

Licensing Sub-Committee

Agenda

19th October 2026

Time: 10:00 am

Location: Council Chamber, Civic Centre

Members: Licensing Sub-Committee

Gaines (C), Nelson, Wiley

-
1. Apologies for absence
 2. To receive any declarations by members
 3. Items for Decision
 - 3.1. Application for a New Premises Licence – 2 Rains Avenue, Hartlepool
(Assistant Director, Regulatory Services)
 4. Any other business which the chair considers urgent

CIVIC CENTRE EVACUATION AND ASSEMBLY PROCEDURE

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<https://www.hartlepool.gov.uk/democraticservices>



LICENSING ACT 2003

Procedure for Hearings



Prior to the commencement of the meeting, a representative of the Democratic Services Section shall establish the identity of those present, who they represent and who intends, or wishes to speak.

1. The Chair's opening comments, including introduction of Members of sub-committee and officers present. Explanation of the decision to be considered.
2. The Assistant Director (Regulatory Services), or representative shall outline the application, any relevant representations and relevancy to Licensing Policy and statutory guidance.
3. Members ask any questions of the Assistant Director (Regulatory Services), or representative.
4. Applicant presents their case (either personally or via legal representation) and introduces witnesses where appropriate.
5. Questions by Members to applicant and/or applicant's witnesses.
6. Representations by responsible bodies and/or interested parties and witnesses introduced where appropriate.
7. Questions by Members to responsible bodies/interested parties and/or their witnesses.
8. Parties may question and clarify issues raised with the consent of the Chair.
9. If required, responsible bodies/interested parties to be given opportunity to sum up.
10. If required, the applicant to be given opportunity to sum up.
11. Members to have the opportunity to clarify any points raised. The Chair shall ask whether all parties are satisfied they have said all they wish to.
12. Members to go into closed session to deliberate.
13. Chair informs parties of their decision, with reasons.



Hartlepool
Borough Council

Licensing Sub-Committee

19th October 2026

Report of: Assistant Director, Regulatory Services

Subject: APPLICATION FOR A NEW PREMISES LICENCE –
2 RAINS AVENUE, HARTLEPOOL

1. Council Plan Priority

Hartlepool will be a place:
where people live healthier, safe and independent lives.
that is welcoming with an inclusive and growing economy providing opportunities for all.

2. Purpose of Report

2.1. To consider an application for a new Premises Licence in respect of 2 Rains Avenue, Hartlepool. A Summary of the application is outlined below:

2.2. Applicant: Senthil Kulandhaisamy

Premises: 2 Rains Avenue
Hartlepool
TS26 0FL

2.3. The applicant is seeking a licence for the following activities:

a. Supply of Alcohol (off the premises)	Monday – Sunday 00:00am – 24:00pm
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Opening Hours

The premises is not open to members of the public.

2.4. A copy of the application is attached as **Appendix 1**.

2.5. A map of the area is attached **Appendix 2**.

2.6. The applicant states on the application that the venue will operate solely as a storage, order processing and dispatch location for an online drinks delivery service specialising in premium wines, spirits and selected alcoholic beverages.

3. Background

3.1. The Licensing Authority received an application for a new Premises Licence from Innpacked Ltd who are an agent acting on behalf of the applicant.

3.2. The application has been advertised in the prescribed manner and representations have been received by the Licensing Authority.

3.3. The Licensing Authority have received 32 public representations. A copy of these representations are attached as **Appendix 3**. The representations make reference to all four licensing objectives:

- The prevention of crime and disorder
- Public Safety
- The prevention of public nuisance
- The protection of children from harm

3.4. A number of representations make reference to the premises planning status. For clarity Hartlepool Borough Councils Planning and Development department are consulted as a responsible authority. The applicant has been advised to seek advice via the planning advisory service – one stop shop.

3.5. Planning and licensing are separate statutory regimes, each operating under its own legal framework and objectives. Obtaining one form of permission does not remove the need to secure any other consent that may be required. Licensing authorities determine applications under the relevant licensing legislation and the statutory licensing objectives, while local planning

authorities consider applications under planning legislation and planning policy. Decisions made under one regime do not determine the outcome of applications made under the other.

3.6. The applicant has agreed conditions for the Premise Licence with the responsible authorities. A consolidated list of agreed conditions are attached as **Appendix 4**.

3.7. The agent acting on behalf of the applicant has provided additional information relating to the application. This information is attached as **Appendix 5**.

4. Proposals

4.1. As relevant representations have been received, a hearing must be held for Members to consider the application (unless all parties agree a hearing is unnecessary).

4.2. Hartlepool Borough Councils Statement of Licensing Policy states:

In determining a licence application the overriding principle adopted by the licensing authority will be that each application will be determined on its individual merits.

4.3. Having regard to the representations received, Members may take any of the following steps for the promotion of the Licensing Objectives:

- i) To approve the application in its entirety
- ii) To approve the application in part – with or without the addition of further conditions
- iii) To reject the whole or part of the application

4.4. Members are reminded that they must only consider those aspects of the licence application that are relevant to the representations received.

5. Other Considerations/Implications

Risk Implications	None
Financial Considerations	Appeal by the applicant or Responsible Authorities
Subsidy Control	Not Applicable
Legal Considerations	Appeal by the applicant or Responsible Authorities.
Single Impact Assessment	Not Applicable
Staff Considerations	None
Asset Management Considerations	None
Environment, Sustainability and Climate Change Considerations	None
Consultation	Statutory consultation has taken place to consider the application.

6. Recommendations

- 6.1. That members consider the representations made by the applicant and the objectors and determine what aspects, if any, of the application should be granted and, if appropriate, what conditions, if any, should be attached.

7. Reasons for Recommendations

None

8. Background Papers

Hartlepool Borough Council Statement of Licensing Policy 2026

<https://www.hartlepool.gov.uk/licences-permits/licensing-act-2003-statement-licensing-policy-2021>

Home office Revised Guidance issued under section 182 of the Licensing Act 2003

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

9. Contact Officers

9.1. Sylvia Pinkney

Assistant Director (Regulatory Services)

APPENDIX 1

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 Senthil Kulandhaisamy

(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 2 Rains Avenue			
Post town	Hartlepool	Postcode	TS26 0FL

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£N/A

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 ☒	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname Kulandhaisamy			First names Senthil		
Date of birth 15/09/1979					
I am 18 years old or over ☒ Please tick yes					
Nationality British					
Current residential address if different from premises address		2 Rains Avenue			
Post town	Hartlepool			Postcode	TS26 0FL
Daytime contact telephone number			07883940603		
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 ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over ☐ 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
Address
Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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

DD	MM	YYYY

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

The business will operate as an online drinks delivery service specialising in premium wines, spirits, and selected alcoholic beverages. The core aim is to provide Hartlepool and the surrounding local area with a high-quality, curated drinks offering, addressing the current lack of a quality-driven wine and premium drinks solution within the town.

All sales will be made exclusively through an online platform where customers can browse products, place orders, and arrange delivery. No members of the public will attend the premises, and there will be no face-to-face retail activity on site. The premises will function solely as a storage, order-processing, and dispatch location.

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

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	☐
				Outdoors	☐
				Both	☐
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	☐
				Outdoors	☐
				Both	☐
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			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
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	☐
				Outdoors	☐
				Both	☐
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	☐
				Outdoors	☐
				Both	☐
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	☐
				Outdoors	☐
				Both	☐
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	☐
				Outdoors	☐
				Both	☐
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 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	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
			<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)		
Thur					
Fri			<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)		
Sat					
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	☐
				Outdoors	☐
				Both	☐
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 provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<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					
Sun					

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	☐
				Off the premises	☒
				Both	☐
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	00:00	24:00			
Tue	00:00	24:00			
Wed	00:00	24:00			
Thur	00:00	24:00			
Fri	00:00	24:00			
Sat	00:00	24:00			
Sun	00:00	24:00			

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 Senthil Kulandhaisamy	
Date of birth 15/09/1979	
Address 2 Rains Avenue Hartlepool Durham	
Postcode	TS26 0FL
Personal licence number (if known) Currently being processed	
Issuing licensing authority (if known) Hartlepool BC	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) Premises will not be open to the public
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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)

NB The application for 24 hours off sales is to accommodate the fulfilment of customers sales.

Due to the nature of this premises and the fact that all of sales will be for delivery we anticipate that the operation will have little if no impact upon our neighbours.

All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme ongoing and under constant review and shall be made available to a relevant responsible authority when called upon.

All sales shall be made remotely via the internet or telephone.

b) The prevention of crime and disorder

The premises licence holder shall maintain an accurate and up to date record of all sales of alcohol. This information shall be made available to Police and authorised officers when requested.

No company signs or any form of advertising indicating that alcohol is stored at the premises shall be displayed on or around the premises.

Alcohol shall not be on view from the exterior of the premises.

c) Public safety

Given that customers will not be permitted to attend the premises we do not anticipate that public safety will be a concern at the premises.

d) The prevention of public nuisance

NB Public nuisance issues tend to follow customer attendance at a licensed premise; the absence of customers will greatly reduce the potential for public nuisance issues to flow from the provision of licensable activity at this venue.

The premises shall not be open to the public and no member of the public shall be permitted to attend the premises at any time for the purchase/collection of alcohol.

Alcohol shall not be delivered to a person in a public place (e.g. car park, street corner, bus stop etc.)

e) The protection of children from harm

NB Children will not be permitted to attend the premises in respect of this licence.

Where alcohol is offered for sale and delivery the following terms shall apply:

- a) Orders are only acceptable from customers over the age of 18
- b) A "Challenge 25" scheme is operated and customers who appear under the age of 25 will be required to produce a valid form of identification before the consignment of alcohol is delivered to them.
- c) The only acceptable forms of ID are:
 - i. proof of age card bearing the PASS logo;
 - ii. passport; or
 - iii. UK photo driving licence.
 - iv. A military ID Card
- d) Alcohol will not be delivered to any person who is challenged and fails to provide an acceptable form of ID.

Premises to use a refusals book, which is to record any attempted order by persons suspected to be under 18 or fail to show suitable ID and to record evidence of those suspected to be underage but do prove that they are over 18.

All deliveries will be made by a reputable courier who has a relevant age verification process or the premises Licence holder, or a direct employee of the Premises Licence holder.

Where deliveries are made by the Premises Licence holder, or a direct employee of the Premises Licence holder, the person making the delivery shall carry a book, or other form of record, in which they shall record the date, time and circumstances under which any challenge is made in accordance with the "Challenge 25" scheme.

A version of this record, which must be kept in English, shall be made available for inspection by any police, community support or authorised Council officer upon demand. The Designated Premises Supervisor shall frequently check the record to ensure all staff are using it and shall sign and date it immediately after the latest entry as a record of doing so.

All staff employed in the sale of alcohol shall be trained in respect of the law relating to the sale of alcohol, the company's proof of age policy and the procedure on handling and recording refusals. Training must be documented, and details made available upon request by the Police, Trading Standards Officers and Licensing Officers. Training shall be reviewed and updated on an annual basis.

