



Clerk: Lisa Antrobus
Telephone: 01803 207013
E-mail address: governance.support@torbay.gov.uk
Date: Tuesday, 16 May 2017

Governance Support
Town Hall
Castle Circus
Torquay
TQ1 3DR

Dear Member

LICENSING SUB-COMMITTEE - THURSDAY, 18 MAY 2017

I am now able to enclose, for consideration at the Thursday, 18 May 2017 meeting of the Licensing Sub-Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
6.	Belgrave Stores, 92 Belgrave Road, Torquay	(Pages 84 - 104)

Yours sincerely

Lisa Antrobus
Clerk

Licence application for: SPH Retail limited
Belgrave Stores, 92, Belgrave Road, Torquay, TQ2 5HZ
Application number: 047667
Hearing date: 08/05/17 at 9:30AM

Index of hearing evidence from SPH Retail limited
To be presented by Mr Steven Palmer (Managing director of SPH Retail limited)

Index

- 1) Index
- 2) Current and proposed visual image of shop frontage.
- 3) Letter of recommendation from Booker wholesale limited.
- 4) Proposed employment statement (4a) and current employment details of Family Stores Torquay and Foxhole Stores Paignton. (4b)
- 5) Devon and Cornwall Police reported "crime on or near Belgrave Road" January 2013-March 2017 (See pages 5a-5e)
- 6) Stuart Clarke designated premises supervisor consent form (6a-6c)
- 7) Designated premises supervisor training pass certificates confirmation for Mr K Bearne and Mr G Palmer.
- 8) Proposed shop planogram
- 9) Family Stores alcohol sales figures
- 10) Foxhole Stores alcohol sales figures
- 11) Copy of current Family Stores licence (See page 11a-11b)
- 12) Copy of current Carters Belgrave Stores (76 Belgrave Road) licence (issued 29/01/16)
- 13) Copy of Bridge house wines (92 Belgrave Road) licence (Surrendered 26/03/14)
- 14) Staff training document (54 Pages) available at hearing
- 15) Torbay licensing statement of principles 2016-2021 (46 pages) available at hearing

Page 1

Estimate Number

84272

Version Number

1

IMPORTANT: Please ensure all opening times, service vinyls and other details are correct. No responsibility will be accepted for remedial works once this visual has been approved. Any such works will incur additional charges.



Light lengths left to right: 3048mm 1524mm

Centricsigns

PLEASE NOTE: This visual is to give a general impression of the finished shop only. Scale is approximate and final adjustments are sometimes made.

Title	Premier Express Belgrave Stores			Drawn	10/04/17
This store's window graphics will be:	Internal	External	Internal & External	Drawn by	PG/TM
Notes:				Contact	TR

Sign

Date

19

FORM 84 JULY 13

Andy Rogers
Booker Wholesale
Irthlingborough Road
Wellingborough
Northants
NN1 5LT

15.5.17

To the Licensing Officer, Torbay.

Dear Sir,

I am writing in connection with the recent objection for SPH Retail's application for a premises license for 92 Belgrave Road Torquay Devon TQ2 5HZ that they intend to develop into a Premier Store.

I work for Booker Wholesale who own the Premier symbol group. My role and that of my team is to develop Premier stores to be real hubs of the community and offer the services a modern retailer needs in order to be successful.

As a company we have worked very closely with SPH Retail whilst they have developed their portfolio of retail outlets and it would be appreciated if you would consider the following points whilst making your decision.

1. SPH is a top class retailer. The team are well trained and at all times adhere to all licensing and food safety legislation. SPH owns and operates three other Premier Stores in the South West and these in our experience have always been managed and operated to a very high standard. The SPH management team are highly experienced in all areas of convenience retailing.
2. I am sure SPH will develop a new business which will offer a number of vital services to the local community. These will include: Hot and cold food to go, Paypoint, extremely competitive grocery, fresh fruit and veg, bread, cakes, bakery, national lottery, vaping solutions, great promotions, and of course a comprehensive convenience retail range.

As a company we assist retailers to create a Premier Store which is clean, well lit, is compliant with all legislation but most importantly offers the local community what they need. Steve and his team demand extremely high standards and have a strong track record of this. A visit to any of their stores demonstrates how seriously they take their commitments.

If the fears of any local people are that this store would be similar to old fashioned poorly run off licenses I can quite categorically state that the Booker group will not develop that sort of store. A premises license would allow SPH Retail Ltd to offer wines, spirits and beers as part of a raft of other services which when added together give the local community a great store which will significantly enhance the area.

