



Premises Licensing <premises.licensing@manchester.gov.uk>

Wilderness records [REDACTED]

1 message

15 April 2019 at 18:36

To: premises.licensing@manchester.gov.uk

Dear planners,

I seriously object to granting a totally inappropriate alcohol license to this shop, which is next to our post office, frequented by among others, elderly people, parents and children, many of whom also use Egerton Crescent as a cut through to St Paul's school, who I'm sure, don't want to witness drinking, smoking and possibly loud music outside this establishment, which by the way, is on a residential street.

[REDACTED] states on line that he intends to "double" the size of this shop with " a year round garden terrace" Please remember this is a residential area! If granted, [REDACTED] next step would very likely be an extension to the licensing hours! and who knows what else!

This "Cocktail Bar Entrepreneur" as he calls himself, is very well versed with the Licensing Act 2003 and thus setting out his grandiose intentions to planning - as he has many drinking establishments- with fully trained door staff, CCTV, safety checks etc; etc;
(All of which sounds like he's planning a significant nightclub!) We don't need, not have we ever had, door staff on our high street pubs and bars in Withington. I think this man is attempting to seduce the planning dept: with his ' intentions' and I wonder how long all this would last if a license is granted?

I absolutely object to this planning application and I consider that it would set a totally inappropriate precedent for bars etc; off our main high street which we should be using and supporting, and we FULL TIME residents of Withington certainly do!

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Re: Premises Licence (new) 229805/CT4: Wilderness Records, 9 Egerton Crescent, Manchester, M20 4PN (Withington ward)

1 message

Councillor Chris Wills <cllr.c.wills@manchester.gov.uk>

15 April 2019 at 16:03

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

Cc: Rebecca Moore <cllr.r.moore@manchester.gov.uk>

Dear Chloe

I am emailing on behalf of myself and Councillor Rebecca Moore to express our support as local Councillors for licence application 229805/CT4, in respect of Wilderness Records, [9 Egerton Crescent, Manchester M20 4PN](#).

For some years, the above premises was occupied by Deco Records. This business had been an integral part of Withington Village, particularly when Makers Markets were held on Egerton Crescent, at which point Deco was very much the focal point, providing live music as part of each event. We were therefore very saddened when the owner decided to sell the business.

We were however very pleased to learn that the premises had been bought as an ongoing concern and would continue to trade as a record shop, with an enhanced refreshment offer (Deco Records had previously sold hot and cold soft drinks and light snacks). We are aware that the applicant, Wilderness Trading Limited, has a successful track record with other businesses in Manchester.

Wilderness had a very successful opening event on Saturday 13 April and it is clear that the owners are committed to making this a key focal point for Withington Village. This is especially welcome at a time when there is a big drive towards regenerating Withington Village and helping it realise its full potential. This includes plans to develop the former NatWest Bank on Wilmslow Road, and a bid submitted to the Future High Streets Fund.

With regards the strength of the application in relation to the four licensing objectives, our comments are as follows.

The prevention of crime and disorder

Steps 1-6, 8-9, 11, 13 and 20-23 all demonstrate a clear commitment to prevention of crime and disorder.

The prevention of public nuisance

Steps 7-9, 11 and 14-19, as well as the Smoking & Al Fresco Dining Policy, all demonstrate a commitment to prevention of public nuisance. It is also to be noted that the proposed hours for sale of alcohol are shorter than those of existing licensed premises in the area (both bars and retailers).

We do think the application would be strengthened by including specific detail around adequate waste provision to ensure no litter arises from consumption of food and drink, or from smoking, as we know this is a long-standing problem on Egerton Crescent.

Public safety

Steps 5-6, 8, and 10-15, all demonstrate a commitment to public safety, both of those using the premises, and of local residents living near the premises.

The protection of children from harm

Steps 20-23 demonstrate an adherence to the Challenge 21 policy, and therefore a commitment to protection of children from harm through the prevention of underage drinking.

Finally, it is to be noted that one of the new owners, [REDACTED], is himself a local resident in Withington, and has a young family. He is therefore committed not only to making a success of Wilderness, but also in doing so in a way that is responsible and with due regard to other local residents, many of whom also have young families.

On the basis of the above, and with the amendment proposed under "The prevention of public nuisance", we would ask that this licence application be approved.

Kind regards.

