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Merton Council

Licensing Sub-Committee

Membership

Councillors:

John Dehaney

Nick Draper

David Simpson CBE

A meeting of the Licensing Sub-Committee will be held on:

Date: 17 August 2021

Time: 1.30 pm

Venue: This will be a virtual meeting and therefore not held in a physical location

Agenda for this meeting

- 1 Appointment of Chair
- 2 Apologies for Absence
- 3 Declarations of Pecuniary Interest
- 4 Tesco Stores Limited, Sandham House, Boundary Business Court. Church Road, Mitcham CR4 3TD (originally postponed on 2 August 2021) 1 - 174

This is a public meeting and can be viewed live or subsequently by following this link: <https://www.youtube.com/user/MertonCouncil>

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Note on declarations of interest

Members are advised to declare any Disclosable Pecuniary Interest in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. For further advice please speak with the Managing Director, South London Legal Partnership.

Procedure to be followed at Licensing Hearing

1. The Chair will welcome all parties and all present will be introduced/introduce themselves
2. The Chair will confirm the sub-committee hearing procedures, a copy of which was included in the notice and agenda packs sent to all parties.
3. The Chair will ask the Legal Adviser to inform those present that the sub-committee had a briefing prior to the hearing to confirm the procedure and for clarification on any aspect of the application.
4. The Chair will ask Legal Adviser to confirm the process for questioning and whether there had been any requests for adjournments.
5. The Chair will ask the Licensing Officer if there are any technical issues they feel should be brought to their attention i.e. withdrawal of objector/agreed conditions (Note: If all objections are withdrawn then the Sub-Committee may go straight to point 14. If all conditions are agreed by all parties then the Sub-Committee may go straight to point 14)
6. The Applicant will present their case. Questions can then be asked of the Applicant by the Responsible Authorities, the interested parties and members of the Sub-Committee.
7. The Responsible Authorities will present their case. Questions can then be asked of the Responsible Authorities by the Applicant, the interested parties, and members of the Sub-Committee.
8. Presentation by any interested party. Questions can then be asked of the interested party by the Applicants, the Responsible Authorities and members of the Sub-Committee.
9. The Chair will ask the Licensing Officer for any comments/ clarifications
10. The Chair will ask the Legal Adviser for any comments/clarifications
11. The Chair will invite closing statements by the responsible authorities
12. The Chair will invite closing statements by the interested parties
13. The Chair will invite closing statements by the Applicant
14. The Chair will close the hearing and announce that the Sub-Committee are retiring for private session and that all parties should receive a written copy of the decision notice within 5 working days. The Legal Officer and Clerk will be invited to also retire. In closed session the Sub-Committee will make their decision. They may ask the Legal Officer for advice during this session. This advice will be detailed in the decision notice.

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Licensing Sub-Committee Report

Subject of hearing: **Tesco Stores Limited, Sandham House, Boundary Business Court, Church Road, Mitcham CR4 3TD**

Date: **Tuesday 17th August 2021 (re-scheduled hearing – originally postponed on 2 August 2021)**

Time: **13:30**

Venue: **Virtual meeting via Zoom/Youtube**

Special Policy Area (premises licences and club certificates)

1.1 The premises are in the special policy area. Accordingly the relevant section of Merton's Licensing Policy is particularly relevant to this application though the sub-committee is to have regard to the policy as a whole.

2. Type of hearing and powers of the sub-committee

2.1 The sub-committee is required to determine the application by taking such of the steps set out below as it considers necessary for the promotion of the licensing objectives.

2.2 In making their determination the sub-committee must have regard to the Licensing Act 2003, the licensing objectives, guidance issued by the Secretary of State and Merton's Licensing Policy.

2.3 New premises licence: s18

(i) To grant the licence subject to conditions

(ii) To exclude from the scope of the licence any of the licensable activities to which the application relates

(iii) To refuse to specify a person in the licence as the premises supervisor

(iv) To reject the application.

3. Hearing papers

3.1 The applications, notices and representations for determination by the sub-committee are contained in the hearing bundles together with any relevant existing licence. This includes any documents which must be sent to any of the parties to the hearing under Regulation 7(2) and Schedule 3 of The Licensing Act 2003 (Hearings) Regulations 2005. This bundle has been issued to all parties to the hearing.

4. Legal advice to the sub-committee

4.1 A legal officer appointed by the Assistant Director of Corporate Governance and Head of Legal Services will attend the hearing to advise the sub-committee on statutory provision and legal matters.

5. Licensing Officer comments

5.1 This is a new premises licence application.

- 5.2 The applicant has applied for the supply of alcohol for consumption off the premises, Monday to Sunday from 6am to midnight.
- 5.3 They have also applied for the supply of late night refreshment, indoors, Monday to Sunday from 11pm to midnight.
- 5.4 The opening hours stated in the application are Monday to Sunday 6am to midnight.
- 5.5 The applicant has supplied a copy of their policy on the provision of portable fire-fighting equipment within their stores.
- 5.6 The operating schedule of the application sets out steps that the applicant will take to promote the four licensing objectives. Conditions could be created from some of these steps should the Sub-Committee decide to grant the application. A draft of possible conditions taken from here is produced as an annex to this report.
- 5.7 An email, dated 10 June 2021, was received from the applicant stating agreement to conditions agreed with the Metropolitan Police. The email stating this and stating the conditions is attached to the report. The conditions are also repeated in the annex document showing possible licence conditions attached to this report.
- 5.8 We have received 24 representations regarding this application. One from Trading Standards, stating conditions they believe should be added to the licence to meet the licensing objectives. These conditions are also repeated in the annex document showing possible licence conditions. *Updated report 4 August: This representation was subsequently withdrawn on 21 July 2021 following agreement of conditions*
- 5.9 15 representations were received together with a set of photographs from occupiers of units in Boundary Business Court (not including Natasha Oke who supplied her own photo's).
- 5.10 Other photographs have been attached to representations and a short video.

For enquiries about this hearing please contact

Democratic Services
Civic Centre
London Road
Morden
SM4 5DX

Telephone: 020 8545 3357

Email: democratic.services@merton.gov.uk

Parties to the hearing

This document forms part of the notice of hearing

The following are parties to the hearing having submitted relevant applications, notices or representations under the statutory provisions indicated:

Applicant	
Tesco Stores Limited	
Statutory Authorities	
Interested Parties	
Mitcham Village Residents Association	
Patrick Brown	Mrs Aswegnah Deane
Jane Francis	Neil Fraser
James French	Robert Fellowes
Frances Healy	Charlie Homberger
Aga Kapusunsua	Kevin McCluskey
Baskaran Mukunthan	Krishion Newton
Natasha Oke	Simon Potton
P A Redmond	Thiliebhan Samuelratinam
Sunny Singh	Abiram Tharamaratinam
Sellaijrah Tharmeshawaran	Larry Walshe
Martin Welch	Ben Young

Conditions that could be extracted from the application operating schedule

1. The premises shall have a digital CCTV system that covers areas of the shop floor, including the main area which will be used for display of alcohol. Images will be retained for a minimum of 21 days.
2. The age at which the age verification policy required by the mandatory condition attached to this licence is set, shall be 25 years of age (Think 25 policy), in that anyone who appears to be aged 25 years or under shall be required to produce appropriate evidence as stated in the policy to prove they are 18 years of age or over.
3. The checkouts shall be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the age verification policy (Think 25 policy).
4. Staff shall receive appropriate training both in relation to Licensing legislation and the company policies, systems and procedures. This training shall be reviewed regularly and records kept.

Conditions agreed by the Applicant with the Metropolitan Police

1. A closed-circuit television (CCTV) system shall be installed at the premises. The CCTV system installed at the premises shall be maintained in effective working order. All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a maximum of 31 days, and shall be made available on request to the Metropolitan Police, the Licensing Authority or other Responsible Authorities.
2. A log shall be kept at the premises and made available on request to Metropolitan Police, the Licensing Authority or other Responsible Authorities. It must record the following:
 - A) All crimes reported to the premises.
 - B) All complaints regarding crime and disorder.
 - C) Any faults with the CCTV system.
 - D) Any visit by a relevant authority in relation to complaints.

Conditions requested by Trading Standards as agreed with the Applicant

1. The premises licence holder shall ensure that anyone utilised by them for the role of delivering alcohol orders ensures that the alcohol is delivered to

the client who ordered the alcohol, or ensures that any 'safe place' as designated by the client where the delivery can be left must be in an area not visible to the general public and not where any minor can access the delivery.

2. Think 25 signage shall be displayed in prominent positions in the premises
3. A refusal system shall be operated at the premises. When alcohol is scanned through the checkout, a prompt will alert the cashier asking the cashier to Think 25 and ask for ID if the customer looks under 25 years old.
4. All staff that undertake the sale or supply of alcohol shall receive appropriate refresher training in relation to undertaking appropriate age checks on such, at least twice a year.
5. Records of all staff training, relating to the sale or supply of alcohol (and any other age-restricted product), along with any training material used, will be kept and maintained by the Premises Licence Holder.
6. Records of all staff training, relating to the sale or supply of alcohol shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service, and officers of the Police.



Provision of Portable Fire-Fighting Equipment at Tesco Stores

General

Portable fire extinguishers are provided as a means of first aid fire fighting equipment but should not be considered for use on a large fire or as an aid to escape. Their portability and immediate availability allows for prompt intervention by an individual at the start of a fire.

