

APPENDIX 3

Tue 25/10/2022 08:05

To: Licensing LA2003 <licensing@highpeak.gov.uk>

Subject: FW: FW: OBJECTION - Application for the Grant of a Premises Licence, Airport, 19 Broad Street, Leek.

Dear Sandra,

Please find our response letter to the objection as attached. Is it possible for you to forward our response?

If they have any questions, I am happy to answer further in detail.

Many thanks,

Kind Regards,

Fezal Yurdakul



105 Sumatra Road

NW6 1PL

London, UK



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To: Licensing

YourRef: 19 Broad Street

F.A.O: Sandra Bradbury, Licensing Officer

From: Environmental Health

Our Ref: as above

Direct Dial: (01538) 395400

Date: 12th October 2022

RE: Application for the Grant of a Premises Licence - 19 Broad Street, Leek

Advice: The Environmental Health Section would like to make a representation on the this application due to concerns about the potential for public nuisance to be caused if permission/licence is granted.

Reasons: The application proposes selling and delivering alcohol from a residential property. No advice is contained in the application how public nuisance will be prevented. The advice contained in the application is insufficient for a proper determination to be made regarding the suitability for a premises licence to be granted in this case.

1. The proposal is to change a cellar at a residential property into an alcohol storage and distribution unit. The business is proposed to operate between 10am and 3am 7 days per week.
2. There is no advice or predictions provided on the number or timings of deliveries which will happen from the address.

Daily 15-20 deliveries.

3. This residential property adjoins 1 other property and is close to a significant number of other residential properties. Movement of stock in and out of the cellar during unsocial hours could cause significant disturbance to neighbours. There is no advice contained as to how this would be prevented.

After 23:00, there won't be movement of goods from the storage area. They have enough stock inside the house to avoid going to storage.

4. According to additional information provided by the applicant, delivery van/s will be parked and loaded on two residential streets – Alsop Street and King Street. This proposal will turn these streets into informal delivery areas. Residents on these streets are likely to be impacted especially in the evening and at night. Parking on these streets is already limited, the addition of commercial vans will place pressure on residential parking. Noise caused by delivery van/s including slamming doors, engines, radios, trolleys carrying stock etc. is likely to cause disturbance to a large number of residents on these streets especially during the night and early hours of the morning.

Delivery will be done by the applicant's personal car. No vans or lorries will be used. She will be very careful to reduce the noise levels. According to statistics, residential



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properties order food from just eat ubereat, deliveroo, getir, amazon, royal mail at 4-5 times a week. Therefore delivering orders will not cause extra noise.

5. There is no noise assessment or noise management plan submitted with the application to explain how adverse noise impacts will be prevented or mitigated.

I have shared noise documentation as attached.

6. There appears to be no regard contained in the submission as to how local residents will be protected from noise caused by the business.

We would like to point out that this is a fairly small new business. The deliveries will be done by my client and the broad st is a main road. The road traffic is causing noise . There would be additional noise generated with the delivery process.

We can display signs on the premise to respect our neighbours and leave quitly.

Further Issues –

7. The application/development does appear more appropriate for a commercial unit rather than a residential property. The Planning department should be consulted due to this significant proposed change of use from residential property to commercial use and the adverse impact to neighbourhood amenity it may have.

Before submitting our application, we asked the licensing department if she can sell alcohol from home and they said yes. If planning is requires, we can submit a planning application. There wont be pick up service from the property. The sales will be online and delivered to residential properties. She wants to do this business as sole trader to help her family.

8. The potential obstruction this development could bring to the highway on Broad Street, Alsop Street and King Street should be checked with the Highways Department at Staffordshire County Council. There is a risk roads could be regularly blocked if parking is unavailable to delivery vans.

No delivery vans will come to the property. She will be getting her orders from a whole sale and store the good. It will be a small business.

Regards
Environmental Health