Chris

On Mon, 1 Apr 2019 at 16:55, Premises Licensing <premises.licensing@manchester.gov.uk> wrote:

Date: 1 April 2019

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Dear Sir / Madam

I am writing to notify you that a licence application has been received for a premises in **Withington** ward as follows:

Application Type: Premises Licence (new)

Reference: 229805/CT4

Premises: Wilderness Records, [9 Egerton Crescent, Manchester, M20 4PN](#)

Applicant: Wilderness Trading Limited

General description of premises as given by the applicant:

The premises currently trades and will continue to trade as a record shop. The premises currently also offers refreshments such as coffee as an additional element to this.

Proposed hours and licensable activities:

The supply of alcohol for consumption both on and off the premises:
Mon to Sun 11am to 10pm

Opening hours:
Mon to Sun 8am to 10.30pm

Non-standard timings for both of the above:
From the start time on New Year's Eve to the terminal hour for New Year's Day

Steps to promote licensing objectives as given by the applicant:

1. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.

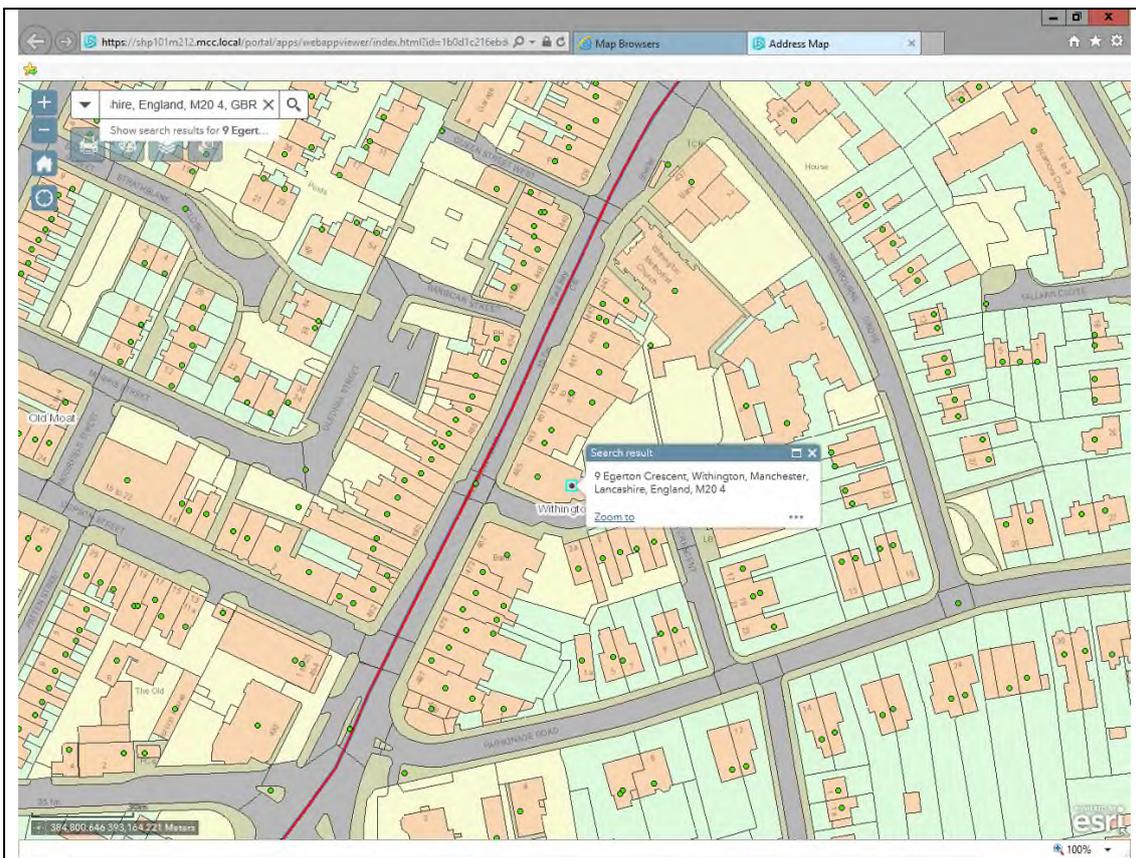


Licensing & Out of Hours Compliance Team - Representation

Name	Shubash Miah
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	shubash.miah@manchester.gov.uk
Telephone Number	[REDACTED]