Therefore the suitability and location will dictate the types and quantity of fire fighting equipment that is required

Suitability

Imprex Foam Extinguisher

The general purpose extinguisher deployed at Tesco stores is a 6 Litre foam (Imprex) extinguisher. It can be used on solid carbonaceous fires (Class A) involving fuels such as timber, paper, plastic etc or on flammable liquid fires, such as petrol or cooking oil (Class B).

A simple formula is used to calculate the minimum number of general purpose (class A) and (class B) extinguishes that should be provided:

$\frac{\text{The gross floor area (metres)} \times 0.065}{27^*} = \text{Number Class A extinguishers required (rounded up)}$

(27 being the 'A' rating of the extinguisher)

$\frac{\text{Largest volume of spill of flammable liquid (litres)} \times 10}{183^*} = \text{Number of Class B extinguishers required}$

(183 being the 'B' rating of the extinguisher)

Carbon Dioxide Extinguisher

These are provided by Tesco stores on fires involving live electric equipment. There is no guidance on the numbers required, however, due to widespread use of electrical equipment in Tesco stores, they are readily available in most areas

Additionally fire blankets are available in cooking areas.

Location

A person should not travel more than 30 metres to reach a suitable fire extinguisher from any point within the store. Additional extinguishers (above those needed to achieve an 'A' rating) may need to be provided to meet this requirement, but this is unlikely due to the layout of most Tesco stores.

Where possible, extinguishers are located adjacent to fire alarm call points (which in turn are adjacent to fire exits) forming a fire point, where the alarm can be raised and a decision made whether to attempt to tackle the fire or flee through the exit.

Allocation of Fire Fighting Equipment

AREA	6 LITRE AFF	2kg CO2	FIRE BLANKET	9kg DRY POWDER	SAND BUCKET
Bakery	1	1	1		
Bake-off		1	1		
Boiler Rooms & Boiler Containers		1			
Cash Office		1			
CCTV		1			
Cleaner's Room		1			
Coffee Shop – Public Area		As per sales floor calculations*			
Coffee Shop – Preparation Area		1	1		
Corridors		As per calculations			
Customer Service Centre		1			
Electrical Intake		1			
FMC Room		1			
Generator Room/Container		1			
Hot Chicken Installation		1			
Lift Monitor Room		1			
Loading Dock Lobby		As per calculations			
Pharmacy		1			
Refrigeration Plant Room/ Containers		1			
Refrigeration Mezzanine Plant Platform		1			
Restaurant (kitchen)		1	1		
Restaurant (staff)		As per calculations			
Sales Area		As per calculations			
Staff Reception	1	1			
Stairs (for roof Plant)		1			
Sprinkler Valve/ Pump Room		1			
		1			
Tank Room & Container		1			
Training Room		1			
Warehouse/Bulk store		As per calculations			
Petrol Filling stations					
Sales Area		1	1		
Ancillary Area	1	1			
Forecourt		Two trolleys		4	4
Express Filling Stations					
Sales Area	1	1	1		
Ancillary Area	1	1			

*Calculations: 1 fire extinguisher per 400m² based on 27A rating and 183B sales floor extinguishers sited adjacent to exits and below call points as appropriate.

Allocation of Safety Signs and Notices

AREA	SIGN / NOTICE
Bakery and Bake-off Area	FIRE INSTRUCTIONS notice adjacent to break glass call point (b.g.c.p.)
Boiler Rooms & Boiler Containers	KEEP LOCKED SHUT
Clock Towers	FIRE INSTRUCTIONS notice adjacent to b.g.c.p
Coffee Shop	FIRE INSTRUCTIONS notice adjacent to b.g.c.p
Corridors	FIRE INSTRUCTIONS notice adjacent to b.g.c.p KEEP CLEAR FIRE DOOR-KEEP CLEAR on both sides of all doors other than held-open
Customer Service Centre	FIRE INSTRUCTIONS notice adjacent telephone
Electrical Intake	KEEP LOCKED SHUT notice on external side of door
Electrically Held Open Fire Doors Linked into Fire Alarm System Exterior	AUTOMATIC DOOR KEEP CLEAR on opening face of doors EMERGENCY EXIT – PUCH HARD TO OPEN on rear of each gate FIRE EXIT sign on outside of all fire doors
Female Cloaks	NO SMOKING
Generator Room/ Container	KEEP LOCKED SHUT on external side of door
Kids Club	FIRE INSTRUCTIONS notice adjacent to b.g.c.p FIRE EXIT – KEEP CLEAR notice on external side of door
Lift Monitor Room	KEEP LOCKED SHUT
Male Cloaks	NO SMOKING
Manager's Office	FIRE INSTRUCTIONS notice adjacent telephone
Plant Room/ Containers	KEEP LOCKED SHUT on external side of door
Restaurant (kitchen)	FIRE INSTRUCTIONS notice adjacent to b.g.c.p
Restaurant (Staff)	FIRE INSTRUCTIONS notice adjacent to b.g.c.p
Sales Area	FIRE EXIT sign above every fire exit TO FIRE EXIT sign above doors to protected corridors PUSH BAR TO OPEN above each set of push bars
Staff Reception	FIRE INSTRUCTIONS notice adjacent to b.g.c.p FIRE INSTRUCTIONS notice adjacent telephone
Sprinkler Valve/ Pump Room on External Side if Door	SPRINKLER STOP VALVE INSIDE EXTERNAL VENTILATION CONTROL SWITCH INSIDE (if appropriate)
Warehouse/ Bilk Store	FIRE INSTRUCTIONS notice adjacent to b.g.c.p Load level notices on lines on walls FIRE EXIT sign above every fire exit
Petrol/ Express Petrol Filling Stations Ancillary Area	FIRE INSTRUCTIONS notice adjacent to b.g.c.p KEEP LOCKED SHUT on electrical intake FIRE EXIT above rear means of escape door PUSH BAR TO OPEN
Forecourt at tank fill points* at pumps#	Individual tank fill notices with grades PETROLIUM SPIRIT – HIGHLY FLAMABLE- NO SMOKING */# NO MOBLIE PHONES *

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Tesco Stores Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Tesco Stores Limited Sandham House Boundary Business Court Church Road			
Post town	Mitcham	Postcode	CR4 3TD
Telephone number at premises (if any)	01707 940740		
Non-domestic rateable value of premises	£45,750.00		

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) please complete section (B)
- iii as an unincorporated association or please complete section (B)
- iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)

- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes			
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Tesco Stores Limited
Address Tesco House Shire Park Kestrel Way Welwyn Garden City Hertfordshire AL7 1GA
Registered number (where applicable) 00519500
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company

Telephone number (if any)

01707 940740

E-mail address (optional)

Licensing.Team@tesco.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

Retail premises (supermarket) selling a range of goods and services. This includes the sale of alcohol for consumption off the premises. Sales of alcohol for consumption off the premises are made from the supermarket sales floor as shown on the enclosed plan and may also be made through home delivery.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)



Supply of alcohol (if ticking yes, fill in box J)



In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late-night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	23:00	00:00	<u>Please give further details here</u> (please read guidance note 4)		
Tue	23:00	00:00			
Wed	23:00	00:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	23:00	00:00			
Fri	23:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	23:00	00:00			
Sun	23:00	00:00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	06:00	00:00			
Tue	06:00	00:00			
Wed	06:00	00:00			
Thur	06:00	00:00			
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	06:00	00:00			
Sat	06:00	00:00			
Sun	06:00	00:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Steven Nicholas Andrzejuk	
Date of birth [REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) North Herts District Council	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Tesco is a large national operator with a range of head office and local support. The company has devised policies, procedures, systems and training to ensure that they sell alcohol in a responsible manner.

There is a detailed training programme which ensures that comprehensive training is provided to employees having regard to their role and the responsibilities and such training is regularly reviewed and appropriate records kept.

b) The prevention of crime and disorder

The premises will have digital CCTV system that covers many areas of the shop floor, including the main area which will be used for display of alcohol.

Images will be retained for a minimum of 21 days

A member of the Management team will ordinarily be on the premises all the time the store is open and person will have responsibility for the premises whilst the premises are open.

c) Public safety

The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has appropriate policies and procedures in place to be confident of complying with the relevant obligations which arise.

d) The prevention of public nuisance

The company has a “good neighbour” policy which seeks to ensure that the premises play an active part in the local community.

e) The protection of children from harm

The premises will operate a Think 25 policy. The checkouts will be programmed to prompt the checkout assistant when an alcohol product is scanned at the till to follow the Think 25 policy.

Colleagues will receive appropriate training both in relation to the underlying law and the Tesco policy, systems and procedures. This training will be documented and repeated as often as Tesco believes to be appropriate.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).


IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or
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	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	01/06/2021
Capacity	Hardish Purewal – Licensing Manager

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Licensing Team, Tesco Stores Limited, 5 Falcon Way (Maldon), Shire Park			
Post town	Welwyn Garden City	Postcode	AL7 1TW
Telephone number (if any)	07841193843		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Licensing.Team@tesco.com			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.
- 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the

person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:

- (i) working e.g. employment contract, wage slips, letter from the employer,
- (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
- (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
- (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

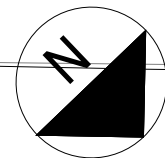
Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.