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	• [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 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	<i>Stephen Bartlett</i>
Date	24/08/2026
Capacity	Duly Authorised Agent

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)			
Innpacked Ltd Suite F8 10 Whittle Road Ferndown Industrial Estate			
Post town	Wimborne	Postcode	BH21 7RU
Telephone number (if any)	01202 890030		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) PREMISESLICENCE@INNPACKED.COM			

Notes for Guidance

- 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.
- 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;

- o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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:
 - o evidence of the applicant's own identity – such as a passport,
 - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - o 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.

APPENDIX 2



APPENDIX 3

[REDACTED]

Dear Sir/Madam,

We are writing to formally object to the licensing application submitted by Mr Senthil Kulandhaisamy to sell alcohol from his residential property located within a newly built housing estate in the West Park neighbourhood, Hartlepool.

West Park area is a medium sized quiet, established, middle-class residential area, predominantly occupied by families and retirees. Introducing a commercial alcohol-sales operation within a domestic property area raises several serious concerns:

- **Public safety** — Increased vehicular activity, visitors, and potential late-night use could compromise the safety and security of residents, particularly families with young children.
- **Public nuisance** — Noise, traffic, parking congestion, and general disturbance are highly likely, especially if alcohol sales attract non-residents, drivers and commercial vehicles to the estate.
- **Unsuitability of location** — The road network and property are not designed or approved for commercial retail use. Allowing alcohol sales would set a concerning precedent for similar applications in purely residential zones.
- **Impact on community character** — The proposal is incompatible with the nature of the neighbourhood and risks undermining the peaceful environment residents reasonably expect.
- **Lack of oversight** — Operating from a private home limits the ability to ensure proper control measures, responsible retailing, and compliance with licensing conditions.

For these reasons, we strongly believe that granting this licence would be detrimental to the local community and contrary to the objectives of the Licensing Act 2003, particularly those relating to the prevention of crime and disorder, public nuisance, and public safety.

We respectfully request that Hartlepool Borough Council reject this application in full.

Yours faithfully,

[REDACTED]



21/09/2026

Dear Sir/Madam

Objection to Premises Licence Application, Premises : 2 Rains Avenue, Hartlepool TS26 0FL

I wish to make a formal representation in respect of the application for a premises licence for 2 Rains Avenue Hartlepool TS26 0FL.

I have noted the applicant's statement that the proposed business will operate as an online drink's delivery service specialising in premium wines, spirits and other alcoholic beverages, with the premises being used for storage, order processing and dispatch. I also note that the applicant states that members of the public will not attend the premises and that there will be no face-to-face retail activity.

However, I have significant concerns about the suitability of this location for the proposed use and the potential impact of the operation on the surrounding residential area.

2 Rains Avenue is situated on a small, solely residential estate. The property is accessed via a shared driveway and is directly opposite a children's play area. It is therefore important that the Licensing Authority considers not simply whether customers will visit the premises, but also the nature and intensity of the commercial activity that will take place there and the resulting vehicle movements, deliveries, collections and other activity.

The application also proposes operating hours of 00:00 to 24:00, seven days a week. This would potentially allow the premises to operate throughout the night, including during periods when residents would reasonably expect a quiet residential environment.

Shared driveway and residential access – The fact that the property is accessed via a shared driveway is a particular concern.

A commercial storage and dispatch operation could generate considerably more vehicle movements than would normally be expected from a private residential property. This could include deliveries of stock, collection of orders, courier vehicles and staff arriving and leaving.

The shared driveway is not a dedicated commercial access route. Increased vehicle movements, parking, loading and unloading could cause obstruction, inconvenience, noise and conflict for residents who rely upon the driveway for access to their homes.

I therefore ask the Licensing Authority to establish the anticipated number and type of vehicle movements associated with the proposed business and precisely where loading, unloading, deliveries and collections will take place.

I also ask the Licensing Authority to consider the existing availability of alcohol in Hartlepool. Residents already have access to alcohol through numerous supermarkets, convenience stores, off-licences, licensed premises and existing online delivery services. The applicant should therefore explain what additional need is being addressed by introducing a further alcohol delivery operation, particularly one capable of operating 24-hours a day from a residential location.

The availability of alcohol in Hartlepool is already extensive, and customers can obtain alcoholic products through established retail outlets and delivery platforms without the need for an unrestricted overnight operation at 2 Raines Avenue, I am concerned that granting this application could increase the availability and convenience of alcohol deliveries during late-night and early-morning hours, when residents are entitled to expect peace and quiet. It may also increase the number of alcohol related deliveries and associated vehicle movements in the surrounding residential area.

The premises is also directly opposite a children's play area.

Although I appreciate that the application states that customers will not attend the premises the proposed business involves the storage and delivery of alcohol potentially continuous commercial activity. The location opposite a children's play area makes it particularly important that vehicle movements, parking, loading and unloading and the general operation of the premises do not create additional risks or nuisance for children and families using the area.

I ask the Licensing Authority to consider the interaction between commercial delivery vehicles and children using the play area, particularly during busy periods and after school hours.

The proposed hours of 00:00 to 24:00, seven days a week are a significant concern given the residential nature of the location.

If the premises is genuinely intended to operate on a 24-hour basis and, the applications should clearly explain:

- Whether staff will be present throughout the night
- Whether stock deliveries can occur overnight
- Whether couriers or delivery couriers can collect orders overnight

- How many deliveries are anticipated during late night and early morning periods
- Where vehicles will stop while loading and unloading
- How noise from vehicles, doors, engines and loading will be controlled: and
- What arrangements will be made to prevent disturbance to residents.

Even where members of the public do not enter the premises, a 24-hour dispatch operation could generate activity at times when noise is particularly intrusive.

I am particularly concerned about the potential for noise and disturbance arising from:

- Delivery and collection vehicles
- Vehicles using the shared driveway
- Engines and vehicle doors
- Loading and unloading of alcohol stock
- Staff arriving and leaving
- Couriers collecting orders
- Waste and packaging
- External lighting; and
- General commercial activity during late-night and early-morning hours.

These matters are especially relevant because the premises is located within a small residential estate rather than a commercial or industrial area.

The applicant describes the business as a premium wine and spirits delivery service covering Hartlepool and the surrounding area. I therefore ask the Licensing Authority to establish the anticipated scale of the operation rather than considering it simply as an online business.

In particular, the applicant should clarify the anticipated:

- Number of orders per day
- Number of deliveries per day
- Number of stock deliveries
- Number of courier collections
- Number of employees
- Number and type of vehicles
- Quantity of alcohol stored at the premises; and
- Hours during which dispatch and collections will actually take place

Without this information, it is difficult for residents or the Licensing Authority to properly assess the potential impact of the proposed operation.

The premises will be used to store potentially significant quantities of alcohol, including spirits, and the application proposes 24-hour operation.

I ask the Licensing Authority to consider whether adequate security measures will be in place to protect the premises and its stock and to prevent unauthorised access, theft or other crime and disorder.

I respectfully ask the Licensing Authority to take into account the specific and location of the premises.

This is not a commercial premises situated within a shopping area or industrial estate. It is a property on a small, solely residential estate, access by a shared driveway and directly opposite a children's play area.

The proposed use therefore has the potential to introduce a level of commercial vehicle and delivery activity that is materially different from the normal residential use of the area.

I am not objecting simply because the business will sell alcohol online. My objection is to the potential impact of an unrestricted commercial storage, processing and dispatch operation, particularly if it is permitted to operate throughout the night from this residential location.

I therefore ask the Licensing Authority to carefully consider whether the proposed operation promotes the licensing objectives, particularly:

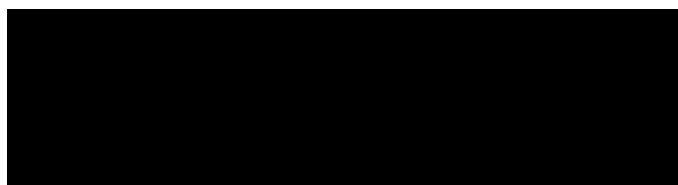
- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance: and
- The protection of the residential amenity of neighbouring properties

If the licence is granted, I respectfully request that specific and enforceable conditions are imposed, including appropriate restrictions on overnight deliveries, collections, loading and unloading, together with measures controlling noise, vehicle movements, parking and the use of the shared driveway.

I also ask that the applicant be required to provide clear details of the proposed operating arrangements before the application is determined, particularly in relation to the use of the shared driveway, vehicle movements, delivery and collection times and the proposed 24-hour operating period.

For the reasons set out above, I respectfully ask the Licensing Authority to give careful consideration to my objection and to the potential impact of this proposed commercial use on residents and families living within this small residential estate.

Yours faithfully,

A large black rectangular redaction box covering the signature area.



Dear sir

This is express our surprise and horror at this proposal. We object in the strongest terms because the retail sale of liquor in this quiet residential area would at very best cause serious parking and congestion issues and at worst act as a collecting point for teenage drinkers to congregate with inevitable public order issues following.





Good evening,

We would like to raise an objection to the licensing application (case number 260825) recently submitted on behalf of the resident of 2 Rains Avenue, Mr Senthil Kulandhaisamy.

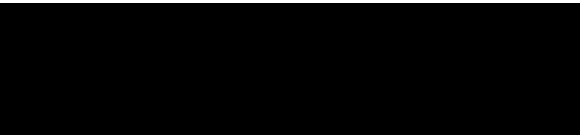
We have two main concerns: increased traffic and possible parking at an already troublesome road junction and the potential of increased crime on the estate.

No 2 Rains Avenue is located on a shared drive at the corner of this road and the only vehicular entrance to the Tunstall Farm estate. The main road into the estate, Valley Drive, has a difficult uphill left hand bend which has a habit of throwing cars into the middle of the road. When approaching the Rains Avenue/Valley Drive junction along Rains Avenue it is difficult to see the traffic on the hill until you are very near the junction. The junction itself is very tight even for two cars and a lot of residents drop back from the junction to allow the other to pass. If the licensing application goes ahead there will be increased traffic both from product being delivered to the house and presumably from the product being delivered from the house to the purchasers. These could be larger vehicles than standard cars turning in/out of the property, waiting next to the junction to turn into the property or parking on the side of the road at the junction. There is a small parking lay-by opposite the house but this is already often occupied. We appreciate the application says that high end drinks would be sold rather than this being a 'dial a drink' service but there would still need to be a reasonable number of sales to make this a viable business.

As mentioned above, the application states that high end drinks would be stored at the property. The website indicates the cost of each bottle of liquor is hundreds of pounds so there wouldn't need to be a huge amount of stock stored before the value is significant. Although this is essentially a wine club and purchases can only be made online it is conceivable that it becomes common knowledge that products of high value are stored there and a target for criminal activity. Earlier this year, burglars attempted to enter the house next door but one to No 2 Rains, they weren't successful but the police weren't able to catch them as they escaped across the fields. The location is perfect for an easy escape.

As an aside, this neighbour's house is also No 2, its address is actually 2 Olivier Avenue but its front door faces on to Rains Avenue. This causes great confusion for anyone not familiar with the estate eg. burglars who could then potentially target the wrong house.

