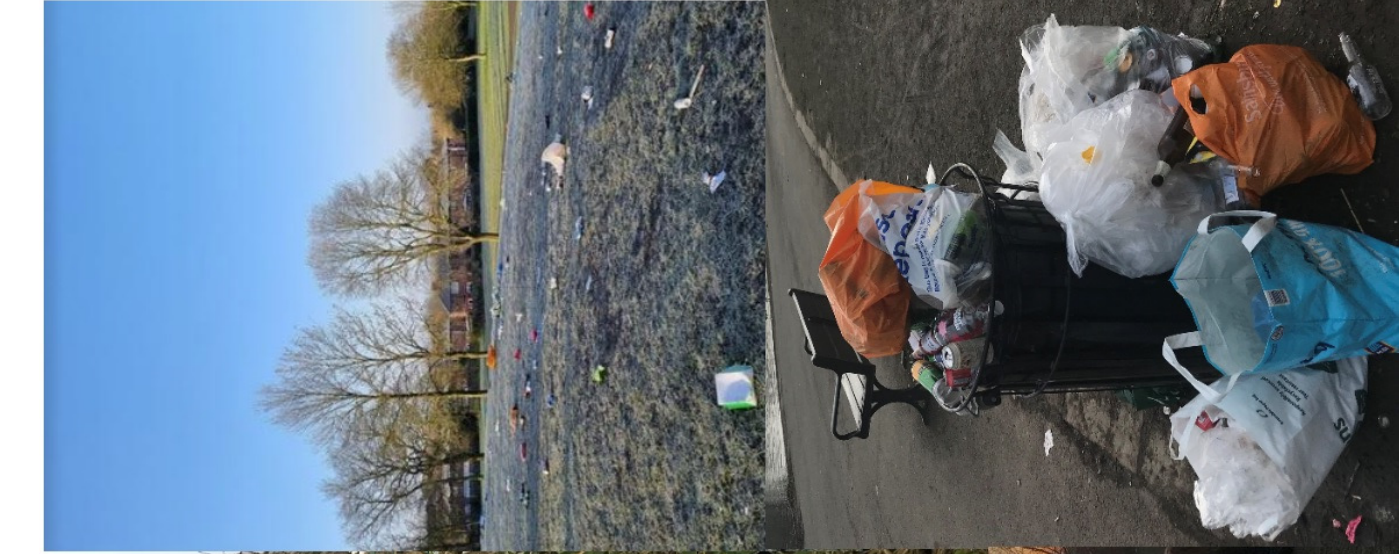


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Premises Licence variation 257310/BJ1: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Premises Licensing

Tue 18/05/2021 07:53

From: Sherwood TRA <[REDACTED]>

Sent: 17 May 2021 21:10

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

Cc: Ali Ilyas [REDACTED]; Jade Doswell

[REDACTED]; Zahra Alijah [REDACTED]

Subject: Premises Licence variation 257310/BJ1: Joel's Grill, 317 Wilmslow Road, Manchester, M14 6NW, (Fallowfield ward)

Dear Sir/Madam,

I write on behalf of the residents who live on the Sherwood Estate which is situated just over the other side of Wilmslow Road from these premises. Our residents age from babies right through to the elderly, many of whom have lived here since our homes were built around 1980 when Fallowfield District Centre looked very different with only 2 or 3 licenced premises with much shorter trading hours together with shops selling everything from knitting wool to a bakers. These days it has many late-night bars and a much larger number of students living in HMOs or flats, Sherwood probably has the closest family homes to these premises.

We suffer from ASB in various forms - noise (shouting/shrieking/loud voices), littering, cans & bottles being left on garden walls or simply just thrown on the pavements or roads which leads to the terrible problem we have in this area with broken glass everywhere from on street drinking. This has been much reduced during the pandemic because licenced premises have not been open. However, the lockdown easing has already led to the return of street noise and nuisance. When there has been warm weather during the lockdown, anti-social behaviour has been associated with thousands of young people drinking on the streets and in the local park. We do not want another licensed premises in Fallowfield selling alcohol on and off the premises. By permitting another alcohol outlet to open in Fallowfield District Centre residents are concerned that it will add further ASB.

These premises are only 2mins walk away from Sainsbury (11pm) and to the north there are another 2 late night closing off-licences (12pm & 2am), again within a few minutes walk and residents ask is another off-licence needed, especially when we are covered by a Cumulative Impact Policy due to the large number of licenced premises we have with their associated ASB.

There are a vast number of students who live in Fallowfield, for many first years living at Owens Park it may be their first time living away from the family home and due to the easy accessibility of alcohol some of these young people may fall into the trap of using alcohol as a maladaptive coping strategy. This part of Fallowfield already has many

alcohol outlets and so to permit this application to sell alcohol for off sales residents are concerned that it will only add to the problem.

These premises are opposite the newly built Sherwood House apartments and residents who live on the Redmere Grove side of Sherwood often report being disturbed by noise travelling across the car park from Wilmslow Road which wakes their children at night. They are concerned that there will be more noise in the evening if these premises being so close to their homes begin trading as an off licence.

It is for these reasons Sherwood residents are opposed to alcohol being sold on or off these premises. There are many alcohol-free restaurants these days which is good to see and better for everyone's health and well-being.

Residents do not feel this application gives any exceptional reasons to divert from the Cumulative Impact Policy so we ask you to refuse it in full.

Yours faithfully

Alis McCabe
Chair
Sherwood TRA

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██████████