CHURCH ROAD

Southernton House

TOTAL WIDTH OF THE STORE 18.47M

TOTAL DEPTH OF THE STORE 22.57M

TESCO

Boundary Business Court

Page 33

REV	DATE	AMENDMENTS
-----	------	------------

ADDRESS: Sandham house,
Boundary BUSINESS
Court, Church Road,
Mitcham, CR4 3TD

- FIRE DETECTION LEGEND
- SOUNDER
 - VISUAL INDICATOR (BEACON)
 - 6KG 27A FOAM & 2KG CO2 EXTINGUISHERS
 - AREA COVERED BY SMOKE DETECTION
 - BREAK GLASS CALL POINT

PROJECT :
MITCHAM

DESCRIPTION
PROPOSED SITE
BWS LICENSE LAYOUT

DRAWING NO. MITCHAMFeaspg##BWSPLAN

PHASE 1 ISSUE ##

SYSTEM ID. No. MITCHAMFeasbg##.dwg

SCALE 1:200@A3 DATE 21.05.2021

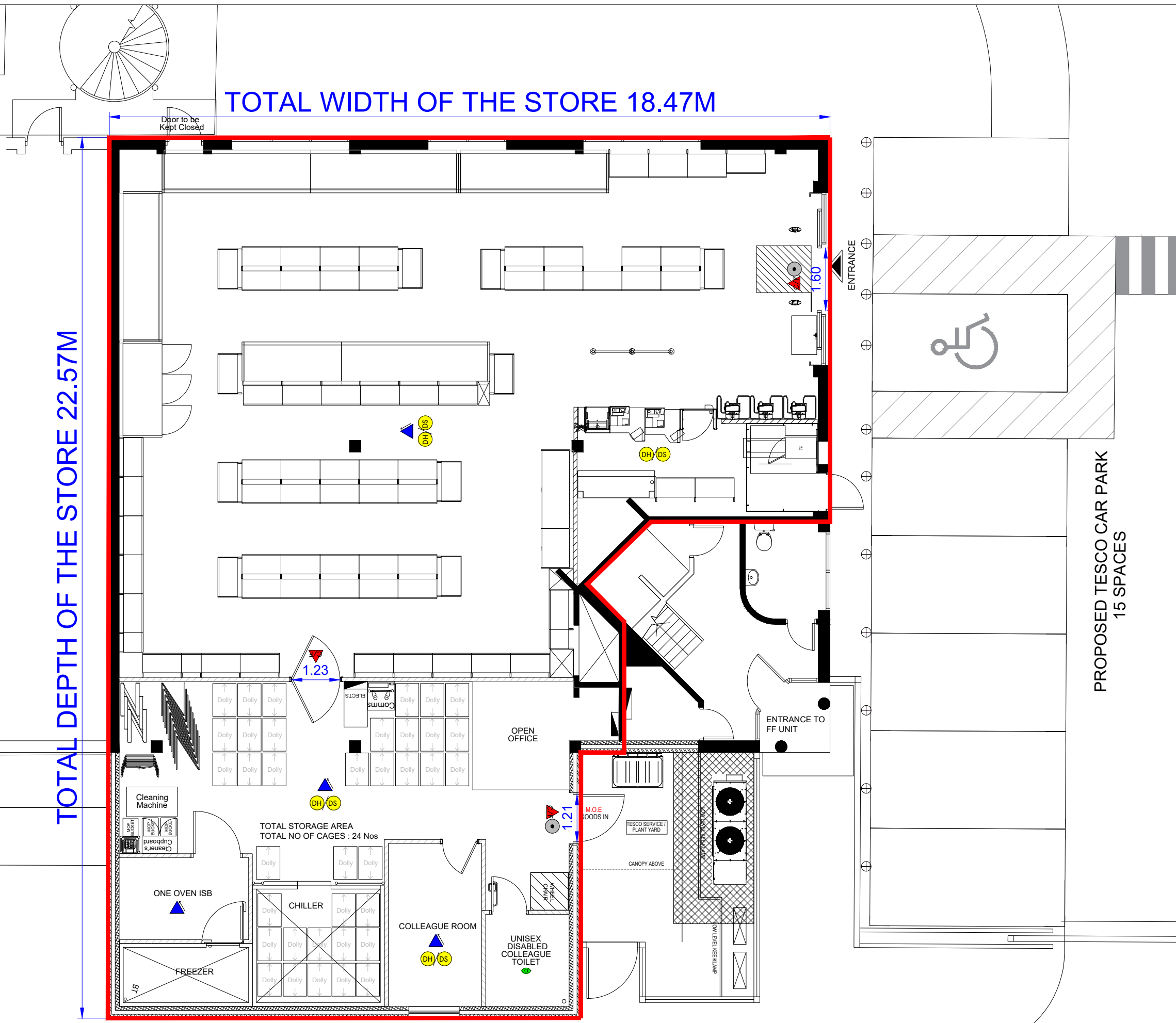
UK PLANNING MANAGER PAUL SHEPHERD



TESCO STORES LIMITED
EXPRESS GROUP
PLUS BUILDING, THE BOULEVARD, SHIRE PARK,
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK
TELEPHONE - 01707 395150
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TOTAL DEPTH OF THE STORE 22.57M

TOTAL WIDTH OF THE STORE 18.47M



REV	DATE	AMENDMENTS
<p>ADDRESS: Sandham house, Boundary BUSINESS Court, Church Road, Mitcham, CR4 3TD</p>		
<p>FIRE DETECTION LEGEND</p> <ul style="list-style-type: none"> SOUNDER VISUAL INDICATOR (BEACON) 6KG 27A FOAM & 2KG CO2 EXTINGUISHERS AREA COVERED BY SMOKE DETECTION BREAK GLASS CALL POINT 		
<p>PROJECT : MITCHAM</p>		
<p>DESCRIPTION PROPOSED RETAIL BWS LICENSE LAYOUT</p>		
<p>DRAWING NO. MITCHAMFeasgag##BWSPLAN</p>		
<p>PHASE 1 ISSUE ##</p>		
<p>SYSTEM ID. No. MITCHAMFeasg##.dwg MITCHAMFeasg##.dwg</p>		
<p>SCALE 1:100@A3</p>		<p>DATE 21.05.2021</p>
<p>UK PLANNING MANAGER</p>		<p>PAUL SHEPHERD</p>
<p>TESCO STORES LIMITED EXPRESS GROUP PLUS BUILDING, THE BOULEVARD, SHIRE PARK, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK TELEPHONE - 01707 395150 THE COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF TESCO STORES LIMITED. ALL RIGHTS ARE RESERVED. WITHOUT THE WRITTEN CONSENT OF TESCO STORES LIMITED, NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN LICENCE FROM THE OWNER. © 2021 TESCO STORES LIMITED</p>		

PROPOSED TESCO CAR PARK
15 SPACES

ENTRANCE

ENTRANCE TO
FF UNIT

OPEN OFFICE

TOTAL STORAGE AREA
TOTAL NO OF CAGES : 24 Nos

ONE OVEN ISB

FREEZER

CHILLER

COLLEAGUE ROOM

UNISEX
DISABLED
COLLEAGUE
TOILET

M.O.E
FOODS IN

TESCO SERVICE/
PLANT YARD

CANOPY ABOVE

NEW LEVEL KEEP RAMP

Door to be
Kept Closed

1.60

1.23

1.21



Hi Hardish,

Thank you for your response and conformation, much appreciated.

Kind Regards,

Avril

PC Avril O'BRIEN 3406SW | Licensing
South West – BCU
Lavender Hill Police Station
176 Lavender Hill
SW11 1JX
0208 247 8630
07769586158
Avril.O'Brien2@met.police.co.uk

Keeping South West London Safe
Putting victims first—Preventing harm—Working as one team



From: Purewal, Hardish <Hardish.Purewal@tesco.com>
Sent: 10 June 2021 15:12
To: O'Brien Avril E - SW-CU <Avril.O'Brien2@met.police.uk>
Cc: Licensing <Licensing@merton.gov.uk>
Subject: RE: Application For Premises Licence

Hi Avril

I hope you are well and thank you for your representation.

I would be happy to agree the following conditions if the premises licence for Tesco Stores LTD, Sandham House, Boundary Business Court, Church Road, CR4 3TD, is granted.

1. A closed-circuit television (CCTV) system shall be installed at the premises. The CCTV system installed at the premises shall be maintained in effective working order. All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a maximum of 31 days, and shall be made available on request to the Metropolitan Police, the Licensing Authority or other Responsible Authorities.
2. A log shall be kept at the premises and made available on request to Metropolitan Police, the Licensing Authority or other Responsible Authorities. It must record the following:
 - A) All crimes reported to the premises.
 - B) All complaints regarding crime and disorder.
 - C) Any faults with the CCTV system.
 - D) Any visit by a relevant authority in relation to complaints.

Thank you
Hardish

From: Team, Licensing <Licensing.Team@tesco.com>
Sent: 10 June 2021 12:24
To: Purewal, Hardish <Hardish.Purewal@tesco.com>
Subject: FW: Application For Premises Licence

FYI

From: Avril.OBrien2@met.police.uk <Avril.OBrien2@met.police.uk>
Sent: 10 June 2021 12:19
To: Team, Licensing <Licensing.Team@tesco.com>
Cc: Belinda.Loizou@met.police.uk
Subject: Application For Premises Licence

This email is from outside Tesco. Be careful of attachments and links. Report suspicious emails to Phishing@tesco.com

Good Afternoon,

I contact you in relation to an application for premises licence for Tesco Stores LTD, Sandham House, Boundary Business Court, Church Road, CR4 3TD, The Metropolitan Police request the following be added to the operating schedule;

CCTV

A closed-circuit television (CCTV) system shall be installed at the premises. The CCTV system installed at the premises shall be maintained in effective working order. All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a minimum of 31 days, and shall be made available on request to the Metropolitan Police, the Licensing Authority or other Responsible Authorities.