We would appreciate if you would take this information into account when considering this application.



Subj.: Public Notice – 2 Rains Avenue, TS26 0FL: Objection to Licensing Application by Mr Senthil Kulandhaisamy – Sale of Alcohol

Dear Sir/Madam,

We are writing to formally object to the licensing application submitted by Mr Senthil Kulandhaisamy for the sale of alcohol from the residential property at 2 Rains Avenue, within the West Park area of Hartlepool.

West Park is a quiet, established suburban residential neighbourhood, predominantly occupied by families and retired residents. Introducing commercial alcohol sales from a domestic property in this setting raises a number of significant concerns:

Public safety — Increased visitors and vehicle movements could create additional risks for residents and pedestrians, particularly children and elderly residents, especially during morning and evening hours.

Public nuisance — Alcohol sales could result in increased traffic, parking congestion, noise and disturbance from delivery drivers and commercial vehicles. Although the application does state that the premises are not open to the public, the 24/7 nature of the application would suggest that collections / deliveries could be made at any time day or night without recourse.

Unsuitability of the location — The property and surrounding road network were designed for residential rather than customer-facing commercial use. Regular deliveries / collection vehicles could adversely affect neighbouring residents and the singular access road into the estate could also hinder emergency vehicles if larger delivery vehicles were to be used.

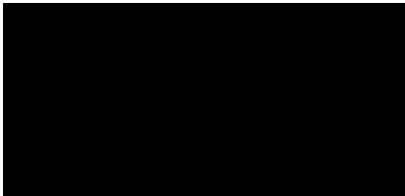
Concerning precedent — Allowing commercial alcohol sales from a private home in a suburban housing estate such as this would set a concerning precedent and could encourage similar applications elsewhere in the neighbourhood and wider town. While each application must be considered individually, the cumulative effect of such activity could materially alter the residential character of the area and increase traffic, noise, parking problems and other forms of nuisance.

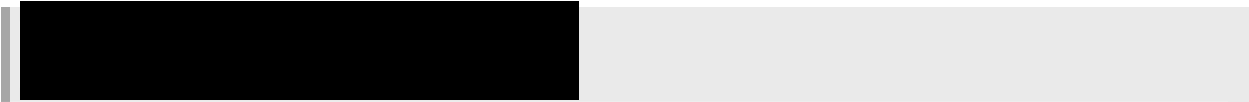
Impact on the community — The proposed activity appears incompatible with the quiet residential character of the neighbourhood and risks undermining the peaceful environment residents reasonably expect.

Management and control — We are concerned about how access, operating hours, deliveries, responsible alcohol sales and prevention of nuisance would be effectively managed from a private residential property.

For these reasons, we believe that granting this licence could be detrimental to neighbouring residents and the wider community and raises material concerns under the Licensing Act 2003, particularly in relation to the prevention of crime and disorder, public safety, prevention of public nuisance, and protection of children from harm.

We respectfully request that Hartlepool Borough Council take these concerns fully into consideration and refuse the application. Should the Council nevertheless be minded to grant the licence, we request that stringent conditions be imposed to protect neighbouring residents and the residential character of the area. – these could possibly include a restriction of collections / deliveries within normal day time business hours only and limiting the size of the delivery vehicles used to access the area.





Please note I would object to the above proposal my concerns are as follows:

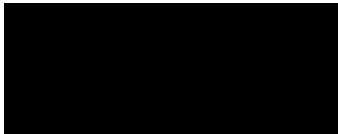
1. This proposal increases the traffic in an already busy residential area.

a) In particular a 24/7 delivery service is likely to increase noise levels from traffic and, while loading and unloading takes place. Therefore forming a nuisance during the night.

b) Increase in traffic will increase risk to public safety during the day. With 1 Primary and 1 secondary school in the local area many children are using the estate roads.

c) The proximity to the child play area on Rains Avenue is also a concern.

2. Does the storage of business quantities of alcohol on the premises increase risk of crime in the area?



[REDACTED]

20th September 2026

Licensing Team
Hartlepool Borough Council
Civic Centre, Victoria Road,
Hartlepool TS24 8AY

BY EMAIL ONLY: licensing@hartlepool.gov.uk

Dear Sir/Madam

RE: FORMAL REPRESENTATION / OBJECTION

Application for a New Premises Licence – Licensing Act 2003

Applicant: Senthil Kulandhaisamy

Premises: 2 Rains Avenue, Hartlepool, TS26 0FL

I write as a local resident living a short distance from (approximately a few hundred metres) and within the neighbourhood of the above address, to submit my formal representation objecting to the granting of a premises licence for 2 Rains Avenue.

Under **Section 18 of the Licensing Act 2003**, I request that the Licensing Authority refuse this application, based strictly on the four licensing objectives and with the full support of the guidance as set out in the [Hartlepool Borough Council Statement of Licensing Policy](#)

The core grounds for this objection are detailed below:

1. Prevention of Public Nuisance:

- **Inappropriate Location in a High Council Tax Residential Area:** 2 Rains Avenue is situated within a highly domestic, quiet residential estate characterised by high Council Tax bands. It is entirely distinct from a designated business park or commercial zone, and introducing a commercial alcohol storage, packaging, and dispatch operation in such an area fundamentally conflicts with the quiet enjoyment of both neighbouring properties and the neighbourhood itself.
- **24-Hour Operational Nuisance:** An online alcohol delivery service implies unceasing vehicle movements for stock delivery, sorting, and courier dispatch. The core hours of such an on-demand alcohol delivery typically extend late into the evening/early morning. The constant noise of van or car doors slamming, engines idling, and delivery drivers collecting goods at antisocial hours directly violates the Council's policy to protect residential areas from commercial noise pollution.
- **Suitability of Existing Town Centre Infrastructure:** According to the principles of economic regeneration and sustainable development in Hartlepool, numerous vacant, purpose-built commercial premises within the town centre would be more suitable for this type of proposed operation.

Directing commercial operations to the town centre would ensure proper commercial planning and secure a robust return for the Council via properly assigned **Business Rates**, which are currently listed as £ N/A for this domestic dwelling under Part 1 of the application.

2. Protection of Children from Harm:

- **Proximity to a Child's Play Park:** The application premises sit directly opposite a children's play park inside a quiet estate. Integrating a commercial distribution hub directly adjacent to such a safe children's play space introduces immediate and unacceptable risk.
- **Increased Risk of Delivery Interaction:** Delivery vehicles and independent couriers rushing to meet online delivery timeframes would create an unsafe environment and place children playing and/or crossing the road at heightened physical risk. Furthermore, the constant presence and visibility of commercial alcohol handling in such close proximity opposite a dedicated children's play facility completely undermines the objective to protect youth from the normalisation of alcohol supply networks.

3. Public Safety & Prevention of Crime and Disorder:

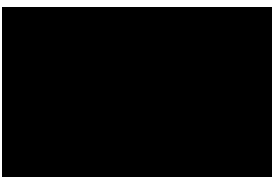
- **Severe Traffic Pressures on Valley Drive:** Traffic flow in this area has already reached a critical capacity level in recent years, with Valley Drive transformed into a major thoroughfare to serve the new estate development.
- **Inadequate Traffic Calming Measures:** The existing traffic calming measures on Valley Drive and the surrounding estate are entirely inadequate, with residents routinely witnessing speeding drivers using the thoroughfare. Adding a commercial fleet of on-demand delivery couriers, who operate under strict time limits to drop off orders, would exacerbate speeding and reckless driving behaviours and pose an acute threat to public safety.
- **Delivery and Dispatch Vulnerability:** Operating an off-licence dispatch node from a standard residential home leaves the property vulnerable to targeted anti-social behaviour, including theft attempts or the potential for congregating loitering by individuals seeking to intercept alcohol stock.

Conclusion and Policy Conflicts:

Under Section 1.3.4 of the Hartlepool Statement of Licensing Policy, the Council explicitly notes that **“licences for before 9:00 a.m. or after 10:00 p.m. in residential areas are generally refused.”** Because a remote delivery service requires unrestricted operational hours to remain viable, it is inherently incompatible with the residential nature of Rains Avenue and the surrounding neighbourhoods.

The applicant states there will be no face-to-face public retail, but the logistical reality of running a commercial alcohol distribution hub from a domestic kitchen, garage, or spare room would create unmanageable public nuisance, traffic risk, and a decline in public safety.

For these reasons, I urge the Licensing Sub-Committee to refuse this application. I wish to be kept informed of any upcoming Committee Hearings so that I, alongside other neighbourhood residents, may attend to speak in support of this representation.



FORMAL REPRESENTATION / OBJECTION

Premises Licence Application – 2 Rains Avenue, Hartlepool, TS26 0FL

Dear Licensing Team,

I wish to make a formal representation objecting to the premises licence application for **2 Rains Avenue**, particularly in relation to the **prevention of public nuisance**.

I live locally and am concerned about the impact of operating a **24-hour alcohol business from this quiet residential estate**.

I have read the application and note that the applicant states that:

- "All sales will be made exclusively through an online platform".
- The premises will operate "solely as a storage, order-processing, and dispatch location".
- Alcohol sales are proposed **24 hours a day, seven days a week**.
- "All deliveries will be made by a reputable courier" or by the licence holder/direct employee.
- "No member of the public shall be permitted to attend the premises at any time for the purchase/collection of alcohol."

I welcome the stated prohibition on customer collections. However, I remain concerned about the **commercial delivery activity** that the proposed business will generate.

The applicant states that the 24-hour licence is required "to accommodate the fulfilment of customers sales" and describes the property as a storage, order-processing and **dispatch** location. The application does not make clear how many deliveries or vehicle movements are anticipated, what size of vehicles will be used, or during what hours loading and dispatch will take place.

My concern is that a 24-hour operation could result in regular courier and delivery vehicles entering and leaving the estate, together with loading, unloading, parking and associated noise. This would be a significant change from the current quiet residential character of the area, particularly if such activity were to occur during evenings, nights or early mornings.

The applicant states that the operation will have "little if no impact upon our neighbours". I do not believe this can be properly established without more information about the anticipated scale and timing of deliveries and dispatch.

I therefore ask the Licensing Authority to:

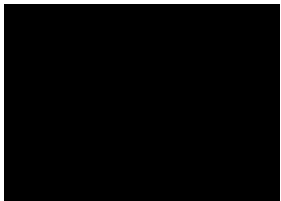
1. Require the applicant to clarify the expected number and timing of deliveries and vehicle

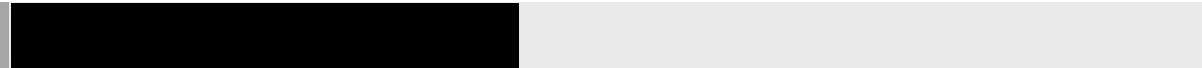
movements.

2. Consider whether **24-hour alcohol sales and associated dispatch activity** are appropriate for this residential location.
3. Make the applicant's stated **prohibition on customer collections** an explicit condition of any licence granted.
4. Consider appropriate restrictions on loading, dispatch and commercial vehicle activity during night-time and early-morning hours.

