

Objection from Liz Twist MP in relation to the Euro Garage, Whickham application:

I note that the original application has been amended and that Euro Garage have amended their application to the sale of alcohol from 24 hours to 6am-11pm.

Having met with residents, they have expressed to me that they are concerned with the premises selling alcohol at **any time** due to the proximity of houses and also the local school. They remain unhappy with the application.

On the basis of the information provided, which has been taken from the statement of Licensing Policy, the licensing application for Euro Garage Ltd should not be granted.

After meeting with local residents and visiting the site, I am of the belief that this premises cannot put measures in place to minimise disruption to local residents.

As stated in paragraph 9.1 of the Licensing Policy, the opening hours beyond 11pm would be more acceptable in commercial or tourist area, which this is not. There is no public transport provision after midnight until approximately 6am.

This brings in to question how customers, wishing to purchase alcohol will travel to the premises. I am concerned that this will lead to an increase in the number of cars being driven by those already under the influence of alcohol.

Whilst the application has been amended, I am still minded to put forward

9.1 Opening hours beyond 11pm will generally be considered to be more acceptable for premises in commercial or tourist areas with higher levels of public transport availability, rather than premises in predominately residential areas.

This premise is surrounded by residential properties and whilst this is also on a main bus route, the public transport availability is not high, in fact it is reduced after 9pm – on this basis alone the application should not be granted.

9.2 When considering application, the following should be considered:

Whether the premises is located predominately in a retail or entertainment area – this premises is in a predominately residential area.

Whether the licensed activities are likely to cause adverse impact especially on local residents, and that, if there is a potential to cause adverse impact, appropriate measures will be put in place to prevent it. There will be no measures that can be put in place as the premises is in such close proximity to residential properties.

3.18 of Gateshead Council Licencing Policy, 7 January 2016 – 6 January 2026, the physical environment, such as school walking routes and residential proximity should be taken into account.

5.9 states that a reduction of crime and disorder is integral to the council's approach to the Licensing Act. Across the road from the premises is Chase Park, which already has an issue with anti-social behaviour and vandalism.

5.11 refers to putting public health and community safety at the forefront of public policy making about alcohol. It can be argued that there are already retail stores within the local area which sell alcohol, such as Tesco, which sells alcohol until 11pm.

5.14 states that Whickham is an alcohol exclusion area. The availability of alcohol should be reduced not increased.

7.10 a factor to be considered is the impact of opening hours between 11pm-7am. The premises has a number of residential properties within close proximity. There have been occasions where the external lights have been left on all night and this causes a nuisance to the properties across the road and those who live directly next door to the garage.

The lights are bright and intrusive. The ASDA sign gives a green hue throughout the night and causes a nuisance to the neighbours.

7.11 as above, this section also refers to the siting of external, including security lighting. The current lighting is already causing a nuisance to the residents.

8.21 The Licensing Act prohibits the sale of supply of alcohol from a premises used primarily as a garage. Section 182 guidance states that the premises are primarily used as a garage if they are used for one or more of the following:

- Retailing of petrol
- Retailing of diesel
- The sale of motor vehicles; and
- The maintenance of motor vehicles.

As the premises is used primarily for the retailing of petrol and diesel, the premise automatically is prohibited from supplying alcohol.

9.1 Applicants wishing to operate beyond 11pm, will need to demonstrate to the satisfaction of the Licensing Authority, in their operating schedule, that there will be no significant disturbance to members of the public living, working or otherwise engaged in normal activity around the premise concerned.

Local residents have raised concerns about disturbances. The property nearest the garage has advised that they can hear car doors slamming, especially late at night.

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