Incident Log

An incident log shall be kept at the premises and made available on request to Metropolitan Police, the Licensing Authority or other Responsible Authorities. It must record the following:

- A) All crimes reported to the premises.
- B) All complaints regarding crime and disorder.
- C) Any faults with the CCTV system.
- D) Any visit by a relevant authority in relation to complaints.

I would be grateful if you could let me know your thoughts on the above.

Kind Regards,

Avril

PC Avril O'BRIEN 3406SW | Licensing
South West – BCU
Lavender Hill Police Station
176 Lavender Hill
SW11 1JX
0208 247 8630
07769586158
Avril.O'Brien2@met.police.co.uk

Keeping South West London Safe
Putting victims first—Preventing harm—Working as one team



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Conditions agreed by the Applicant with the Metropolitan Police

1. A closed-circuit television (CCTV) system shall be installed at the premises. The CCTV system installed at the premises shall be maintained in effective working order. All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a maximum of 31 days, and shall be made available on request to the Metropolitan Police, the Licensing Authority or other Responsible Authorities.
2. A log shall be kept at the premises and made available on request to Metropolitan Police, the Licensing Authority or other Responsible Authorities. It must record the following:
 - A) All crimes reported to the premises.
 - B) All complaints regarding crime and disorder.
 - C) Any faults with the CCTV system.
 - D) Any visit by a relevant authority in relation to complaints.

From: Christopher Jones <Christopher.Jones@merton.gov.uk>

Sent: 21 July 2021 19:16

To: Purewal, Hardish <Hardish.Purewal@tesco.com>

Cc: Licensing <Licensing@merton.gov.uk>

Subject: RE: Tesco Stores Limited, Sandham House, Boundary Business Court, Church Road, London CR4 3TD - Application for Licence

Dear Hardish,

It was a pleasure to speak to you earlier, and thank you for your e-mail. As a result of its contents, I am happy to withdraw my representation in relation to the above licence application.

Kind regards,

Christopher

Christopher Jones
Senior Principal Trading Standards Officer

Telephone: 020 8288 5650

Email: christopher.jones@merton.gov.uk

Merton Trading Standards Service is part of the Regulatory Services Partnership serving Wandsworth, Merton and Richmond Councils.

The Regulatory Services Partnership is hosted by the London Borough of Merton at,
Merton Civic Centre
London Road
Morden SM4 5DX

From: Purewal, Hardish <Hardish.Purewal@tesco.com>

Sent: 21 July 2021 17:08

To: Christopher Jones <Christopher.Jones@merton.gov.uk>

Subject: Tesco Stores Limited, Sandham House, Boundary Business Court, Church Road, London CR4 3TD - Application for Licence

Good afternoon Christopher

I hope you are well.

If a premises licence is granted for Tesco Stores Limited, Sandham House, Boundary Business Court, Church Road, London CR4 3TD, we would be happy to agree the following conditions.

1. The premises licence holder shall ensure that anyone utilised by them for the role of delivering alcohol orders ensures that the alcohol is delivered to the client who ordered the alcohol, or ensures that any 'safe place' as designated by the client where the delivery can be left must be in an area not visible to the general public and not where any minor can access the delivery.

2. Think 25 signage shall be displayed in prominent positions in the premises.
3. A refusal system shall be operated at the premises. When alcohol is scanned through the checkout, a prompt will alert the cashier asking the cashier to Think 25 and ask for ID if the customer looks under 25 years old.
4. All staff that undertake the sale or supply of alcohol shall receive appropriate refresher training in relation to undertaking appropriate age checks on such, at least twice a year.
5. Records of all staff training, relating to the sale or supply of alcohol (and any other age-restricted product), along with any training material used, will be kept and maintained by the Premises Licence Holder.
6. Records of all staff training, relating to the sale or supply of alcohol shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service, and officers of the Police.

Please shout if you would like to discuss these.

Take Care
Hardish Purewal
Licensing Manager
Group Legal
07703348735

Shire Park, Kestrel Way, Welwyn Garden City, Hertfordshire, AL7 1GA.
www.tescopl.com | @tesconews



From: Christopher Jones <Christopher.Jones@merton.gov.uk>
Sent: 07 June 2021 21:05
To: Licensing <Licensing@merton.gov.uk>
Cc: Team, Licensing <Licensing.Team@tesco.com>
Subject: RE: Tesco Stores Limited, Sandham House, Boundary Business Court, Church Road, London CR4 3TD - Application for Licence

This email is from outside Tesco. Be careful of attachments and links. Report suspicious emails to Phishing@tesco.com

Dear All,

After due consideration of the above application, and in its opinion to meet the licensing objectives of 'the prevention of crime and disorder' and 'the protection of children from harm', Merton Trading Standards Service would like to make the following representation requesting that these conditions be added,

1. The premises licence holder shall ensure that anyone utilised by them for the role of delivering alcohol orders ensures that the alcohol is delivered to the client who ordered the alcohol, or ensures that any 'safe place' as designated by the client where the delivery can be left must be in an area not visible to the general public and not where any minor can access the delivery.
2. Notices shall be placed at all points of sale detailing the restrictions on sales of alcohol to children.
3. A record of refusals shall be maintained which documents every instance that a sale of alcohol (and any other age-restricted product) is refused on the premises, indicating the date and time the refusal was made, and the member of staff making the refusal.
4. The record of refusals shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service, and officers of the Police.
5. All staff that undertake the sale or supply of alcohol shall receive appropriate refresher training in relation to undertaking appropriate age checks on such, at least every three months.
6. Staff training records shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service, and officers of the Police.

Many thanks,

Christopher

Christopher Jones
Senior Principal Trading Standards Officer

Telephone: 020 8288 5650

Email: christopher.jones@merton.gov.uk

Merton Trading Standards Service is part of the Regulatory Services Partnership serving Wandsworth, Merton and Richmond Councils.

The Regulatory Services Partnership is hosted by the London Borough of Merton at,
Merton Civic Centre
London Road
Morden SM4 5DX

Photographs submitted with a number of the representations which were submitted together as referenced in Licensing Report para 5.9



ROAD IS CLOSED FROM BOTH DIRECTION FOR LICENCE APPLICATION TO BE NOTICED

HIDDEN AREA





SADHAM HOUSE
 10:30AM The car park is already full Tesco will cause overflow to the car park &
 encourage Tesco customers to park at elsewhere on business park which may cause disruption to
 other units.



**NO ACCESS FOR PUBLIC TO
SEE THE LICENSING APPLICATION**

HIDDEN AREA





HIDDEN AREA



open grate

TERRACE ROAD

HIDDEN AREA





HIDDEN AREA



TO NARROW FOR WHEELCHAIR & BLIND'S
BUGGY'S TO WALK, HAZARD TO PUBLIC + PET

SQER HIDDEN AREA BEHIND THE UNIT





THE CONSTRUCTION DOES NOT ALLOW PUBLIC TO USE THE SMALL PORTION OF FOOTPATH TO VIEW TO LICENSE APPLICATION.

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Mitcham Village Residents' Association

[REDACTED]
[REDACTED]

9th July 2021

Licensing Section

London Borough of Merton

Dear Sirs

Tesco Store Limited Sandham House Boundary Business Court CR4 3TD

Alcohol license application

Residents and local traders are vehemently opposed to an alcohol license being granted as per Tesco's application.

We are alarmed by Tesco's rather underhand approach in trying to obtain an alcohol license. True, the formal procedure may have been followed, but to stumble across an insignificant A4 notice secured to a tree on Church Road hardly constitutes publicity so we can only assume the intention was to present us with a fait accompli. It is not clear to us whether Tesco propose opening a supermarket, an alcohol-only store/or consumption on the premises. In any event, it should be noted that local general store traders along the Church Road at numbers 57 and 98 already provide a first-class service to the neighbourhood and whose trade will be decimated if an alcohol license is approved for the above setting. These traders have been operating through good times and bad for at least forty years and need our continued support. Their hours for alcohol sales are sensibly neighbourly.

The two closest traders; Londis and The Wheatsheaf will have already made their own representations and have indeed garnered huge support from neighbours and businesses occupying Boundary Business Court who are equally strongly opposed to an alcohol license being granted.

The Prevention of crime and disorder

Mitcham town centre is notorious for its drinking problems and the prospect of drinkers knowing there is an outlet, not so far away, and open until midnight will inevitably bring unwelcome issues to the area. Where there is drink, particularly late at night, and the usual disorder this can bring, drug abuse and sale of same will inevitably follow. The maize of little hideaways at this setting being the

drug dealers' delight. It would be naïve to think that those businesses already in occupation at the site would not be adversely affected.

Public Safety

Currently, Church Road is reasonably safe to walk at night. It is not hard to imagine how it could be having to encounter those having made late night alcohol purchases congregating on the roadside benches, not to mention the late-night truck deliveries.