My objection is not to the principle of an online business. It is specifically to the potential impact of a **24-hour alcohol storage, processing and dispatch operation on the residential amenity of Rains Avenue**, through increased traffic, vehicle movements, loading and noise.

I respectfully ask that my representation is taken into account when determining this application.





Dear Sir/Madam,

I am writing to formally object to the premises license application for 2 Rains Avenue, Hartlepool, submitted by Senthil Kulandhaisamy, which proposes the 24-hour, 7-days-a-week retail sale of alcohol for consumption off the premises by remote sales.

I live in the surrounding residential area and have serious concerns about the impact that this proposed operation could have on residents, particularly given the proposed hours of operation.

My biggest concern is the significant increase in traffic and delivery vehicles entering our residential estate throughout the day and night. This is a residential area where people live and expect to be able to enjoy reasonable level of peace and safety. The prospect of alcohol deliveries taking place at any time, including throughout the night and in the early hours of the morning, is extremely concerning.

Residents currently have no information about how many deliveries could take place, how frequently delivery vehicles would be used, where they would stop or park, or how the delivery operation would be managed. There is therefore a real concern that the estate could experience increased vehicle movements, parking problems, noise, headlights, vehicle doors being opened and closed, engines running and general disturbance at unsociable hours.

This is particularly concerning because the premises are directly opposite a children`s play park. Children regularly use this area, and I am concerned about the increased number of delivery vehicles moving through an area where children are playing and pedestrians are present. The safety of children and other residents should be given serious consideration before allowing a 24-hour delivery-based alcohol business to operate from this location.

I am also concerned about the proposed operation could result in people who are not residents of the estate regularly entering the area at all hours of the day and night. We would have no control over who is delivering, who is collecting orders or how many vehicles could be coming into the estate. This would fundamentally change the nature of a quiet residential area.

I believe these concerns are directly relevant to the licensing objectives, particularly:

The prevention of public nuisance, due to the potential for increased traffic, noise, disturbance and activity throughout the night.

Public safety, particularly because of the location directly opposite a children`s play area and the increased movement of delivery vehicles.

The prevention of crime and disorder, given the proposed 24-hour availability of alcohol and the increased number of people and vehicles potentially attending the area during the night.

The protection of children from harm, particularly in relation to the proximity of the children`s play park and the increased vehicle movements that could result from the proposed operation.

I am particularly concerned that the application seeks permission for alcohol sales **24 hours a day**. Hartlepool Borough Council`s current Licensing Policy states that longer licensing hours can create nuisance for residents and place additional strain on local transport infrastructure. It also states that, in residential areas, licensing for the sale of alcohol before 9:00am or after 10:00pm will generally be refused.

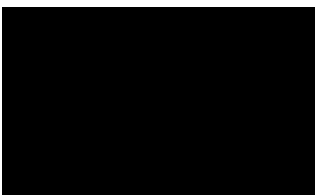
In light of this, I do not believe that a 24-hour alcohol delivery operation is appropriate for this residential location.

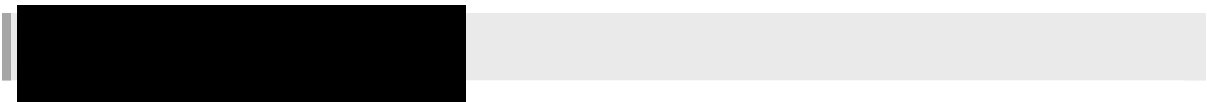
I would therefore respectfully ask the Licensing Authority to **refuse the application in its current form**.

If the Licensing Authority is minded to grant any license, I would strongly request that the proposed hours are significantly restricted and that full consideration is given to the impact of delivery vehicles, traffic, noise, parking, public safety and the proximity of the children`s play park.

Residents should not have to accept a significant increase in traffic and disturbance throughout the day and night simply because an alcohol delivery business wishes to operate from a residential property.

I ask that this representation is formally recorded and fully considered when determining the application.





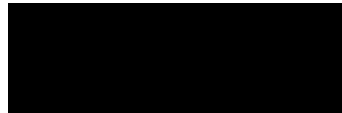
My objection centres on the change of a residential property into a business selling, storing and distributing alcohol 24 hours a day 7 days a week

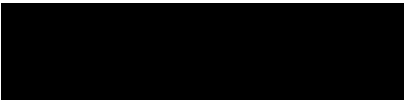
The property is at the front of the Tunstall housing estate on a blind corner with extremely limited parking this is the only way in and out of the estate my view is that any increase in business traffic to deliver or collect alcohol will cause a nuisance and add the additional risk of accidents.

In addition there is a children's play area directly in front of the property increasing the risk to children not being seen while vans or lorry's are delivering or collecting. The children living on the premises and in the surrounding area will be subjected to a high level of visitors not known to the location while alcohol is delivered and collected this was not anticipated in a residential area and it is my view that this can increase the risk for the protection of children who live locally and currently enjoy some freedom to play independently in the children's play area.

The application also requests 24 hours a day 7 days a week I feel this is not appropriate for a residential estate and may be difficult for the adjoining neighbours it also says that staff will be trained any addition footfall to cover the 24 hours seven days a week will impact on the surrounding neighbours.

The storage of alcohol in a residential property not designed for such activity will place the area at increased risk of fire due to the combustible nature of the liquids and the potential for increased risk of targeted burglary and nuisance as alcohol is an expensive commodity which can bring good resale value in the black market.





3rd September 2026

Licensing Team

Hartlepool Borough Council

Civic Centre, Victoria Road

Hartlepool

TS24 8AY

BY EMAIL ONLY: licensing@hartlepool.gov.uk

Dear Sir/Madam,

RE: FORMAL REPRESENTATION / OBJECTION

Application for a New Premises Licence – Licensing Act 2003

Applicant: Senthil Kulandhaisamy

Premises: 2 Rains Avenue, Hartlepool, TS26 0FL

I am writing as a local resident living within a few hundred metres of the proposed site to submit my formal representation objecting to the granting of a premises licence for 2 Rains Avenue. Under **Section 18 of the Licensing Act 2003**, I request that the Licensing Authority refuse this application in its entirety.

This representation is based strictly upon the **four licensing objectives** and is fully supported by the guidance set out in the [Hartlepool Borough Council Statement of Licensing Policy](#). The core grounds for this objection are detailed below.

1. Prevention of Public Nuisance

- **Inappropriate Location in a High Council Tax Residential Area:** 2 Rains Avenue is situated within a highly domestic, quiet residential estate characterized by high council tax bands. It is entirely distinct from a designated business park or commercial zone. Introducing a commercial alcohol storage, packaging, and dispatch operation here fundamentally conflicts with the quiet enjoyment of neighbouring properties.
- **24-Hour Operational Nuisance:** An online alcohol delivery service implies unceasing vehicle movements for stock delivery, sorting, and courier dispatch. The core hours of an on-demand alcohol delivery service typically extend late into the evening and

early morning. The constant noise of car doors slamming, engines idling, and delivery drivers collecting goods at antisocial hours directly violates the council's policy to protect residential areas from commercial noise pollutions.

- **Suitability of Existing Town Centre Infrastructure:** According to the principles of economic regeneration and sustainable development within Hartlepool, there are numerous vacant, purpose-built commercial premises within the town centre. Directing commercial operations to the town centre ensures proper commercial planning and secures a robust return for the council via properly assigned **Business Rates** (which are currently listed as £N/A for this domestic dwelling under Part 1 of the application).

2. Protection of Children from Harm

- **Proximity to a Child's Play Park:** The application premises sits directly opposite a children's play park located inside a quiet estate. The integration of a commercial distribution hub directly adjacent to a safe play space for children introduces immediate risk.
- **Increased Risk of Delivery Interaction:** Delivery vehicles and independent couriers rushing to meet online delivery timeframes create an environment where children playing or crossing the road are placed at heightened physical risk. Furthermore, the constant presence and visibility of commercial alcohol handling directly opposite a dedicated children's facility completely undermines the objective to protect youth from the normalization of alcohol supply networks.

3. Public Safety & Prevention of Crime and Disorder

- **Severe Traffic Pressures on Valley Drive:** Traffic flow in this specific area has reached critical capacity in recent years. Valley Drive has transformed into a heavy thoroughfare to serve the new estate development.
 - **Inadequate Traffic Calming Measures:** The existing traffic calming measures on Valley Drive and the surrounding estate are entirely inadequate. Residents routinely witness speeding drivers using the thoroughfare. Adding a commercial fleet of on-demand delivery couriers—who operate under strict time limits to drop off orders—will exacerbate speeding and reckless driving behaviors, presenting an acute threat to public safety.
 - **Delivery and Dispatch Vulnerability:** Operating an off-licence dispatch node from a standard residential home leaves the property vulnerable to targeted anti-social behaviour, including theft attempts or congregate loitering by individuals seeking to intercept alcohol stock.
-

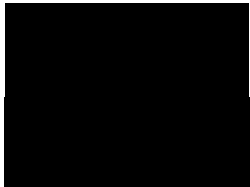
Conclusion and Policy Conflicts

Under section 1.3.4 of the Hartlepool Statement of Licensing Policy, the council explicitly notes that **"licences for before 9:00 a.m. or after 10:00 p.m. in residential areas are generally refused."** Because a remote delivery service requires unrestricted operational hours to remain viable, it is inherently incompatible with the residential nature of Rains Avenue.

The applicant states that there will be no face-to-face public retail, but the sheer logistical reality of running a commercial alcohol distribution hub from a domestic kitchen, garage, or spare room will result in unmanageable public nuisance, traffic risk, and a decline in public safety.

For these reasons, I urge the Licensing Sub-Committee to refuse this application. I wish to be kept informed of any upcoming committee hearings so that I, alongside other affected residents, may attend to speak in support of this representation.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

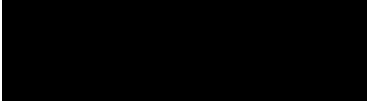


To whom it may concern.

I am a resident on Tunstall farm , west park and totally oppose the above application to sell alcohol from a residential home in a very prestigious area. My reasons for objection are as follows:

- 1) Residential area of 110 private homes, ranging from 290k to 490k
- 2) The house is opposite a children's play area.
- 3) It will attract the wrong type of people in the area, ie possible alcoholics, drunks, thugs
- 4) We will have traffic day and night and flashing lights.
- 5) The estate has lots of young families that could be frightened to enter/leave the estate because of unfamiliar faces.
- 6) It is a blind corner and it will become at risk of accidents due to the heavy traffic.

Regards





Good afternoon

We wish to object to the above as it could cause a public nuisance with noisy patrons, rumbling delivery and increase in traffic.

Could increase crime and disorder by people targeting a residential home known to store alcohol and its area.

Could impact on public safety by attacking crime in the area and increase in traffic in a residential area.





