

LICENSING SUB COMMITTEE

15 JANUARY 2021

Present: Councillor Mackie(Chairperson)
Councillors Bowen-Thomson and Goddard

7 : DECLARATIONS OF INTEREST

Councillor Driscoll noted that he was a Governor at the local school.

8 : APPLICATION FOR THE GRANT OF A PREMISES LICENCE - 3S CONVENIENCE STORE, UNIT 1, RADYR COURT SHOPPING PRECINCT

Application No: 057750 Name of Premises: 3S Convenience Store, Unit 1, Radyr Court Shopping Precinct, Danescourt, Cardiff, CF5 2SF Ward: Llandaff.

Applicant: Suresh Kanapathi – Consultant representing applicant

Sadhui Sunthar Lal - Applicant

Other Persons: Councillor Sean Driscoll – Local Ward Member

Stewart Burgess – Residents Association.

Christina Lazarou-Pennington – Local Resident

Council Officers: Dan Cook – Shared Regulatory Services

Amanda Jones – Legal Services

Lewis Kerr – Legal Services

Application

An application for the Grant of a Premises Licence has been received from Shakila Devi Sundar in respect of 3S Convenience Store, Unit 1, Radyr Court Shopping Precinct, Danescourt, Cardiff, CF5 2SF.

The applicant has applied for the following:

(1) In respect of the following licensable activities:

(i) The sale by retail of alcohol for consumption off the premises

(2) Description of Premises (as stated by applicant):

“This is formerly a newsagent and general store. It will now become part of family owned store. It will be refitted newly to high standard. The store has other branch locally. The store will have large area for food and grocery items, it will stock have all household needs. Alcohol will also form part of the business. The management has local knowledge as they have been operating stores locally”.

(3) Unless otherwise indicated the premises may be open to the public during the following hours and for any hours consequential to the non-standard timings:

Monday to Sunday: 06:00 to 23:00

(4) To provide licensable activities during the following hours:

(i) The sale by retail of alcohol for consumption off the premises:

Monday to Sunday: 06:00 to 23:00

Applicants Representation.

Mr Kanapathi addressed the sub-committee. He provided a brief introduction to the applicant, who lives locally and is operating premises in the area nearby. The Applicants are Husband and Wife running retail premises, and have recently taken over the premises.

The premises is in a commercial area and has been operating as a newsagents. He considered that reopening the premises will ensure that the area is vibrant. They have also invested in upgrading the premises.

The shop will be selling all products, parcel services and many other services beneficial to the local community. The Applicant applied for 6am – 11pm as this is when the shop will be open and wanted all products available.

Mr Kanapathi addressed the concerns of the objectors relating to ASB and Crime and Disorder. He explained that they will have a very good CCTV system. They will help tackle problems in the area and will have evidence to assist the police if asked for.

The location of the premises is not residential and is part of a commercial precinct with parking available.

This will be a well managed premises by staff that have experience of running convenience stores. There would also be Staff training in relation to underage sales.

Members asked if the shop was trading at the moment and were advised that it is not currently trading.

Cllr Driscoll wanted to raise the point that there is no monitoring of the area by CCTV in the car park.

Stewart Burgess asked what else will the shop be selling and was advised it would sell groceries, party foods, other services such as parcel services and it was estimated that alcohol would be no more than 20% of business.

Christina Lazarou asked for clarification on where the CCTV covers and was advised it covers inside and directly outside the premises.

Other Person's Representations

Councillor Driscoll explained that he did intend to make a petition, but with lockdown rules this was not possible. He raised the following points:

- Existing shops more than adequate to serve community
- Representations sets out very clearly strength of feeling from local residents
- There is Sheltered accommodation nearby
- St John's church community hall is nearby
- St John's church graveyard has had evidence of drinking there
- Youth drinking, cars in the car park gathering until the early hours – community police has recently got this under control.
- MUGA is a favourite haunt for drinkers particularly in the summer months
- Another off-licence is not what Danescourt needs.

- The post office next door offers postal services and is 20 metres from proposed site

Councillor Driscoll asked the sub-committee to refuse the application but if they were minded to grant he asked that the hours are not so late.

Mr Kanapathi asked how many objections there had been locally. Councillor Driscoll advised that he had received many phone calls and emails also he does a litter pick in the area and dozens of people have told me that it is not welcome as they don't need another off-licence in the area.

Christina Lazarou explained that she has lived in the area for 44 years, she has seen many youths abusing the post office. She has children and doesn't want them going to the shop on their own. Some people feel intimidated going there.

She stated she had no issue with the shop, but didn't think the alcohol side of it should be included.

She asked about the sale of alcohol and whether it was going to be 18, or 25. She was advised that the shop would operate a Challenge 25 policy.

In reference to the local hall, she was concerned that children would try and buy alcohol, adding that the Co-op are very good at dealing with this.

Stewart Burgess explained that the main cause of concern for the residents association was what would go on in the evening. The shop would be open later than the Co-op, enabling alcohol to be consumed immediately in the area. There are already problems of bottles and glasses being abandoned in the car park, school ground and graveyard. There have been many complaints to the police and council about this and he was surprised that they have not made a representation.

Members asked what makes the Co-op well managed and were advised that the Co-op is always well staffed, with local people and there had been no history of any problem there. It was initially very difficult for Co-op because of the local issues.

Summing Up

Christina Lazarou stated that the shop was not needed in the area, as there was already the Co-op and a Post Office providing the same services.

Mr Kanapathi noted that the Co-op is considered well managed, but they are also saying that there are issues in the area, which felt contradictory to him.

He understood that the local residents do not know the applicants but they will get to know them.

He noted that there are 1,200 homes nearby and there were only 6 or 7 people making a representation.

He considered there was no reason why the licence could not be granted, stating that the applicant will work with the community and wants to be a community shop, otherwise they would not survive. They understand the issues of youths in the area but they have a strong system in place and experience in the industry to manage this.

RESOLVED: That the Sub-Committee having considered all the information, and in accordance with the requirements of the Licensing Act 2003, the Section 182

Guidance and the Licensing Authority's own Statement of Licensing Policy,
GRANTED the application.

9 : URGENT ITEMS (IF ANY)

None received.

The meeting terminated at 12.40 pm