The Prevention of public nuisance

Boundary Business Court is, of course, predominantly an industrial estate, bounded by residential roads. An alcohol outlet open to the public until midnight is sure to cause some disruption to the residents. Even if alcohol is not permitted to be consumed on the premises it will be difficult to police on the site. The Business Court has so many nooks and crannies to hide away. There used to be a security person on site overnight. This stopped years ago. Perhaps there is now security of a different kind? A CDZ would be advisable in the unfortunate event of this license being granted.

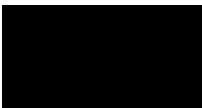
The protection of children from harm

It will be known that just yards away, within the Business Court, is a young children's swimming pool. Alcohol sales in such close proximity cannot be a good mix. Further, with underage drinking already a problem in the area we feel children could be put at further risk in this setting.

It is a great pity Tesco has not publicised their plans or consulted with immediate neighbours. Suffice to say, there are sufficient places locally to purchase alcohol. There is no need for another. Boundary Business Court is an entirely inappropriate setting and we strongly oppose this application.

Yours faithfully

Carole Mauger



For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

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This leads us to a third point, which relates to the current lack of suitability for the premises to sell alcohol (or indeed any goods). It is just an office. There has been no conversion into a retail unit, it has no public access and no street-facing entry. Issuing a licence to an empty office is of no benefit to the community and likely to encourage anti-social repercussions. If they intend to convert the premises into a retail unit at some

future point, that is some considerable way off, as they have not even submitted a planning application to do so and permission is not guaranteed. It seems very premature to issue a licence to a property not fit to sell alcohol and they should wait to find out if planning permission will be granted to structurally alter the office block into a retail unit before their request to receive a licence is given serious consideration.

We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed:

[Redacted signature]

Print Name:

PATRICK BROWN

Business name:

GGGLASS & GLAZING LTD

Address:

UNIT 18 BOUNDARY BUSINESS COURT

CR2 3TD

Contact number:

[Redacted contact number]

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

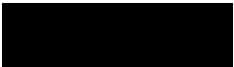
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I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: ..PATRICK BROWN.....

Signature: 

Business name: ..GG GLASS & GLAZING LTD

Address: ..UNIT 18 BOUNDARY BUSINESS

..COURT... CR4 3TB.....

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine

2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
8. There is likely to be increased traffic on the main road if a branded supermarket is allowed to open. Visitors from outside the area are likely to visit the supermarket and this is going to burden the already heavily busy area. This will have an adverse impact

on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

- 9. There will be a delay in public transport passing through the main road with the increase in traffic. In addition, the main road is heavily used by cyclists and encouraging further use of the main road and in particular the surrounding area of the entrance by further vehicles is likely to result in safety concerns.
- 10. There will be an increase in noise pollution resulting from the additional traffic and also the increased number of visitors/public. Serving alcohol until 12am (midnight) is going to encourage late drinking which in turn is likely to result in members of the public loitering around the area. This links in with increased likelihood of anti-social behaviour and crime which in turn may have an impact on the workload of the local police force and ambulance services.
- 11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.
- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

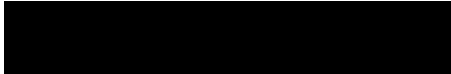
Name: Patrick Brown.....

Signature: .....

Business name: GG Glass.....

Address: Unit 18 Boundary.....

Business court.....



For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

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Yours sincerely,

Signed: 

Print Name: MRS ASWEGNAH DEANE

Business name: BEST AT HOME DOMICILIARY CARE SERVICES LTD

Address: SOUTHERTON HOUSE BOUNDARY BUSINESS COURT
CRH 3TD

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

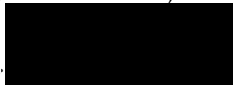
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Yours faithfully

Name: ... MRS A. DEANE

Signature: ... 

Business name: ... BEST AT HOME

Address: ... SOUTHERTON HOUSE
..... CR4 3TD

Enc.

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

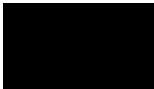
Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed:



Business name:

BEST AT HOME

Address:

SOUTHERTON HOUSE
CR4 3TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
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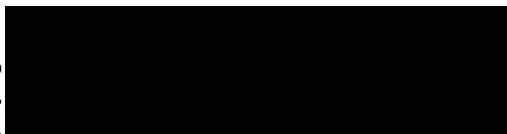
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Yours sincerely,

Signed: 

Print Name: JANE FRANCIS

Business name: CATS PROTECTION

Address: Units 3 & 4, Boundary Business Court

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

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Name: JANE FRANCIS

Signature: 

Business name: CATS PROTECTION

Address: UNITS 3+4
..... Boundary Business Court

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

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 - c. Express Food & Wine
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2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.
3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.
4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.


5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
8. There is likely to be increased traffic on the main road if a branded supermarket is allowed to open. Visitors from outside the area are likely to visit the supermarket and this is going to burden the already heavily busy area. This will have an adverse impact

on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

- 9. There will be a delay in public transport passing through the main road with the increase in traffic. In addition, the main road is heavily used by cyclists and encouraging further use of the main road and in particular the surrounding area of the entrance by further vehicles is likely to result in safety concerns.
- 10. There will be an increase in noise pollution resulting from the additional traffic and also the increased number of visitors/public. Serving alcohol until 12am (midnight) is going to encourage late drinking which in turn is likely to result in members of the public loitering around the area. This links in with increased likelihood of anti-social behaviour and crime which in turn may have an impact on the workload of the local police force and ambulance services.
- 11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.
- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: JANE FRANCIS Signature: 

Business name: CATS PROTECTION

Address: Units 3+4
Bardony Business Court

From: Neil Fraser <[REDACTED]>
Sent: 07 July 2021 17:58
To: Licensing <Licensing@merton.gov.uk>
Subject: Sandham House, Mitcham boundary court plans for development

Dear sir or madam,

Re: Sandham House, Mitcham boundary court plans for development

To whom it may concern,

I am writing this email with some dismay as I have only just discovered the plans for the development of Sandham House into a new Tesco express. I found this out because I was taking a walk around that area for my daily exercise, otherwise I have not seen any other notice about this and therefore it may be too late for me to influence your thinking.

I am sure that as the population grows we do need more and more facilities around us, I am just a bit dismayed about the location in this case, as follows:

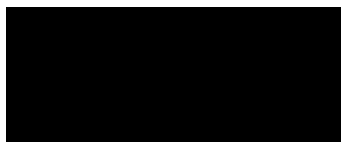
1. Do we really need another supermarket here, from where I live in Miles road there are within walking distance five supermarkets already.
1. This area is not a natural shopping area - you are making quite a change of use to this part of Church Road that I don't think is a good idea.
1. In addition there appears to be no plan for a car park alongside this new provision and the effect of this will be to increase pollution and noise in the area and cause the local population further problems with their own parking.
1. Litter will increase considerably.

I would ask you therefor to reconsider this development,

Thank you for your time,

Your's sincerely

Neil Fraser





For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

This leads us to a third point, which relates to the current lack of suitability for the premises to sell alcohol (or indeed any goods). It is just an office. There has been no conversion into a retail unit, it has no public access and no street-facing entry. Issuing a licence to an empty office is of no benefit to the community and likely to encourage anti-social repercussions. If they intend to convert the premises into a retail unit at some

future point, that is some considerable way off, as they have not even submitted a planning application to do so and permission is not guaranteed. It seems very premature to issue a licence to a property not fit to sell alcohol and they should wait to find out if planning permission will be granted to structurally alter the office block into a retail unit before their request to receive a licence is given serious consideration.

We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,



Signed:

Print Name: JAMES FINEWORTH

Business name: Nanna Tenda

Address: Unit A, boundary business court, CU1 2TD

Contact number: 

بجاء - رفق

For Attention of:

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Licensing Department
Merton Civic Centre
100 London Road
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SM4 5DX

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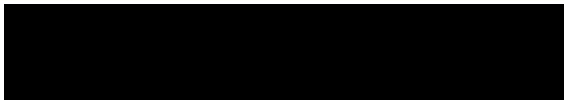
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Yours sincerely,

Signed:



Print Name: ROBERT FELLOWES.

Business name: HENDERSON FELLOWES LTD.

Address: UNIT 19, BOUNDARY BUSINESS COURT, 92-94 CHURCH RD, LONDON,
E14 3TD

Contact number:



6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: ROBERT FELLOWES

Signature: 

Business name: HENDERSON FELLOWES LTD.

Address: UNIT 19, BOUNDARY BUSINESS COURT,
92-94 CHURCH ROAD, LONDON, CR4 3TD.

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine

2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

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Yours faithfully

Name: ROBERT FELLOWES.....

Signature: 

Business name: HENDERSON FELLOWES LTD.

Address: UNIT 19, BOUNDARY BUSINESS COURT,
92-94 CHURCH ROAD, LONDON, E14 3TD.



Dear Miss Sharkey,

Licensing Act 2003

Tesco Stores Ltd, Sandham House, Boundary Business Court

I am writing to express my concerns with regard to this application. It seems to me that should it be granted this could act as a catalyst for several problems. I was unable to discover whether or not this licensing application is for a 'cash & carry' retail premise or for a Tesco shop to be used by the public generally.

The potential for **crime & disorder** cannot lightly be ruled out. Mitcham town centre already has significant issues with regard to alcohol abuse. The granting of this application could result in the **public disorder** spreading further. The application requests trading hours from 06am – 00.00 hours. Therefore, as it is envisaged that the retail outlet would remain open until midnight it is highly conceivable that Boundary Business Court would become a haunt for those who abuse alcohol & then often proceed to cause a disturbance. Additionally, this would exacerbate the existing problem in reference to the nearby local churchyard with regard to drinking. I am particularly concerned with the **protection of children from harm**. It would be naive to imagine that all young people under the age of 18 are safely in their homes later at night.