Premise Details	
Application Ref No	229805
Name of Premises	Wilderness Records
Address	9 Egerton Crescent, Manchester, M20 4PN

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>Wilderness Trading Limited have submitted an application to carry out the licensable activity of the sale of alcohol from Monday to Sunday, from 11:00 to 22:00; whilst the opening hours are Monday to Sunday 08:00 to 22:30.</p> <p>The licensing and out of hours team have assessed the likely impact of granting the licence application by taking into account a number of factors. These include the nature of the area in which the premises is located, the sale of alcohol as a licensable activity, the hours applied for and any potential risk that the granting of this application could lead to in terms of undermining the licensing objectives under the Licensing Act 2003. The licensing and out of ours team have also given consideration to Manchester City Council's Statement of Licensing Policy 2016-2021.</p> <p>Wilderness Records is situated in a residential area on Egerton Road in Withington, Manchester which falls within the Special Policy in respect of the Withington Stress Area (please see map below).</p>



S.5.19 of the Statement of Licensing Policy 2016-2021 states that the “Policy has been reviewed and updated and analysis of the Policy area shows that there is still a higher proportion of incidents in the area and the level of issues remain broadly consistent since the policy came into effect, with increases in victim-based crime and violent crime”.

S.5.20 additionally states “Withington is a residential area which, if not carefully planned, may attract late-night alcohol led venues that cannot set up in Fallowfield due to a Cumulative Impact Policy there. It is noted that while Withington suffers less antisocial behaviour than Fallowfield, there is evidence of problems associated with operation of licensed premises in Withington”.

The licence application makes reference to the fact that the premises currently trades as a record shop whilst offering refreshments and, if granted, the sale of alcohol will be provided in the same way. Whilst this arrangement suggests the premises might not be an alcohol-led venue from its inception, the Licensing and Out of Hours Team have concerns that the venue may well become alcohol-led in the future with extended operating hours, particularly if there is progress with the business. As Withington is already on the radar as a Stress Area and has causal links to the high levels of crime and disorder and antisocial behaviour, the Licensing and Out of Hours Team feel the granting of this licence could add to the existing problematic profile.

The licence application has further submitted that whilst this in itself is not an exceptional factor as per the Policy, the relative small size of the venue will dictate and minimize any potential impact in any case. The applicant has also advised of their existing good quality management of existing premises in Manchester such as The Liars Club and Junkyard Golf Club.

However S.5.28 of the Statement of Licensing Policy states “Departure from Policy is expected only in exceptional circumstances”.

Furthermore S.5.29 states “Exceptional circumstances will not include the quality of management or size of venue”.

By the applicant’s own admission the small size of the premises itself is not an exceptional circumstance. The small size of the premises is not a definitive factor in ensuring the Licensing Objectives are upheld and observations made by the Licensing and Out of Hours Team validate this statement further.

On Saturday 13th April 2019 at 13.30 Licensing and Out of Hours Officers visited the premises and the surrounding area. At the time of the visit the premises was busy with customers already queueing outside of the premises. Officers noted the premises is relatively small in size, perhaps having a maximum capacity size of a dozen at any one time. Officers considered if a non-alcoholic venue at the early hours of the afternoon can cause an overflow of customers, either before or after service, then there is a high likelihood of the further disruption during late hours and with the added sale of alcohol.

Under the influence of alcohol there are serious concerns about the extent of public nuisance which could occur, such as noise nuisance from the premises and noise escaping frequently from the premises as a result of regular access and egress from the premises with it being a small premises. There are also concerns around potential accumulation of waste and litter due to the potential congregation of customers outside of the premises. From observation it would appear the premises do not offer any car parking facility which could cause obstruction on the road which has limited car parking space as it is and potentially be problematic for nearby private residential parking areas as well as parking areas of nearby premises.

The applicant’s good quality management of existing establishments does not guarantee good quality management of new establishments. Each premises is assessed on its own merits and has its own factors to consider, such as the location, operating hours, licensable activities, clientele and probability of foreseeable and unforeseeable situations.

In light of the considerations made above the Licensing and Out of Hours Team feel that if this licence application were to be granted it would go against the Special Policy of the Withington Stress Area as well as potentially undermine at least 2 of the Licensing Objectives; the Prevention of Crime and Disorder and the Prevention of Public Nuisance. We therefore recommend that the application is refused.