If at any stage you would like to discuss my comments further please don't hesitate to contact me via e-mail or telephone. My contact details are below

Kind Regards

Andy Rogers
Retail Development Controller
Booker Wholesale,
Region Six
Mobile: 07918768740
Email: andy.rogers@booker.co.uk

Employment statement

Initial employment and staffing proposed for Belgrave Stores

Opening hours: Mon-Sunday 6:30am-11pm

If we are granted the licence and we open the shop we anticipate initially appointing the following numbers of staff:

5 Full time posts consisting of 32-40 hours each

4 part time posts up to 16 hours each

With the likelihood of extra posts developing as the business develops

Page 4 a

Current employment

Family Stores

Opening hours Mon-Sat 7:30am-11pm
Sunday 9:30am-10:30pm

Staff member

- 1) 40 hours (full time)
- 2) 40 hours (full time)
- 3) 40 hours (full time)
- 4) 40 hours (full time)
- 5) 40 hours (full time)
- 6) 20 hours (part time)
- 7) 30 hours (manager)
- 8) 20 hours (part time)
- 9) 16 hours (part time)

Total 286 hours

Foxhole Stores

Opening hours Mon-Sat 7am- 11pm
Sunday 10am-10:30pm

Staff member

- 10) 40 hours (full time)
- 11) 40 hours (full time)
- 12) 32 hours (full time)
- 13) 40 hours (full time)
- 14) 20 hours (part time)
- 15) 30 hours (part time)
- 16) 10 hours (manager)
- 17) 8 hours (part time)

Total 220 hours

Overtime is additional to these hours to cover holiday and sickness.

Page 4 b

ALL STATISTICS FROM DEVON + CORNWALL POLICE
 FROM THE OPEN GOVERNMENT LICENCE V3.0

REPORTED CRIME ON OR NEAR BELGRAVE ROAD

YEAR 2013

MONTH	ANTI-SOCIAL	BURGLARY	OTHER THEFT & ROBBERY	DISORDER & WEAPONS	VEHICLE CRIME	THEFT FROM PERSON	FATAL OFFENCES & VIOLENCE	PUBLIC ORDER	CRIMINAL DAMAGE & ARS	OTHER CRIME & DRUGS
JANUARY	1	1	1							
FEBRUARY	1				1					
MARCH			2		1					
APRIL	2		2	1						
MAY	4					1				
JUNE	2		2							
JULY	1			2			1			
AUGUST	2		1				3	1		
SEPTEMBER	1		4							
OCTOBER	1									
NOVEMBER	1		1						1	1
DECEMBER	1		1							
TOTAL	17	12	11	1	2	1	4	1	1	1

Months in Green are when the Shop was open as Bridge House Lives

Months in Yellow are when the Shop was closed.

Anti Social Behaviour is highlighted in Red

CRIME ON OR NEAR BELGRAVE ROAD

YEAR 2014

MONTH	ANTI-SOCIAL	BURGLARY	OTHER THEFT & ROBBERY	DISORDER & WEAPONS	VEHICLE CRIME	THEFT FROM PERSON	SEXUAL OFFENCES & VIOLENCE	PUBLIC ORDER	ANIMAL DAMAGE & ANTS	OTHER CRIME & DRUGS
JANUARY			2						1	
FEBRUARY	2		3						1	
MARCH		2	2							
APRIL	1	1	1		1					
MAY	6		1		1		1		1	
JUNE	1		1				1			
JULY	4						1			
AUGUST	1	2								2
SEPTEMBER	1		1				2			
OCTOBER	1	1					1			
NOVEMBER			1		2					
DECEMBER	2	2	3		1			1	1	
TOTAL	19	8	15	0	5	0	5	1	6	0

Page 5b

Page 5b
Page 90

CRIME ON OR NEAR BELGRAVE ROAD

YEAR 2015

MONTH	ANTI-SOCIAL	BURGLARY	OTHER THEFT & ROBBERY	DISORDER & WEAPONS	VEHICLE CRIME	THEFT FROM PERSON	QUAL OFFENCES & VIOLENCE	PUBLIC ORDER	MINOR DAMAGE & ANTS	OTHER CRIME & DRUGS
JANUARY	3	1	1		1		1		1	
FEBRUARY	1		2							1
MARCH			1						2	
APRIL	4									
MAY	1									
JUNE	5		1		1					
JULY			2							
AUGUST	1									
SEPTEMBER										
OCTOBER	1					1	1			1
NOVEMBER							1			
DECEMBER	1	1	1							
TOTAL	17	2	8	0	2	1	3	0	3	2

CRIME ON OR NEAR BELGRAVE ROAD

YEAR 2016

MONTH	ANTI-SOCIAL	BURGLARY	OTHER THEFT & ROBBERY	DISORDER & WEAPONS	VEHICLE CRIME	THEFT FROM PERSON	KUAL OFFENCES & VIOLEN	PUBLIC ORDER	MINIMAL DAMAGE & ASSAULT	OTHER CRIME & DRUGS
JANUARY										1
FEBRUARY	3				1		1	1		
MARCH	1							1		
APRIL	2									
MAY	1									1
JUNE	2									
JULY	2				3					
AUGUST					1		2		1	1
SEPTEMBER	3									
OCTOBER	4				1					
NOVEMBER	1									
DECEMBER										
TOTAL	19	4	4	0	6	0	3	2	2	3