The local area is served well by two small businesses, Londis & The Wheatsheaf. Both supply general provisions & alcohol in a responsible manner & are of real benefit to the area. Enterprises such as these need all the support they can be given. Some years ago, Tesco decided despite tremendous opposition, to desert the residents of Mitcham. To this day, in the town centre this store is still missed. It would be a great pity if Tesco is now welcomed back to potentially cause problems such as those listed above but also to increase air pollution & traffic problems on Church Road, possibly causing road safety issues as well.

There has been a dearth of realistically placed publicity for this submission from Tesco.

Yours sincerely,



(Miss F. Healy)

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

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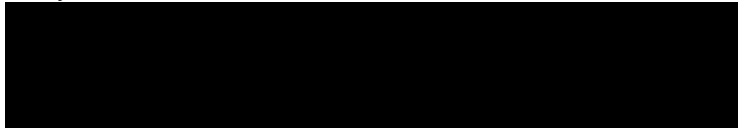
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We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

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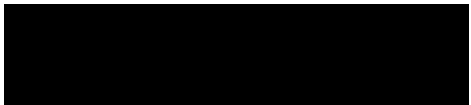


Print Name: CHARLIE HOMBERGER

Business name: CREATE COCKTAILS LTD.

Address: 21 BOUNDARY BUSINESS CT,

Contact number:



Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

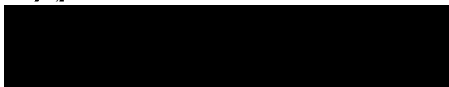
Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed:



CHARLIE HOMBERGER

Business name: CREATE COCKTAILS LTD.

Address: UNIT 21 BOUNDARY BUSINESS CT.
CR43TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
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Morden
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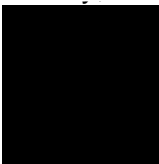
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We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed: 

Print Name: AGA KAPUSCINSKA

Business name: AXIMOR LTD

Address: UNIT 13, BOUNDARY BUSINESS COURT
92-94 CHURCH ROAD, MITCHAM CR4 3TD

Contact number: 

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
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2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.
3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.
4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

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This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: AGA KAPUSINSUA Signature: 

Business name: AXIMOC LTD

Address: UNIT 13, BOUNDARY BUSINESS COURT
NO 92-94 CHURCH RD, MITCHAM CR4 3TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

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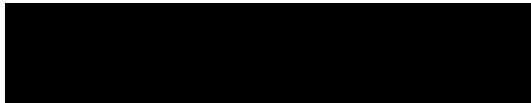
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Yours sincerely,

Signed:



Print Name: KEVIN MCCLOSKEY

Business name: RENLON LTD

Address: UNIT 12, BOUNDARY BUSINESS COURT
CHURCH ROAD, MITCHAM, CR4 3TD

Contact number:

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco's store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco's store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed:



Business name: RENLON LTD

Address: UNIT 12+8 BOUNDARY BUSINESS COURT
CHURCH ROAD
MITCHAM
CR4 3TD

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

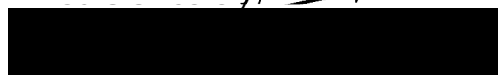
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Yours sincerely,



Signed:

Print Name: *BASKARAN MUKUNTHAN*

Business name: *ROBERTS FRESH*

Address: *UNIT 15 92 BOUNDARY BUSINESS PLACE
CR4 3TD*

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: Baskaran MUKUNTHAN

Signature: 

Business name: ROBERTS FRESH
UNIT 15

Address: 92 BOUNDARY BUSINESS PLACE
CR4 3TD

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

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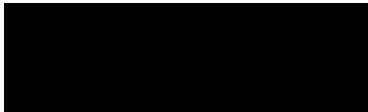
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Name: BASKARAN MUKUNTHAN

Signature: 

Business name: ROBOTS FRESH

Address: UNIT 15 92 BOUNDARY BUSINESS PLACE
ORH3TD

For Attention of:

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Licensing Department
Merton Civic Centre
100 London Road
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SM4 5DX

4th July 2021

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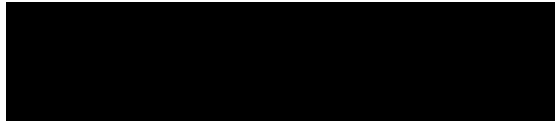
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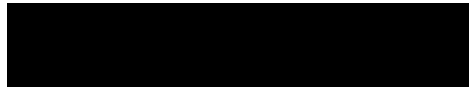


Print Name: Kriston NEWTON

Business name: LEAD DESIGNS

Address: Unit 17 Boundary business court

Contact number:



6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

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Name: Krishna NEWTON

Signature: 

Business name: LEAD DESIGNS

Address: Unit 17 Boundary Business court
92/94 church RD Mitcham
CR4 3TD

Enc.

6 July 2021

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C/O JLL
30 Warwick Street
London
W1B 5NH

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The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine
2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.
3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.
4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

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 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
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This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: Krishan NEWTON

Signature: 

Business name: LEAD DESIGNS

Address: Unit 17 Boundary Business court
92/94 church RD Mitcham

CR4 3TD

For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

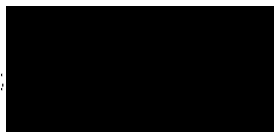
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Yours sincerely,

Signed:



Print Name: NATASHA OILE

Business name: Kingswood Daycare Nursery

Address: 31-39 Miles Rd Mitcham

Contact number:





Hidden Area



Hidden Area

Postcard Nick to ~~Samuel~~ as my



Hidden Area



Hidden Area



Hidden Area











High Risk to Parents
&
Children



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TO LET
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Road it's Risk to human's

For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

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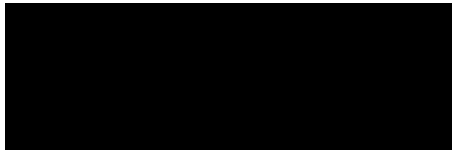
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Yours sincerely,

Signed:



Print Name: Simon Potton

Business name: The Vintage

Address: Richardson House, Boundary Business Court, Church Road, CR4 3TD

Contact number:



For Attention of:

Regulatory Services Partnership (serving Merton, Richmond and Wandsworth Councils)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

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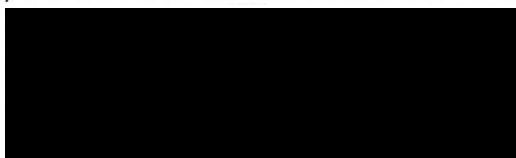
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Yours sincerely,

Signed:



Print Name:

PA REDMOND

Business name:

Address:

Contact number:

manroland
sheetfed

manroland sheetfed (UK) Ltd

1st Floor, Southerton House
Boundary Business Court
92 - 94 Church Road
Mitcham, Surrey CR4 3TD
United Kingdom
Phone +44(0)20 8648 7090
Mobile +44(0)7966 518874

Peter Redmond
Managing Director

peter.redmond@manroland.co.uk
www.manrolandsheetfed.com

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

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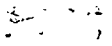
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Yours sincerely,

Signed: 

Print Name: THILIESHAN SAMUEL RATNAM

Business name: 1ST FRESH FOODS LTD

Address: UNIT 6
92-94 CHURCH ROAD MITCHAM CR24 3TD .

Contact number: 

6 July 2021

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

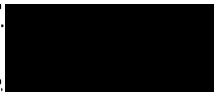
Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Name: *THILIEZHAN SAMUELIZATNAM*

Signature: 

Business name: *1ST FRESH FOODS LTD*

UNIT 06
Address: *92-94 CHURCH ROAD*
MITCHAM CR43TD,

Enc.

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

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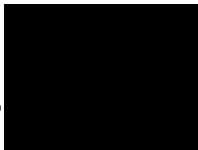
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Signature: 

Business name: *1ST FRESH FOODS LTD*

Address: *UNIT 06 BOUNDARY BUSINESS LTD
92-94 CHURCH ROAD MITCHAM CR4 3TD*

Regulatory Services Partnership
Licensing Department
London borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

07.07.2021

Dear Licensing,

I wish to object to pending licence application relating to

Sandham House
Boundary Business Court
92 - 94 Church Road
Mitcham CR4 3TB

My name is Sunny Singh; I am a local businessman and proprietor of the Londis Post Office at 57-59 Church Road, Mitcham, situated on the opposite side of the road to the office block seeking this licence application.

I am concerned by the potential impact this new licence will have on my existing business, which I have spent many years growing. We are at the heart of the community as the local Post Office and general store and the addition of an extra licenced unit and supermarket would hugely impact my business viability. We are currently one of four licenced shops along Church Road (with *Express Food & Wine* at 172C Church Rd, *the Wheatsheaf* off-licence at 98 Church Road and *Shahini Food and Wine* at 174 Church Road). Adding a fifth, almost opposite my store, is an oversaturation of licenced premises in a small area and a needless over proliferation of licences in Church Road. The existing need is already met by the existing licencees.