Subj.: Public Notice 2 Rains Avenue TS260FL: Objection to Licensing Application by Mr Senthil Kulandhaisamy – Sale of Alcohol

Dear Sir/Madam,

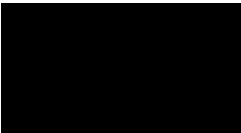
I am writing to formally object to the licensing application submitted by Mr Senthil Kulandhaisamy to sell alcohol from his residential property located within a newly built housing estate in the West Park neighbourhood, Hartlepool.

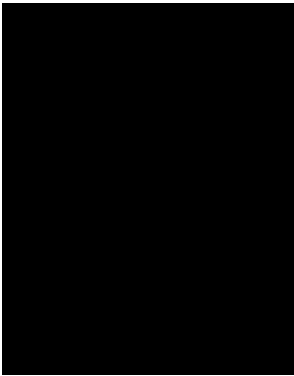
West Park area is a residential area, predominantly occupied by families and retirees. Introducing a commercial alcohol-sales operation within a domestic property area raises several serious concerns:

- **Public safety** — Increased vehicular activity, visitors, and potential late-night use could compromise the safety and security of residents, particularly families with young children. There has already been increased traffic issues since the Tunstall Farm estate was built, necessitating traffic calming measures .
- **Public nuisance** — Noise, traffic, parking congestion, and general disturbance are likely, especially if alcohol sales attract non-residents, drivers and commercial vehicles to the estate, undesirable loitering, etc.
- **Unsuitability of location** — The road network and property are not designed or approved for commercial retail use. Allowing alcohol sales would set a concerning precedent for similar applications in purely residential zones.
- **Impact on community character** — The proposal is incompatible with the nature of the neighbourhood and risks undermining the peaceful environment residents reasonably expect.
- **Lack of oversight** — Operating from a private home limits the ability to ensure proper control measures, responsible retailing, and compliance with licensing conditions.

I strongly believe that granting this licence would be detrimental to the local community and contrary to the objectives of the Licensing Act 2003, particularly those relating to the prevention of crime and disorder, public nuisance, and public safety.

I respectfully request that Hartlepool Borough Council reject this application in full.





Dear Sir,

Re proposed sale of alcohol from 2 Rains Avenue,

My wife and I would like to object to the above application.
We have the following concerns:

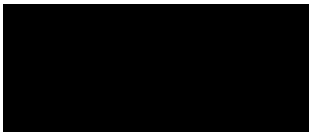
- 1) the public nuisance caused by the delivery and dispatch of orders
- 2) concerns over the safe storage of quantities of alcohol in a residential property
- 3) change of use of the property from residential to commercial in what is a high value residential estate without amenities such Shops, pub, etc.
- 4) the proximity of a children's play area across the road
- 5) the possibility of restrictive covenants prohibiting the sale of alcohol

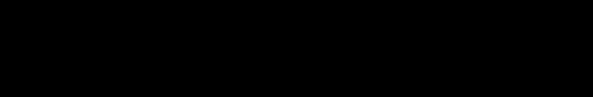


RECEIVED
14 SEP 2026


We wish to object to the above license application on the following grounds:

1. The premises is a residential property and the business is suited to a wholesale commercial property. Access to the property is limited by roads in the area into the estate being accessed by only 2 access points which both lead onto Elwick road which has already reached capacity.(i.e. Elwick Road- Wooler Road junction)
2. There will be delivery vehicles to the property, at this time the future amount and frequency can not be unknown. Heavy vehicles would bring disruption to the area .
3. There will be deliveries being made by the applicant again without any knowledge at this time of quantity and frequency. These may be by van or cycle or large vehicles.
4. The property is directly opposite a children's play area, making it a road safety issue.





I write to make a representation in respect of the application by Mr Senthil Kulandhaisamy for a new premises licence at 2 Rains Avenue, Hartlepool, TS26 0FL, submitted by Innpacked Ltd. I make it as ward member for Rural West and on behalf of residents, and I ask that the application be referred to a licensing sub-committee and refused.

I have considered whether my concerns could be met by conditions. In my view they cannot, because they go to the suitability of these premises for this activity rather than to the manner in which the activity would be carried on.

1. The premises is a dwelling, not a commercial unit - 2 Rains Avenue is a family home in a wholly residential street. The non-domestic rateable value is returned as N/A, confirming domestic use throughout. The application proposes to operate it as a commercial alcohol storage, order-processing and despatch depot, 24 hours a day, every day of the year.

Conditions can regulate how a business trades. They cannot alter the character of the building it trades from. A distribution operation generates stock deliveries, courier collections, vehicle movements, pallet and case handling, and glass and packaging waste. Those consequences are inherent in the activity, not incidental to it, and they will fall on a residential street that has no existing exposure to commercial servicing of any kind. No condition can remove them; a condition can only move them around the clock.

2. The conditions offered would be effectively unenforceable - The operating schedule requires that no signage indicate alcohol is stored at the premises and that alcohol not be visible from the exterior. The premises will be closed to the public. The practical consequence is a licensed commercial operation running from a private dwelling with no external indication of its existence and no members of the public present who might observe or report non-compliance.

Responsible authorities would be asked to police stock levels, despatch times, courier conduct and record-keeping inside somebody's home. I do not consider that a realistic proposition. A condition that cannot in practice be monitored is not an effective safeguard, and the sub-committee should be slow to grant a licence whose promotion of the objectives depends entirely on conditions of that character.

3. Unrestricted hours, with no assessment behind them - The application seeks the supply of alcohol from 00:00 to 24:00, seven days a week, at a dwelling. The justification offered is a single sentence: that the hours accommodate the fulfilment of customer sales. There is no assessment of the residential setting, no consideration of despatch or delivery timings, and no restriction anywhere in the schedule on when vehicles may attend the premises.

The applicant's position on public nuisance is that impact follows customer attendance, and that the absence of customers therefore removes the risk. That reasoning is incomplete. This is a distribution operation. Its traffic does not arrive at the customer's door; it arrives at Rains Avenue. Every condition offered under heading (d) addresses the customer's address. Not one addresses these premises. The schedule reads as a template applied without regard to where this application is actually sited, and the phrase that the operation will have "little if no impact upon our neighbours" is the entirety of the assessment given.

4. Age verification is delegated beyond the applicant's control - The schedule permits delivery by "a reputable courier who has a relevant age verification process." No courier is named. No process is described or evidenced. The detailed Challenge 25 and refusals-record obligations set out in the schedule are drafted to apply to the licence holder and direct employees, so where a third-party courier is used the safeguards the applicant relies on do not clearly bite at all.

There is no condition prohibiting alcohol from being left in a safe place, with a neighbour, or otherwise unattended, which is the obvious route by which a delivered consignment reaches a person under 18. Age verification at the point of order rests on an assertion that orders are accepted only from those over 18, with no mechanism described. The protection of children from harm is, on this schedule, contingent on the practices of an unidentified third party.

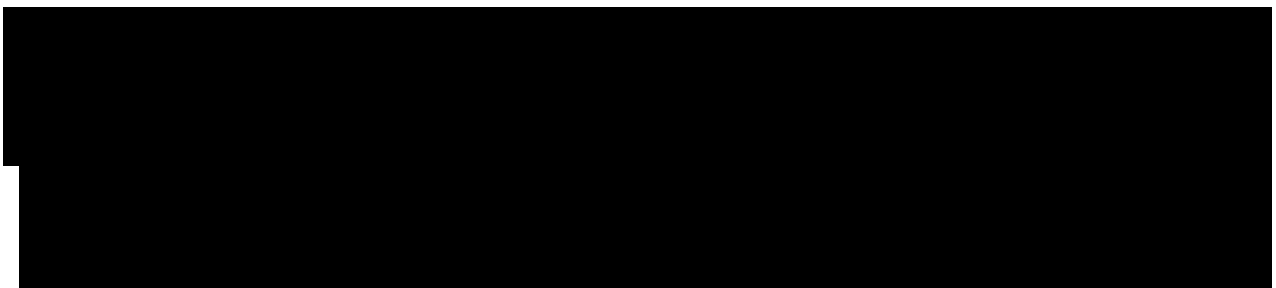
The application is premature

The personal licence of the proposed designated premises supervisor is recorded as "currently being processed." No supply of alcohol may lawfully be made without a DPS who holds a personal licence. The application is therefore not in a state to be implemented, and the sub-committee has no material before it as to the fitness or experience of the person who would be responsible for day-to-day compliance.

Conclusion

Taken together, these are not gaps that conditions can close. The objection is to the use of a residential dwelling, in a residential street, as a 24-hour commercial alcohol distribution depot whose compliance would be largely unobservable. I ask that the sub-committee refuse the application.

Please confirm receipt, the date the application was advertised, and the hearing date once fixed.



[REDACTED]

Dear Licensing Team,

I wish to make a formal representation in relation to the application for a new premises licence at 2 Rains Avenue, Hartlepool, TS26 0FL, submitted by Senthil Kulandhaisamy, for the sale or supply of alcohol.

My representation relates to the following licensing objectives under the Licensing Act 2003:

1. Public safety
2. The prevention of public nuisance
3. The prevention of crime and disorder

1. Public safety

I am concerned about the potential effect of regular commercial deliveries and/or collections associated with the proposed operation on what is a residential area.

If delivery or collection vehicles are regularly required to stop, wait or manoeuvre in the vicinity of the property, this could create additional pedestrian and road-safety risks. These concerns are particularly relevant where there are parked vehicles, residential driveways, restricted road space and limited visibility, and where children and other pedestrians may be present.

Larger delivery vehicles manoeuvring into or out of a shared domestic driveway could present risks which would not ordinarily arise from normal residential use of the property. I would therefore ask the Licensing Authority to consider the likely scale and frequency of deliveries and collections, the types and sizes of vehicles involved, and how vehicle movements would be managed safely.

I also ask that consideration be given to whether the premises are suitable for storing the proposed quantity of alcohol and associated packaging, particularly if substantial quantities of stock are to be held at the property.

2. Prevention of public nuisance

I am concerned that the proposed commercial use of a residential property could introduce noise and disturbance which would not normally be associated with ordinary residential use.

In particular, regular deliveries and collections could result in:

- vehicle engines idling;

- vehicles stopping or waiting outside the property;
- reversing alarms;
- vehicle doors being opened and closed;
- loading and unloading of alcohol stock, crates, boxes and packaging;
- increased vehicle movements;
- noise associated with moving stock between the property/garage and delivery or collection vehicles; and
- vehicle headlights illuminating neighbouring properties.

These issues could be particularly significant if deliveries or collections take place during early mornings, evenings, weekends or other times when neighbouring residents would reasonably expect a residential environment to be relatively quiet.

There is also a potential concern regarding vehicles obstructing neighbouring driveways or otherwise affecting residents' ability to access and use their properties.

My concern is therefore not simply with the sale of alcohol itself, but with the potential ancillary activity associated with operating an alcohol business from a residential property, and its possible impact on neighbouring residents.

I ask the Licensing Authority to consider what measures are proposed to prevent noise, disturbance, obstruction and other public nuisance arising from deliveries, collections and the movement of stock.