Page 5 d

CRIME ON OR NEAR BELGRAVE ROAD

YEAR 2017

MONTH	ANTI-SOCIAL	BURGLARY	OTHER THEFT & ROBBERY	DISORDER & WEAPONS	VEHICLE CRIME	THEFT FROM PERSON	INDICIA OFFENCES & VIOLENCE	PUBLIC ORDER	MINOR DAMAGE & ASB	OTHER CRIME & DRUGS
JANUARY	1									
FEBRUARY	3									
MARCH	2		1						1	
APRIL										
MAY										
JUNE										
JULY										
AUGUST										
SEPTEMBER										
OCTOBER										
NOVEMBER										
DECEMBER										
TOTAL	6	1	1						1	

Page 5e

Licencing Act 2003

Personal Alcohol Licence MDV PE0209

LOCAL AUTHORITY



Licensing Section
Mid Devon District Council
Phoenix House
Phoenix Lane
TIVERTON
DEVON
EX16 6PP

Mid Devon District Council has granted a Personal Licence to the person named on this licence who is authorised to sell or supply alcohol or to authorise the sale or supply of alcohol in accordance with the Licensing Act 2003.

DURATION OF LICENCE

Issued : 23 August, 2006

Expires: ~~23 August 2011~~ NO EXPIRY.

NAME & ADDRESS OF HOLDER OF PERSONAL LICENCE

Stuart CLARKE



24 The [redacted]

Tiverton
Devon
EX16 4NF

ANNEX 1 - RELEVANT CONVICTIONS

M.A. Parris

Signature of Authorised Officer



D.P.S. Consent Form.

Consent of individual to being specified as premises supervisor

I STUART CLARKE
[full name of prospective premises supervisor]

of 24 TUE

TIVERTON
DEVON
EX16 4NF

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

NEW PREMISES LICENCE
[type of application]

by

SPH Retail Ltd
[name of applicant]

relating to a premises licence

[number of existing licence, if any]

for

Belgrave Stores
92 Belgrave Rd
Torquay, TQ2 5HZ.

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

SPH Retail Ltd

[name of applicant]

concerning the supply of alcohol at

Belgrave Stores
92 Belgrave Rd
Torquay, TQ2 5HZ.

[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

MDVPE0209


[insert personal licence number, if any]

Personal licence issuing authority

MID DEVON DISTRICT COUNCIL

[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



Name (please print)

STUART CLARKE

Date

20-03-2017

From: **Gill Sutherland** gill@inn-dispensable.com
Subject: Results
Date: 15 May 2017 at 10:46
To: sphretail@gmail.com



Hi Stuart

I can confirm that Kevin Bearne and Geoffrey Palmer passed the Award for Personal Licence Holders examination with respective scores of 38/40 and 39/40. Their licence applications will be submitted to the appropriate council in due course.

Kind regards

Gill Sutherland
Finance and Administration Director
Inn-Dispensable Ltd

t: 02392 345 679

e: gill@inn-dispensable.com

w: inn-dispensable.com



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Page 7

Financial Summary Report for Family Stores
Report for Month Commencing Saturday 1st April 2017

68 Princess Rd TORQUAY.

VAT Takings				
Category	% Total	GM	Gross	Net
Alcohol	17.5%			
Cards	0.0%			
Chiller	0.1%			
Confectionery	3.8%			
Drinks	6.0%			
Electronic Goods	0.0%			
Frozen	0.3%			
Groceries	0.2%			
Hot Food	0.5%			
Household @ 5.00%	0.1%			
Household	1.5%			
Miscellaneous	0.3%			
Pet	0.7%			
Snacks	1.1%			
Stationery	0.0%			
Tobacco	22.2%			
Tobacco Sundr	0.7%			
Total VAT Sales	55.2%			

Payments In	
Description	Paid

*Business
Sensitive
Information
Removed*

Non VAT Takings		
Category	% Total	
Books	0.0%	
Chiller	6.4%	
Confectionery	0.1%	
Drinks	0.3%	
Frozen	0.5%	
Groceries	5.5%	
Household	0.1%	
Lottery	5.5%	
Miscellaneous	1.2%	
News/Mags	1.5%	
Paypoint	23.3%	
Phonecards	0.0%	
Snacks	0.4%	
Total Non VAT Sales	44.8%	

Page 9

Financial Summary Report for Foxhole Stores
Report for Month Commencing Saturday 1st April 2017