Recommendation: Refuse Application



Premises Licensing <premises.licensing@manchester.gov.uk>

Re: Premises Licence (new) 229805/CT4: Wilderness Records, 9 Egerton Crescent, Manchester, M20 4PN (Withington ward)

1 message

[REDACTED] <[REDACTED]>
To: Premises Licensing <premises.licensing@manchester.gov.uk>

29 April 2019 at 21:14

Dear Sirs

I am writing on behalf of Fallowfield & Withington Community Guardians to object to the license application to sell alcohol on and off the premises at Wilderness Records, 9 Egerton Crescent.

Whilst most of our residents live closer to the Fallowfield District Centre than Withington village, we were very involved in the consultation that led to the establishment of the Cumulative Impact Policy for Fallowfield. This remains the only CIP in Manchester and was necessary (and still is) because of the very high levels of noise and anti social behaviour largely attributed to alcohol consumption in conjunction with the very dense population of University students that reside here. The Withington Stress Policy was introduced to prevent Withington Village suffering similar problems.

Residents in our group are less familiar with the problems of noise and anti social behaviour associated with Withington village but many of us regularly notice much on street drinking on the pavement outside licensed premises such as Fuel & Indigo as we travel through the village along the Wilmslow Road corridor. Noisy groups of patrons are evident and therefore we feel that an additional licensed premises in Egerton Crescent, which is close to residential properties and the Methodist Church, is likely to add to noise and problems of litter in the village. Off sales of alcohol are likely to lead to on street drinking (already a problem) and more litter and broken glass. The stress policy is in place to prevent an increase in such problems which undermine the licensing objectives and add to existing problems.

Our group supports the objection of the Withington Civic Society; many Community Guardians are also members of WCS.

We ask that you refuse this license to uphold the Withington Stress Policy and prevent the increase in noise and anti social behaviour that an additional licensed premise is likely to bring to this area.

Yours

[REDACTED]

On Mon, Apr 1, 2019 at 4:55 PM Premises Licensing <premises.licensing@manchester.gov.uk> wrote:

Date: 1 April 2019

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Dear Sir / Madam

I am writing to notify you that a licence application has been received for a premises in **Withington** ward as follows:

Application Type: Premises Licence (new)

Reference: 229805/CT4

Premises: Wilderness Records, 9 Egerton Crescent, Manchester, M20 4PN

Wilderness Records, 9 Egerton Crescent, Manchester M20 4PN

Premises Licence Application

Reference 229805/CT4

Response on behalf of Withington Civic Society Planning Group

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

The Society is very keen to see new businesses in the area, and the new record shop and coffee shop are very much welcomed. However, in terms of the licence 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 (on-licence)</i>	<i>Up to 11.30 pm</i>	Judged according to set criteria Positive proposals for the promotion of the licensing objectives, including from departing customers, must also be demonstrated in the operating schedule. A stricter approach is likely to be taken where customers are not seated at tables and/or where a substantial food offer is not available at all times the premises are open.

2. This application seeks a licence for the sale of alcohol off the premises every day of the week from 11am till 10 pm. There must be a strong presumption against granting 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.
3. It is clear that the applicant already has significant expansion plans to increase the premises to “twice the size”, install a beer garden, and so on. Of relevance also are the following points:
 - Egerton Crescent is primarily a residential street and is heavily used as a walking route to and from St Paul’s School AND Withington Post Office
 - The nearly adjacent Methodist Church car park is close by and heavily used in the evening by the community including for children’s groups who should not have to walk past people drinking and smoking to get to those activities
 - Litter in the area is already a problem and getting worse. Parsonage Road for example is frequently littered with cans, bottles and fast food waste and packaging
 - The incidence of anti social behaviour in the immediate area is getting worse with on street drinking, late night /all night parties by young people living in HMOs.
 - The problems of for example Fallowfield are working their way into Withington. The policy mentioned above was specifically designed to avoid this happening
4. Whatever steps the applicant may take, the overwhelming probability is that the existence of yet another licensed premises in this part of Withington will only exacerbate the problems associated with such premises as identified in the Policy quoted above. **Therefore the application should be refused.**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

For and on behalf of Withington Civic Society Planning Group

26th April 2019