3. Prevention of crime and disorder

I am particularly concerned about the potential security implications of storing potentially significant quantities of alcohol stock at a residential property.

This concern is also personal to me. I recently experienced an attempted break-in at my own home, and as a result I am acutely conscious of the security risks faced by properties on the estate.

I am concerned that introducing a commercial alcohol operation into what is otherwise a residential environment could increase the visibility of commercial activity and the presence of potentially valuable alcohol stock within the estate.

My concern is not that the proposed business will necessarily result in crime, nor am I suggesting that the applicant intends to create any security risk. Rather, my concern is that regular deliveries, collections and the movement or storage of alcohol stock could make it apparent that valuable stock is being held at a residential property.

I am concerned that this could potentially attract unwanted attention to the premises and, more broadly, increase the risk that other properties on the estate could be affected by individuals attending the area for criminal purposes.

Having recently experienced an attempted break-in myself, this is a genuine and immediate concern for me and one which I believe should be taken into account when assessing the potential impact of the proposed operation on the prevention of crime and disorder objective.

I respectfully request that these matters are fully considered when determining the application.



Licensing Dept.,

Hartlepool B.C.



Dear Sir,

I am writing with reference to the application for a Premises license to sell alcohol from 2 Rains Avenue, West Park, Hartlepool. Granted under the Licensing Act 2003.

The above application appears to have a number of points which need some clarification. The applicant details, Part 1, states that it is an individual but a later entry suggests a commercial company "Impacked Ltd" is closely involved in the proposed venture. Is the applicant an agent for Impacked ? Guidance notes ask for a description of the premises. This is not revealed as a domestic Three bedroomed property on a housing estate, but does reveal that the premises will function as a storage, order processing and dispatch location. Surely this is a warehouse type location more suited to a trading estate. The applicant states that he has enclosed a plan of the premises. Does this show a domestic property with Two immediate neighbours sited on a shared drive with a single entry. There are Two other very close neighbours both with Five bedroomed houses and sited immediately opposite to a children's play area. The applicant checklist also states that the responsible authorities have been approached. Does this include the fire authorities bearing in mind the flammable nature of the stored contents. Answers to these questions are important when considering the possible nuisance to the neighbours from the proposed 24/7 operation. This apparently will involve deliveries by heavy lorries which will have to negotiate a tight estate road as well as the shared drive. This will undoubtedly interfere with the sleeping patterns of surrounding neighbours during unsocial hours. Two of these neighbours are my wife and myself who live in direct line with this property on Valley Drive. After all, supermarkets are limited in their delivery hours when adjacent to domestic premises. Granting this license would mean benefitting one person's business over the local householders. A probable consequence of this will probably

involve neighbours attempting to obtain a rates reduction due to the change in circumstances since moving in,

Yours Faithfully,





Good evening, I have been notified of the request of online sales from the above address.

I wish to object on the following basis:

Whilst it states members of the public will not attend the address, it does not comment on how deliveries will be made. Therefore it is possible that deliveries will be collected by online delivery companies such as just eats and Uber.

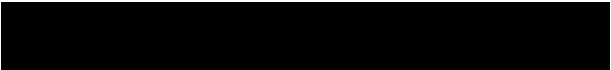
The nature of the product leads itself to night time sales which will not only increase daytime traffic but more so noise disruption at night.

The increase in traffic, on a road already highlighted for speeding, will only serve to increase dangers for residents. I have 2 young children and I am often shocked at the speed at which residents and more so, non residents, speed along Valley Drive.

Additionally, this is a residential estate with access to country walks. It has no commercial activity and this would only seek to diminish the domestic appeal for potential residents.

I believe the decision to reject such a proposal will preserve the historical reputation of West Park.





15th September 2026

Licensing Team

Hartlepool Borough Council

Civic Centre, Victoria Road

Hartlepool

TS24 8AY

BY EMAIL ONLY: licensing@hartlepool.gov.uk

RE: Formal Representation / Objection Application for a New Premises Licence

Premises: 2 Rains Avenue, Hartlepool, TS26 0FL

Dear Sir/Madam,

I am writing as a local resident to formally object to the application for a premises licence at 2 Rains Avenue, Hartlepool.

My objection is made with regard to the licensing objectives, particularly the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm. Particularly given this is a 24/7 application. I respectfully request that the Licensing Authority gives careful consideration to whether this application is genuinely appropriate for a residential neighbourhood.

Unsuitable Commercialisation of a Residential Property

The proposed premises is located within an established residential estate designed and occupied as a family housing area. Residents purchased and occupy homes here with the reasonable expectation that neighbouring properties would remain residential in nature.

While the applicant may describe the operation as an online alcohol business, the reality is that the licence would permit the commercial storage, handling and distribution of alcohol from a dwelling house. This would fundamentally change the character of the property from a private residence into a business premises operating within a residential environment.

The Licensing Authority should carefully consider whether approving such an application would create an undesirable precedent for similar applications elsewhere within residential estates across Hartlepool.

Lack of Evident Community Benefit

I am concerned that the proposal provides little or no tangible benefit to the immediate community whilst exposing neighbouring residents to a range of potential adverse impacts.

Hartlepool already contains established commercial, retail and industrial locations specifically designed to accommodate businesses, deliveries, storage operations and commercial activity. These locations benefit from appropriate infrastructure, parking, access arrangements and regulatory oversight.

It is difficult to identify any meaningful public advantage in permitting alcohol distribution from a residential property when suitable commercial premises are available elsewhere within the borough.

The Licensing Authority should weigh whether granting the licence serves the wider interests of residents and the town as a whole, or simply transfers a commercial activity into an environment that was never intended to support it.

Concerns Regarding Monitoring and Enforcement

A particular concern is the practical ability to monitor and enforce licence conditions from a private residential dwelling.

Unlike a traditional commercial premises, activity occurring within a house is inherently more difficult for residents and enforcement officers to observe. Deliveries, stock movements, alcohol storage and dispatch activities could occur with limited visibility to neighbouring occupiers.

Should complaints arise in future, the burden would likely fall upon residents to continually report concerns and seek enforcement action. It would be preferable to avoid creating such circumstances by refusing an application that appears fundamentally unsuitable for its location.

Protection of Residential Amenity

Residents have a legitimate expectation that homes nearby will not become operational business premises associated with the sale and distribution of alcohol.

Even where activity levels are initially stated to be modest, licensing permissions can provide a foundation for future growth of a business. What may begin as a low-volume operation could evolve over time into a far more intensive use without residents having any certainty regarding the long-term scale of activity.

For that reason, consideration should be given not only to the applicant's current intentions but also to the consequences of establishing a licensed alcohol operation within a residential street.

Impact on the Reputation and Appeal of the Local Area

The surrounding area is a well-established residential neighbourhood with family homes and recreational facilities used by local residents.

Permitting alcohol storage and dispatch from a domestic property risks altering public perception of the estate and may undermine efforts to maintain the area as an attractive place in which families choose to live and invest.

Residents should not be expected to accept commercial alcohol-related activity immediately adjacent to their homes when there are more appropriate locations available elsewhere in the borough.

Children and Young People

The presence of a children's play area and significant numbers of families within the vicinity makes this proposal particularly concerning.

Whilst the application may not involve direct public sales, granting a premises licence would nevertheless associate a family residential environment with the storage and distribution of alcohol products. I believe the council should adopt a cautious and protective approach where there is any potential conflict between commercial alcohol-related operations and locations regularly used by children and young people.

Conclusion

In summary, I believe this application is fundamentally incompatible with the character and purpose of a residential housing estate. The proposal offers limited community benefit, creates an undesirable precedent for the commercialisation of residential properties, and introduces unnecessary licensing risks into an area intended primarily for family living.

The most appropriate location for an alcohol storage and distribution business is a suitably zoned commercial premises rather than a dwelling house situated within a residential neighbourhood.

For these reasons, I respectfully request that Hartlepool Borough Council refuses the application for a premises licence at 2 Rains Avenue.

I would also request to be notified of any hearing or Licensing Sub-Committee meeting at which this application is considered.





Public Notice 2 Rains Avenue TS26 0FL - **Objection** to Licensing Application by Mr Senthil Kulandhaisamy – Sale of Alcohol

Dear Sir/Madam,

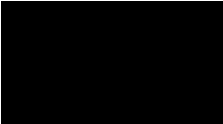
I formally object to the licensing application submitted by Mr Senthil Kulandhaisamy to sell alcohol from his residential property located within the recently built housing estate (Tunstall Farm development) in the West Park neighbourhood of Hartlepool.

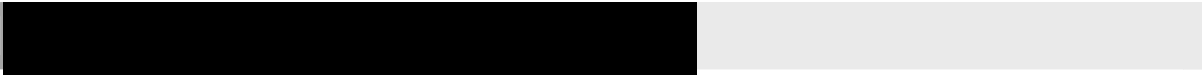
The West Park area is a medium sized quiet, well established, residential area, predominantly occupied by families and retirees. Introducing a commercial alcohol sales and delivery operation within this domestic property area raises several serious concerns:

1. **Public safety** — Increased vehicular activity, more visitors, plus all day and potential late-night use will compromise the safety and security of residents, particularly families with young children. On-road car parking already narrows the road, plus there are traffic speed calming features which further narrow the road. Since installation, these traffic calming measures have failed to slow much of the traffic and are largely ignored by rushing speeding delivery drivers – this alcohol selling proposal will increase the range of undesirable traffic issues. There is a significant increase in traffic at school times which already causes congestion, queuing problems, delays.
2. **Public nuisance** — More general vehicle noise with even more noise from larger delivery vehicles, slamming of van doors etc. There will be increased traffic, parking congestion, and general disturbance. Many more commercial vehicles will be in and out of the estate daily and late at night – possibly overnight. There is likely to be increased loitering and increased crime. Once the facility is known it will attract a higher level of undesirable scrutiny from the criminals and potential criminals that cruise round our estate looking for antisocial, theft and burglary opportunities.
3. **Unsuitability of location** — The road network and property are not designed for commercial storage, wholesale or retail use. The whole West Park estate and specifically Valley Drive and adjoining roads plus the relatively new Rains Avenue estate are purely set up as residential zones.
4. **Impact on community character** — The proposal is incompatible with the nature of the neighbourhood and risks undermining the peaceful environment residents reasonably expect.
5. **Lack of oversight** — Operating from a private home limits the ability to ensure proper control measures, responsible retailing, and compliance with licensing conditions.

For these reasons, I strongly believe that granting this licence would be detrimental to the local community and contrary to the objectives of the Licensing Act 2003, particularly those relating to the prevention of crime and disorder, public nuisance, impact on residents and public safety.

I request that Hartlepool Borough Council fully rejects this totally inappropriate application.



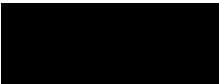


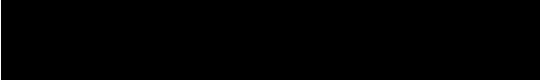
I would like to object to the above application. I find it unfitting to sell or supply Alcohol from a private home, there will be an increase in traffic due to deliveries at all times of the day, Valley Drive is already a very busy road due to the new housing estate and many cars drive very fast along that road with no concern for the safety of others, there are many young families in the area too.