The licence is being sought by Tesco, who are testing the waters to see if it is viable to convert an empty office space in Sandham House - which is part of an industrial business court with no other retail outlets – into a supermarket. Although this office has gained a lawful development certificate to change use from class B1a (office space) to class E (allowing retail use) a great deal of development work would be still be required to make this space viable as a store, including the erection of a new customer entrance, delivery points to the rear, a new pedestrian footpath and many other works that have not gained any planning permission and there is certainly no guarantee it ever would. Consequently, issuing an alcohol licence to an empty office block without any permission to convert into a retail unit is premature and has anti-social ramifications and precedents.

The Business Court to which Sandham House belongs serves as office space, warehousing and storage for numerous companies and is deserted and locked outside normal working hours. The impact of allowing one unit in this court to trade alcohol from 6am to midnight is totally inappropriate for the site and local area. The grounds of the court and space surrounding the unit at Sandham House is riddled with secluded alleyways and hidden areas where people could congregate and drink, causing anti-social behavior, vandalism and a threat to the security of not only other businesses within the court but also members of the public visiting the premises. A site-visit from the licensing officer will clearly show how inappropriate the site is to start selling liquor.

The site is secluded, poorly lit, unpopulated outside office hours and currently inaccessible to pedestrians. I feel it should **not** be issued a licence, based on the prevention of crime and disorder; the prevention of public nuisance, the over-proliferation of licences in a short stretch of Church Road and the unsuitability of issuing a licence to an empty office that has no planning permission to convert into a retail unit.

You should also be notified that the 2 licence application notices have been displayed in such a way as to prevent the public from viewing them You have attached them to lampposts on a closed section of public footway (see attached photographs).

At one end of the Business Court there is no footpath at all and at the other it narrows to a point pedestrians can no longer proceed, both necessitating crossing over the road. There is no footfall and no passing pedestrians to see your notices. Between these 2 lampposts is a railed barrier which blocks the pavement with the sign **Footpath Closed Ahead**. So your signs will never be seen because no-one can pass them and this must surely invalidate them? many thanks.

Yours sincerely,

Sunny Singh

From: abiram Tharamaratnam [REDACTED]
Sent: 09 July 2021 11:26
To: Caroline Sharkey <Caroline.Sharkey@merton.gov.uk>
Cc: Licensing <Licensing@merton.gov.uk>; Elizabeth Macdonald <Elizabeth.Macdonald@merton.gov.uk>
Subject: Re: Appeal for Tesco

Hi there

Thanks for getting back to me my details are

Name: Abiram Tharamaratnam
[REDACTED]

I have added a sample of a drink and drive problem that occurred on my road which happened only last week but this occurs on a daily basis which just creates havoc for us which why I would like to again appeal for Tesco to not come in the neighbourhood thanks

<https://www.youtube.com/watch?v=gqApc2E8Yco>

Dear sir/ madam

I am resident at Mitcham, I have got to know that near my house a Tesco is going to be coming at Sandham House CR43TD.

I am not very happy as there is already three 4 local shops on Church Road as well as that there is a Asda less than 5 minutes walking distance for here as well as that there is also a Sainsbury about 3 minutes driving distance. I am appealing for the Tesco to no come here because there is already a lot of problems in the area due to alcohol and drugs so there is a lot of people giving problems and if the Tesco comes it will mean more havoc on the streets as the Tesco has a license to sell alcohol till 11pm. Another reason I would not like Tesco to come this place is that there is a lot of traffic already on this road especially in the morning and evening as people commute to work and on top of this there are two schools on the road which adds to more traffic, so therefore I would like my residential area to be quiet as possible and bringing this Tesco will make it more louder.

Thanks

-----Original Message-----

From: Mamfo Shanthos <[REDACTED]>
Sent: 10 July 2021 09:43
To: Licensing <Licensing@merton.gov.uk>
Subject: Re: **Comment on a Tesco licence application**

Dear Ms Sharkey,

Due to my late night shift, I wasn't able to answer you immediately. My full address is: [REDACTED].

My full name is: Sellaijah Tharmeshwaran

I hope you can accept my representation.

Many Thanks,

Sellaijah Tharmeshwaran

> On 8 Jul 2021, at 2:10 pm, Mamfo Shanthos <shanmamfo@gmail.com> wrote:

>

> Dear Sir/Madam,

>

> On the first of July I have sent you an email regarding a licence application from Tesco (see below). I have not received any confirmation/ response of you yet.

>

> Could you please let me know that you have received my e-mail?

>

> Thank you.

>

> Kind Regards,

>

> Selliah Tharmeswaran

>

> Sent from my iPhone

>

>> On 1 Jul 2021, at 12:45 pm, Mamfo Shanthos <shanmamfo@gmail.com> wrote:

>>

>>

>> Dear Sir/ Madam,

>>

>> I'm writing you because I want to comment on a premises licence application that Tesco has submitted at Sandham House, Boundary Business Court, Church Road, Mitcham, CR4 3TD.

>>

>> In this area (within less than 1 mile) are already four small businesses that sell alcohol until late hours. In this area there's a lot of crime and nuisance caused by drunk people. My concern is that the arrival of Tesco will increase the criminal activities and nuisance committed by those people. In general Tesco sells cheap alcohol and they will open till late hours. I think more people will be able

to buy cheap alcohol from Tesco and will be hanging out on the streets (till late) causing nuisance. This will eventually lead to safety concerns for people walking by and for people living there. There is also a nursery in this area and children will be more in risk due to drunk people. I don't think a Tesco store is necessary in this area since there are already four businesses selling alcohol as well as groceries. Furthermore, there is already an Asda store in the neighbourhood and within another 1 mile there is a Lidl, Aldi, Coop supermarket, Sainsbury, M&S and another Tesco as well. I also think that the arrival of Tesco will cause more traffic on the roads and this will lead to more chaos.

>>

>> Hopefully you take my concerns into consideration to whether or not granting the licence.

>>

>> I'm looking forward to hearing from you.

>>

>> Thank you.

>>

>> Yours faithfully,

>> Selliah Tharmeswaran

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

This leads us to a third point, which relates to the current lack of suitability for the premises to sell alcohol (or indeed any goods). It is just an office. There has been no conversion into a retail unit, it has no public access and no street-facing entry. Issuing a licence to an empty office is of no benefit to the community and likely to encourage anti-social repercussions. If they intend to convert the premises into a retail unit at some

future point, that is some considerable way off, as they have not even submitted a planning application to do so and permission is not guaranteed. It seems very premature to issue a licence to a property not fit to sell alcohol and they should wait to find out if planning permission will be granted to structurally alter the office block into a retail unit before their request to receive a licence is given serious consideration.

We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed:



Print Name:

LARRY WALSH

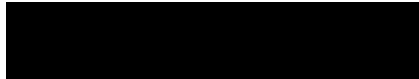
Business name:

LARRY WALSH LTD.

Address:

UNIT 9, BOUNDARY BUSINESS COURT, CR4 3TD.

Contact number:



Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

The purpose of this letter is to highlight to you my reasons and request that you reconsider your decision to support such an application.

I would be happy to have a meeting with you to discuss this matter further.

Our objections are as follows:

1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
 - a. Wheatsheaf Off-Licence
 - b. Londis/Post Office
 - c. Express Food & Wine
 - d. Shahini Food & Wine

2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.

3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.

4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
8. There is likely to be increased traffic on the main road if a branded supermarket is allowed to open. Visitors from outside the area are likely to visit the supermarket and this is going to burden the already heavily busy area. This will have an adverse impact

on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

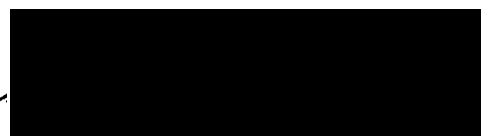
- 9. There will be a delay in public transport passing through the main road with the increase in traffic. In addition, the main road is heavily used by cyclists and encouraging further use of the main road and in particular the surrounding area of the entrance by further vehicles is likely to result in safety concerns.
- 10. There will be an increase in noise pollution resulting from the additional traffic and also the increased number of visitors/public. Serving alcohol until 12am (midnight) is going to encourage late drinking which in turn is likely to result in members of the public loitering around the area. This links in with increased likelihood of anti-social behaviour and crime which in turn may have an impact on the workload of the local police force and ambulance services.
- 11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.
- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: CARRY WALSH.....

Signature:-



Business name: UNIT 9.....

Address: BOUNDARY BLOOMERS COURT

CL4 3TD.....

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to **object** to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine** at 172C Church Road and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

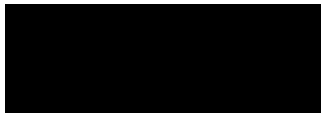
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We would also wish to make you aware that your placement of the licence application notices has been done in such a way as to prevent the public from viewing them. They have been pinned to lampposts on a closed section of public footway (see attached photographs). At one end of the Business Court there is no footpath at all (necessitating the public to cross to the other side of the road) and at the other end it narrows to a degree where it is impossible for someone to walk on it, also requiring them to cross over. Between these two points is a railing barrier completely blocking access and the notice "Footpath Closed Ahead" and an arrow instructing pedestrians to cross... and it is at this point that you have chosen to erect your public notices. Consequently there is zero footfall at the point of display and this must surely invalidate the notices as they no longer serve their intended function of notifying the public. Erecting them on a site without pedestrian access is no different to not erecting them at all.