93-95 Foxhole Rd Brighton

VAT Takings				
Category	% Total	GM	Gross	Net
Alcohol	19.8%			
Cards	0.1%			
Clothing	0.0%			
Confectionery	4.8%			
Drinks	7.5%			
Electronic Goods	0.1%			
Frozen	0.5%			
Groceries	0.1%			
Household @ 5.00%	0.0%			
Household	1.2%			
Miscellaneous	0.1%			
Pet	0.9%			
Snacks	1.2%			
Stationery	0.1%			
Tobacco	18.6%			
Tobacco Sundr	0.7%			
Total VAT Sales	55.6%			

Payments In	
Description	Paid

*Business Sensitive
Information Removed*

Non VAT Takings	
Category	% Total
Alcohol	0.0%
Chiller	4.7%
Drinks	0.2%
Frozen	0.9%
Groceries	3.4%
Hot Food	1.5%
Household	0.1%
Lottery	6.9%
Miscellaneous	6.5%
News/Mags	1.3%
Paypoint	18.6%
Pet	0.0%
Snacks	0.4%
Stationery	0.0%
Total Non VAT Sales	44.4%

Page 10



You are here » Home » Licensing Act Premises Search » Detail » Application

Licensing Act 2003 - Premises Licence Register as at 22:21 on 04 May 2017

Family Stores

68 Princes Road, Ellacombe, Torquay, Devon, TQ1 1NP

Premises Licence PL0074 from from 05/10/2016 to indefinite

Licence holder(s)

Full Name: Mr Steven John Palmer

Designated Premises Supervisor

Full Name: Mr Stuart Clarke

Permitted Activities

- the sale by retail of alcohol

Premises Open Hours Granted

	Time From	Time To
Not Applicable:		

Activities - Times Granted

	Time From	Time To
M. The sale by retail of alcohol for consumption OFF the premises only		
Monday to Saturday	08:00	23:00
Sunday	10:00	22:30
Good Friday	08:00	22:30
Christmas Day	12:00	15:00
Christmas Day	17:00	22:30

Additional Conditions

ANNEXE 1

MANDATORY CONDITION: WHERE LICENCE AUTHORISES SUPPLY OF ALCOHOL

- No supply of alcohol may be made under the premises licence:-
() at a time where there is no designated premises supervisor in respect of the premises licence, or

customer is made aware that these measures are available.

Minimum Drinks Pricing

- 1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 2) For the purposes of the condition set out in paragraph 1
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) "permitted price" is the price found by applying the formula $P = D + (D \times V)$

Where:-

 - (i) P is the permitted price
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence:-
 - (i) The holder of the premises licence
 - (ii) The designated premises supervisor (if any) in respect of such a licence, or
 - (iii) The personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 4) (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

ANNEXE 2

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

None

ANNEXE 3

CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

None



Torbay Council
Licensing & Public Protection

You are here » Home » Licensing Act Premises Search » Detail » Application

Licensing Act 2003 - Premises Licence Register as at 22:10 on 04 May 2017

Carters Belgrave Stores

Belgrave Road, Torquay, Devon, TQ2 5HY

Premises Licence PL0020 from from 29/01/2016 to indefinite

Licence holder(s)

Full Name: Carters Corners Ltd

Designated Premises Supervisor

Full Name: Mr Bryon Anthony Selby

Permitted Activities

- the sale by retail of alcohol

Premises Open Hours Granted

	Time From	Time To
Monday to Sunday	06:30	23:00

Activities - Times Granted

	Time From	Time To
M. The sale by retail of alcohol for consumption OFF the premises only		
Monday to Sunday	07:00	23:00

Additional Conditions

ANNEXE 1

MANDATORY CONDITION: WHERE LICENCE AUTHORISES SUPPLY OF ALCOHOL

- No supply of alcohol may be made under the premises licence:-
 - ()at a time where there is no designated premises supervisor in respect of the premises licence, or
 - ()at a time when the designated premises supervisor does not hold a personal licence or his/her personal licence is suspended.
- Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.



You are here » Home » Licensing Act Premises Search » Detail » Application

Licensing Act 2003 - Premises Licence Register as at 22:42 on 04 May 2017

Bridge House Wines

92 Belgrave Road, Torquay, Devon, TQ2 5HZ

Premises Licence PL0317 from from 29/05/2012 to 26/03/2014

Licence holder(s)

Full Name: Mr Julian Simon Packer

Designated Premises Supervisor

Full Name: Miss Katie Steer

Permitted Activities

- the sale by retail of alcohol

Premises Open Hours Granted

Not Applicable:

	Time From	Time To
Not Applicable:		

Activities - Times Granted

	Time From	Time To
M. The sale by retail of alcohol for consumption OFF the premises only		
Monday to Saturday	08:00	23:00
Sunday	10:00	22:30
Good Friday	08:00	22:30
Christmas Day	12:00	15:00
Christmas Day	19:00	22:30

Additional Conditions

ANNEXE 1