If they wish to run a business then they should consider renting business premises, as running a business is inappropriate for the area. Or any residential only area for that matter.

This could also lead to further antisocial behaviour and break ins once it is known that there will be alcohol stored at the premises. I also feel that this is the thin end of the wedge, as if this is approved what will come next!!!

I strongly object to this application and trust that it will be refused.





Subj.: Public Notice 2 Rains Avenue TS260FL: Objection to Licensing Application by Mr Senthil Kulandhaisamy – Sale of Alcohol

Dear Sir/Madam,

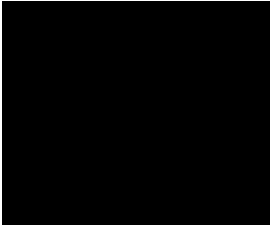
We are writing to formally object to the licensing application submitted by Mr Senthil Kulandhaisamy to sell alcohol from his residential property located within a newly built housing estate in the West Park neighbourhood, Hartlepool.

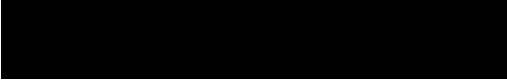
West Park area is a medium sized quiet, established, middle-class residential area, predominantly occupied by families and retirees. Introducing a commercial alcohol-sales operation within a domestic property area raises several serious concerns:

- **Public safety** — Increased vehicular activity, visitors, and potential late-night use could compromise the safety and security of residents, particularly families with young children.
- **Public nuisance** — Noise, traffic, parking congestion, and general disturbance are highly likely, especially if alcohol sales attract non-residents, drivers and commercial vehicles to the estate, undesirables loitering, etc.
- **Unsuitability of location** — The road network and property are not designed or approved for commercial retail use. Allowing alcohol sales would set a concerning precedent for similar applications in purely residential zones.
- **Impact on community character** — The proposal is incompatible with the nature of the neighbourhood and risks undermining the peaceful environment residents reasonably expect.
- **Lack of oversight** — Operating from a private home limits the ability to ensure proper control measures, responsible retailing, and compliance with licensing conditions.

For these reasons, we strongly believe that granting this licence would be detrimental to the local community and contrary to the objectives of the Licensing Act 2003, particularly those relating to the prevention of crime and disorder, public nuisance, and public safety.

We respectfully request that Hartlepool Borough Council reject this application in full.





I refer to the above application to sell wines from the above address and I am strongly against this.

There are already fine wines available on various websites, so do we really need another one starting from a residential area. It would be easier for the Applicant to obtain a separate business premises in a different area. I would point out that the Applicant should be paying Business Rates rather than normal Council Tax on this venture.

Valley Drive is already a lot busier with traffic since new houses were built. Various people race down Valley Drive which is dangerous as lots of children now live in the area. If this was approved traffic would be worse.

If approved who knows what they can sell in the future and how many other people will want to sell from their residential home.

I strongly object and hope this application is denied.



Dear Sir/Madam

Objection to Premises Licence Application, Premises : 2 Rains Avenue, Hartlepool TS26 0FL

I wish to make a formal representation in respect of the application for a premises licence for 2 Rains Avenue Hartlepool TS26 0FL.

I have noted the applicant's statement that the proposed business will operate as an online drink's delivery service specialising in premium wines, spirits and other alcoholic beverages, with the premises being used for storage, order processing and dispatch. I also note that the applicant states that members of the public will not attend the premises and that there will be no face-to-face retail activity.

However, I have significant concerns about the suitability of this location for the proposed use and the potential impact of the operation on the surrounding residential area.

2 Rains Avenue is situated on a small, solely residential estate. The property is accessed via a shared driveway and is directly opposite a children's play area. It is therefore important that the Licensing Authority considers not simply whether customers will visit the premises, but also the nature and intensity of the commercial activity that will take place there and the resulting vehicle movements, deliveries, collections and other activity.

The application also proposes operating hours of 00:00 to 24:00, seven days a week. This would potentially allow the premises to operate throughout the night, including during periods when residents would reasonably expect a quiet residential environment.

Shared driveway and residential access – The fact that the property is accessed via a shared driveway is a particular concern.

A commercial storage and dispatch operation could generate considerably more vehicle movements than would normally be expected from a private residential property. This could include deliveries of stock, collection of orders, courier vehicles and staff arriving and leaving.



The shared driveway is not a dedicated commercial access route. Increased vehicle movements, parking, loading and unloading could cause obstruction, inconvenience, noise and conflict for residents who rely upon the driveway for access to their homes.

I therefore ask the Licensing Authority to establish the anticipated number and type of vehicle movements associated with the proposed business and precisely where loading, unloading, deliveries and collections will take place.

I also ask the Licensing Authority to consider the existing availability of alcohol in Hartlepool. Residents already have access to alcohol through numerous supermarkets, convenience stores, off-licences, licensed premises and existing online delivery services. The applicant should therefore explain what additional need is being addressed by introducing a further alcohol delivery operation, particularly one capable of operating 24-hours a day from a residential location.

The availability of alcohol in Hartlepool is already extensive, and customers can obtain alcoholic products through established retail outlets and delivery platforms without the need for an unrestricted overnight operation at 2 Raines Avenue, I am concerned that granting this application could increase the availability and convenience of alcohol deliveries during late-night and early-morning hours, when residents are entitled to expect peace and quiet. It may also increase the number of alcohol related deliveries and associated vehicle movements in the surrounding residential area.

The premises is also directly opposite a children's play area.

Although I appreciate that the application states that customers will not attend the premises the proposed business involves the storage and delivery of alcohol potentially continuous commercial activity. The location opposite a children's play area makes it particularly important that vehicle movements, parking, loading and unloading and the general operation of the premises do not create additional risks or nuisance for children and families using the area.

I ask the Licensing Authority to consider the interaction between commercial delivery vehicles and children using the play area, particularly during busy periods and after school hours.

The proposed hours of 00:00 to 24:00, seven days a week are a significant concern given the residential nature of the location.

If the premises is genuinely intended to operate on a 24-hour basis and, the applications should clearly explain:

- Whether staff will be present throughout the night
- Whether stock deliveries can occur overnight
- Whether couriers or delivery couriers can collect orders overnight

- How many deliveries are anticipated during late night and early morning periods
- Where vehicles will stop while loading and unloading
- How noise from vehicles, doors, engines and loading will be controlled: and
- What arrangements will be made to prevent disturbance to residents.

Even where members of the public do not enter the premises, a 24-hour dispatch operation could generate activity at times when noise is particularly intrusive.

I am particularly concerned about the potential for noise and disturbance arising from:

- Delivery and collection vehicles
- Vehicles using the shared driveway
- Engines and vehicle doors
- Loading and unloading of alcohol stock
- Staff arriving and leaving
- Couriers collecting orders
- Waste and packaging
- External lighting; and
- General commercial activity during late-night and early-morning hours.

These matters are especially relevant because the premises is located within a small residential estate rather than a commercial or industrial area.

The applicant describes the business as a premium wine and spirits delivery service covering Hartlepool and the surrounding area. I therefore ask the Licensing Authority to establish the anticipated scale of the operation rather than considering it simply as an online business.

In particular, the applicant should clarify the anticipated:

- Number of orders per day
- Number of deliveries per day
- Number of stock deliveries
- Number of courier collections
- Number of employees
- Number and type of vehicles
- Quantity of alcohol stored at the premises; and
- Hours during which dispatch and collections will actually take place

Without this information, it is difficult for residents or the Licensing Authority to properly assess the potential impact of the proposed operation.

The premises will be used to store potentially significant quantities of alcohol, including spirits, and the application proposes 24-hour operation.

I ask the Licensing Authority to consider whether adequate security measures will be in place to protect the premises and its stock and to prevent unauthorised access, theft or other crime and disorder.

I respectfully ask the Licensing Authority to take into account the specific and location of the premises.

This is not a commercial premises situated within a shopping area or industrial estate. It is a property on a small, solely residential estate, access by a shared driveway and directly opposite a children's play area.

The proposed use therefore has the potential to introduce a level of commercial vehicle and delivery activity that is materially different from the normal residential use of the area.

I am not objecting simply because the business will sell alcohol online. My objection is to the potential impact of an unrestricted commercial storage, processing and dispatch operation, particularly if it is permitted to operate throughout the night from this residential location.

I therefore ask the Licensing Authority to carefully consider whether the proposed operation promotes the licensing objectives, particularly:

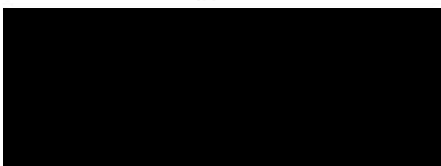
- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance: and
- The protection of the residential amenity of neighbouring properties

If the licence is granted, I respectfully request that specific and enforceable conditions are imposed, including appropriate restrictions on overnight deliveries, collections, loading and unloading, together with measures controlling noise, vehicle movements, parking and the use of the shared driveway.

I also ask that the applicant be required to provide clear details of the proposed operating arrangements before the application is determined, particularly in relation to the use of the shared driveway, vehicle movements, delivery and collection times and the proposed 24-hour operating period.

For the reasons set out above, I respectfully ask the Licensing Authority to give careful consideration to my objection and to the potential impact of this proposed commercial use on residents and families living within this small residential estate.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

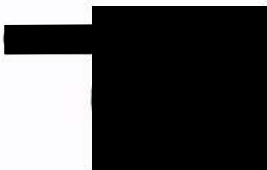


2nd September 2026.

Dear Sir,

I am writing with reference to the Public Notice posted in Valley Drive for an application to sell / supply alcohol from Number 2 Rains Avenue. I would like to object to this as it will most definitely be a "Public nuisance". The delivery and pick up of Alcohol 24/7, or at any other time period for that matter is totally unacceptable on what is a Residential Estate. The additional traffic noise associated with this will be a Public Nuisance and will severely disrupt what is a quiet residential estate. West Park / Tunstall Estate is not a Business Park / Trading Estate. In addition the storage of bulk alcohol on the premises of 2 Rains Avenue will be a fire hazard. The house in question also has a shared drive with the Two adjacent properties, and pickup and delivery of alcohol consignments will severely disrupt normal access. You may also wish to review an extract from the Title Deeds of the properties on West Park / Tunstall Estate. Title Number DU37314, (Copy Enclosed). In the section "Schedule of Restrictive Covenants" 1. & 1. (iii), and I quote : "**No building on the said land shall be used as an Inn, Public House, Beer House, or place for the sale of intoxicating drinks or for anything which would be deemed to be a public or private nuisance, or for any Business Purpose whatsoever except the profession of Solicitor Architect, Physician, Surgeon or Dentist**". As you can see the application to sell Alcohol from 2 Rains Avenue totally contravenes this covenant and as such it should be refused without further discussion. I have in my possession the original complete Title Deeds if you wish to review them. 