Yours sincerely,

Signed:



Print Name: MARTIN WELCH

Business name: TAPI CARPETS

Address: UNIT 2 BOUNDARY BUSINESS COURT

Contact number:



Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the “Property”)

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

Monday 5th July 2021

Dear Sirs,

As landlord of the vacant unit at Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB, we wish to inform you of the concerns raised by local businesses to the proposed redevelopment of the site as a Tesco store.

Issues are being raised by neighbouring Units relating to the impact and detrimental repercussions of changing the current vacant office unit into a supermarket.

Although the site has been issued with a lawful development certificate for proposed change of use from office space (class B1a) to class E, allowing retail use (LBM application number 21/P0162) the site as it stands is currently unsuitable for such use and will require structure changes to transform it into a retail unit, with customer entry points and vehicle delivery points, which will require full planning permission to be sought and which will be actively opposed.

Currently, Sandham House is part of the Boundary Business Court and this court is secured by locked access gates that provide security for all units during out-of-office hours. The many units on site, including the Royal Mail sorting depot, as well numerous businesses and their company vehicles all benefit from the security the gates currently provide.

The current licence application is for a Tesco store to trade between 6am and midnight, requiring deliveries and staff access and egress. This requirement for access will render the existing gate system unworkable and will compromise the security of all the units currently within the Business Court.

The quiet space for office work within the court will be disrupted by the noise and refuse that is commensurate with a busy retail store, with vehicles, deliveries and packing boxes all impacting on the rear of the property and the neighbouring units. There will be inevitable overspill of parking from staff/customers using the store and the spaces currently used for existing business staff may be lost. Members of the public will be able to gain access to the site, causing noise pollution and security concerns with a store open for 18 hours a day. Businesses currently using the Court will be driven away by the disruption that having a busy Tesco store will. The noise, refuse, compromised security, increased public footfall and the sale of liquor on the site will make the prospect of renting units within the court significantly less attractive, both for newcomers and for existing businesses.

We therefore urge you to reconsider the prospect of allowing an office unit in the business court to be redeveloped into a Tesco supermarket.

Signed: 

Business name: TAPI CARPETS

Address: UNIT 2 BOUNDARY BUSINESS COURT

For Attention of:

Regulatory Services Partnership (serving *Merton, Richmond and Wandsworth Councils*)

Licensing Department
Merton Civic Centre
100 London Road
Morden
SM4 5DX

4th July 2021

Dear Licensing Department,

We wish to object to a current licence application for

Sandham House
Boundary Business Court
92-94 Church Road
Mitcham
CR4 3TB

We wish to point out that there are already four licenced premises in close proximity to the proposed site at Sandham House on Church Road: There is the **Wheatsheaf off-licence**, two premises along at 98 Church Road, Mitcham, and **Londis** on the opposite side of the road at number 57-59. Further along there are both the **Express Food and Wine at 172C Church Road** and **Shahini Food & Wine** at number 174 Church Road. Issuing a licence to a fifth premises is an over-proliferation of licences in Church Road and the existing businesses are already providing for the existing need.

The second point is a concern over crime and anti-social behaviour. The site at Sandham House is part of an industrial estate / business court that has no other retail units and serves as warehousing, storage and office space for many other companies. This business court is closed and empty out of normal working hours. For an alcohol licence to be issued for the sale of liquor between 6am and midnight is wholly inappropriate in such a site, which is deserted, has no pedestrian footfall, and is part of a business court (including a Royal Mail Sorting office); it has numerous company vehicles parked over night and many secluded areas and alleyways for youths to congregate unchallenged and for drunken/anti-social behavior and vandalism. There is real concern over the likelihood of criminal damage and break-ins. Please see attached photographs.

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Yours sincerely,

Signed: 

Print Name: Ben Young

Business name: Dolphin Swim Academy

Address: Unit 16 Boundary Business Court

Contact number: 

Licensing Department
Merton Civic Centre
100 London Road
Morden SM4 5DX

Dear Sirs

Re: Objections to a current licence application for Sandham House, Boundary Business Court, 92-94 Church Road, Mitcham CR4 3TB (the "Property")

I have written to the landlord of the aforementioned Property objecting to the support they give the current licence application made by Tesco.

A copy of that letter setting out my objections/concerns is enclosed for your reference.

Yours faithfully

6 July 2021

IPIF - Industrial Property Investment Fund

C/O JLL
30 Warwick Street
London
W1B 5NH

Cc: Licensing Department, Merton Civic Centre, 100 London Road, Morden SM4 5DX

Dear Sirs

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I write to you in your capacity as landlords of the Property. I understand that you are in negotiations/talks with a supermarket (namely Tesco) to occupy and convert part of the offices at the Property for their retail purposes. This has resulted in the supermarket making an initial licence application for the supply of alcohol at the Property (or part thereof which is to be let to them) from 6am to 12pm.

I am not aware of a planning application having been made to convert the existing use of the Property from offices to a retail unit for the purposes of the supermarket. My position is that giving support to the licensing application in the absence of grant of planning permission to the Property to be used as a retail unit is premature. An application should be made by the supermarket to obtain planning for the use of the Property as a retail premises first.

Accordingly, I object to the supermarket being granted a licence for the Property. I also object to any planning being granted to the supermarket to open up in the Property.

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I would be happy to have a meeting with you to discuss this matter further.

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1. There are already other business which are licensed and the increased competition by introducing another licensed premises/supermarket will detract business away from independent owners. The needs of the local community are also already being fulfilled by the existing businesses. The other businesses are:
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2. The aforementioned local businesses offer social interaction opportunities for the local community which will be lost if a branded supermarket opens up. Independent businesses have worked extremely hard over to reach where they are, in particular over the last 18 months when their businesses have been impacted by the Covid pandemic. Independent businesses have supported their local communities and vice versa. As a responsible landlord, you should take into account the negative impact a branded supermarket will have to the livelihoods of independent retailers.
3. The proposed use of part of the Property as a retail outlet (in particular one selling alcohol) is inconsistent with the purposes of the business park situated at the Property. The business park is wholly commercial in nature. There is no access to the public and members of the public do not visit inside the business park unless required. Allowing members of the public access to the business park is likely to make the businesses therein (i.e. your tenants) more vulnerable to crime and anti-social behaviour. Unauthorised and unnecessary visits by members of the public to the business park are also likely to impact financially on your existing tenants as they will have to put procedures in place to deal with the consequences. As a responsible landlord you also have the duty to ensure that no adverse impact results on your existing tenants.
4. I am not aware of any additional security measures that are proposed to be introduced within and around the business park itself to control the increased footfall that will result. In any case, it is my position that additional security measures will not be able to successfully control the adverse impact of anti-social behaviour and potential crime that can result. This is because the business park itself is not regularly manned with

physical security guards. Any occurrence of anti-social behaviour and crime will already have occurred and reviewing past CCTV footage would therefore be inadequate.

5. There will be an increase in stationary traffic on the main road resulting from visitors to the supermarket who park either in the business park or on the main road.
 - a. It will be hard to control members of the public from visiting and parking in the business park other than designated areas (if any). Your tenants in the business park will find it difficult to distinguish who is a genuine customer of their business and who is parking nearby their unit unnecessarily. Therefore, additional vehicles being parked in the business park will have an adverse impact on how your existing tenants operate their own businesses.
 - b. Furthermore, there is restricted parking on the main road, however members of the public may be encouraged to breach these restrictions by parking their vehicles.
6. An increase in traffic going in and out of the business park itself and outside is likely to cause an accident prone area. There are neighbouring schools and the area is also surrounded by an elderly/aged population. These are a vulnerable group of the public and the existing highway crossing/provisions are not sufficient to keep them safe in light of the increased traffic flow in and out of the business park that will result.
7. There is no dedicated delivery bays on the main road and if the business park itself is going to be used for deliveries then it will increase traffic going in and out of the park itself. If the inside of the business park is going to be altered to cater for this then it is likely to impact adversely on the existing tenants and also create traffic issues already highlighted above. If deliveries are likely to be conducted outside, it will not also result in safe traffic environment as stated above.
8. There is likely to be increased traffic on the main road if a branded supermarket is allowed to open. Visitors from outside the area are likely to visit the supermarket and this is going to burden the already heavily busy area. This will have an adverse impact

on the residential neighbours and a long term financial impact on the housing prices in the area. There will be over population to an already busy area.

- 9. There will be a delay in public transport passing through the main road with the increase in traffic. In addition, the main road is heavily used by cyclists and encouraging further use of the main road and in particular the surrounding area of the entrance by further vehicles is likely to result in safety concerns.
- 10. There will be an increase in noise pollution resulting from the additional traffic and also the increased number of visitors/public. Serving alcohol until 12am (midnight) is going to encourage late drinking which in turn is likely to result in members of the public loitering around the area. This links in with increased likelihood of anti-social behaviour and crime which in turn may have an impact on the workload of the local police force and ambulance services.
- 11. The area is likely to suffer from increased littering impacting the environment. The local authority will be under even more pressure to clean, when their resources could usefully be spent elsewhere.
- 12. The loss of office space will outweigh any job creation that is likely to result from the new supermarket opening. The current office building blends in well with the area and offers a "clean" and "modern" look. However, changing the structure of the Property to include a retail entrance, with large retail glass front, illuminated signs will take away from the Property's current appearance.

This letter is being copied to the Licensing Department, who should also be in receipt of separate representations made.

Yours faithfully

Name: Ben Young Signature: 

Business name: Dolphin Swim Academy

Address: Unit 16 Boundary Business Court

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