Best Regards,



C: Charges Register continued

3. (25 August 1999) REGISTERED CHARGE dated 12 August 1999 to secure the moneys including the further advances therein mentioned.
4. (25 August 1999) PROPRIETOR: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 31 January 1961 referred to in the Charges Register:-

THE Purchaser so as to bind so far as may be the property thereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of such parts of the Tunstall Estate as may then belong to the Vendor and every portion of such part but so that the Purchaser was not personally liable for a breach of that covenant occurring on or in respect of the said property or any part or parts thereof after it has parted with all interest therein covenants with the Vendor that it the Purchaser and those deriving title under it will at all times thereafter observe and perform the covenants conditions agreements declarations and stipulations following:-

(i) the Purchaser when required by the Vendor fence off the lands thereby conveyed from the adjoining roads and lands except in so far as the said lands may adjoin other land belonging to the Purchaser

(ii) not to erect any building upon the said land without first obtaining the approval of the Vendor of the plans elevations and building lines which approval shall not be unreasonably withheld

(iii) no building on the said land shall be used as an inn public house beer house or place for the sale of intoxicating drinks or for anything which would be deemed to be a public or private nuisance or for any business purposes whatsoever except the profession of Solicitor Architect Physician Surgeon or Dentist and no dwellinghouse on any of the said land shall be less value than £2750 exclusive of the value of the said land and cost of fencing

(iv) to make and maintain all roads and drains upon the said land and to the extent to which any roads to be constructed wholly or partly within the said land may form the boundary of any such land to maintain half width thereof so far as co-extensive with such boundary until the same were taken over by the Local Authority and in case the said Authority then had given any notice requiring drainage or street formation work to be done in respect of the premises the Purchaser would perform such work or pay the cost thereof and in case the said Authority did after the 10th day of August 1960 give or thereafter give any notice to the Vendor or the Purchaser to do any such work the same shall be similarly performed or paid for

(v) to preserve and maintain keep clean and undefiled the existing watercourses running across the land coloured round green on the plan attached thereto and not to do anything whereby the flow of water through

Title Number : DU37314

Schedule of Restrictive Covenants continued

the same would be interrupted and to indemnify the Vendor and his estate and effects from and against all liability in respect thereof.

NOTE: The land in this title falls wholly within the land coloured round green referred to.

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.
NOTE B: This is a copy of the register as at **25 August 1999**.

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[REDACTED]

Dear Sir/Madam,

I am writing to formally object to the premises licence application submitted by my neighbour at 2 Rains Avenue.

I live on the same residential estate and have serious concerns about the proposed sale of alcohol from a residential property, particularly the hours and potential impact on the surrounding neighbourhood.

A significant concern is the discrepancy between what residents have been told by the applicant and what is actually stated in the licence application. Residents have been given the impression that the proposal would involve the sale of specialist or “fancy” wines during limited hours of approximately 7pm–9pm. However, the application appears to seek permission for the sale of alcohol **24 hours a day**. This is a substantial difference and, in my view, residents should be able to make representations based on the actual nature and extent of the proposed operation.

This is a quiet, tucked-away residential estate, rather than a commercial area. Introducing an alcohol retail operation with the ability to trade around the clock would inevitably have the potential to increase vehicle movements, deliveries, customer activity and noise, particularly during the evening and potentially late at night.

I have two young children and chose to live in this area because of its quiet residential character. I am concerned about the effect that increased activity associated with an alcohol premises could have on the peace and residential amenity of the estate, particularly in the evenings when families are at home and children are sleeping.

I also question the necessity for an alcohol retailer to operate from this residential location. There are established supermarkets and alcohol retailers very close by, including an Aldi approximately five minutes away by car. I therefore do not understand why a 24-hour alcohol retail operation is necessary within a quiet residential estate.

I would ask the Licensing Authority to carefully consider:

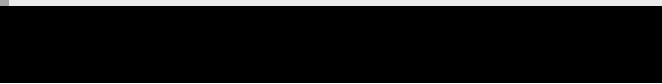
- The significant discrepancy between the hours and nature of the business communicated to residents and those stated in the actual application.
- The suitability of operating an alcohol retail business from a residential property on this estate.
- The potential for increased traffic, customer visits, deliveries and associated noise.
- The potential impact of evening and late-night activity on residents, including families with young children.
- Whether the proposed hours, particularly the request to operate 24 hours a day, are appropriate for this residential setting.

- The character of the surrounding area and the effect that a potentially round-the-clock alcohol operation could have on residential amenity.

I fully appreciate that residents cannot object simply because they do not like the idea of a particular business. My objection is specifically based on the potential impact of the proposed operation on the residential character of the area, particularly given the extremely broad hours being requested and the apparent difference between what residents have been told and what has actually been applied for.

I respectfully ask that my objection is taken into consideration when determining this application.




Licensing Team
Hartlepool Borough Council
Civic Centre, Victoria Road
Hartlepool
TS24 8AY

RE:
Application for a New Premises Licence – Licensing Act 2003
Applicant: Senthil Kulandhaisamy
Premises: 2 Rains Avenue, Hartlepool, TS26 0FL

Dear Sir/Madam,

I am writing as a resident within the local area of the proposed site to submit my formal representation objecting to the granting of a premises licence for 2 Rains Avenue. Under **Section 18 of the Licensing Act 2003**, I request that the Licensing Authority refuse this application in its entirety.

I understand that the applicant is seeking permission to operate 24 hours a day, 7 days a week, selling and distributing wines, spirits and other alcoholic beverages from the premises.

I have serious concerns about the suitability of such an operation within this location and the potential impact on the surrounding residential community and the four licensing objectives.

Residential area

The premises are located solely within a residential area, where residents should reasonably expect a relatively quiet environment.

Even though customers will order online and will not attend the premises, the business will still require staff, delivery drivers and/or couriers to attend the premises and collect or dispatch orders throughout the day and night.

Noise and public nuisance

I am particularly concerned about the potential for public nuisance.

This operation could involve:

- Delivery and collection vehicles arriving throughout the day and night.
- Engines starting and vehicles manoeuvring.
- Doors and vehicle doors being opened and closed.
- Loading and unloading of alcohol.

- Staff and delivery drivers coming and going.
- Conversations and general activity outside the premises.
- Increased vehicle movements during late-night and early-morning hours.
- Headlights and vehicle movements affecting nearby homes.

Even relatively low levels of noise can have a significant impact on residents during the night, particularly when activity is repeated throughout the week.

The fact that the premises are described as an online business does not eliminate these concerns. The physical storage, processing and dispatch of orders will still generate activity at the premises.

Public safety

The surrounding area is used extensively by pedestrians, dog walkers, runners and cyclists. There are also public pathways and a children's play park close to the premises.

I am concerned that increased commercial vehicle movements, particularly delivery vehicles stopping, waiting, turning or parking in the area, could create additional risks for pedestrians, cyclists, children and other vulnerable road users.

This is particularly concerning given the residential nature of the area and the regular use of the surrounding pathways for recreation.

Children and the nearby play park

The close proximity of a children's play park is another significant concern.

The premises would be used for the storage and distribution of alcoholic products, including spirits, and would operate around the clock. I believe the Council should carefully consider the appropriateness of locating such an operation immediately within a residential community and close to an area used by children and families.

We are also concerned about how this type of online/telephone alcohol service can be governed correctly as to not allow sales to those under age.

Nearby farm and rural environment

The premises are also close to a farm and public recreational pathways. The surrounding environment is not one that I would consider suited to a commercial alcohol distribution operation.

The existing character of the area is residential and recreational, with people regularly walking dogs, running, cycling and using the pathways with their families.

Introducing commercial activity throughout the day/night could materially change the character and amenity of the area.

Conclusion

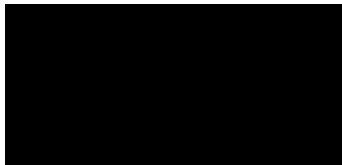
For the reasons above, I respectfully ask the Licensing Authority to refuse the application.

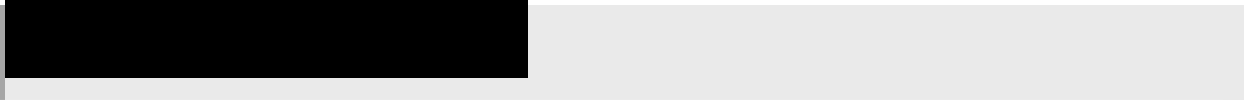
The combination of:

- **A residential location;**
- **A children's play park nearby;**
- **A farm in close proximity;**
- **Public pathways used regularly by children, families, dog walkers, runners and cyclists;**
- **The proposed storage and distribution of alcohol;**
- **Commercial delivery and collection activity; and**
- **The proposed 24 hours a day, 7 days a week operation**

The proposed site raises significant concerns regarding public nuisance, public safety, crime and disorder, and the protection of children from harm.

I therefore ask the Licensing Authority to take the concerns of local residents seriously and refuse the application as proposed.



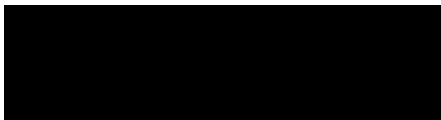


I live in Valley Drive and object to this application. There is far too much traffic on the road since the new estate was built at the end of Valley Drive. The current traffic calming measures do not slow most cars down.

Allowing this licence to go ahead will increase the traffic speeding up and down the road at all hours.

This is a public safety issue which could cause harm to children. Also, the noise from traffic is a public nuisance.

Regards



FORMAL OBJECTION TO PROPOSED COMMERCIAL ALCOHOL BUSINESS AT A
RESIDENTIAL PROPERTY

Property: 2 Rains Avenue, Hartlepool, TS260FL

Date: 3.9.26

Dear Sir/Madam,

I wish to formally object to the above proposal to operate a commercial alcohol business from the residential property at [address].

I understand from the proposal that members of the general public will not attend the property for face-to-face purchases or visits. However, this does not mean that the proposed use will have no impact upon the surrounding residential area.

The proposal would introduce a commercial distribution operation into an established residential property, with associated deliveries, collections, vehicle movements, loading and unloading and other business-related activity.

I respectfully request that the application is assessed on the actual operational impact of the business, rather than simply on whether customers physically enter the property.

1. The character of the residential area

The property is situated within an established, quiet and predominantly family residential area, with play park opposite and a working farm close by. Horses are regularly ridden up and down the road and also use the area to access the field during the day.

The neighbourhood has a very low level of crime and is characterised by high-quality, high-value residential properties. Residents have chosen to live in this environment with the reasonable expectation that the area will remain predominantly residential in character.

The introduction of a commercial alcohol distribution business would represent a significant change from the normal use and activity associated with a private dwelling.

The issue is not simply whether the property can physically accommodate business activity. The important question is whether the proposed business would result in a material change in the character and intensity of the property's use and whether that change would adversely affect neighbouring residential amenity.

Government planning guidance specifically identifies increased traffic and parking, and disturbance caused by regular or numerous deliveries, as factors which may indicate a material change in the character of a dwelling's use.

2. Commercial deliveries and collections

The absence of customer visits does not eliminate the commercial activity generated by the proposal.

The business will necessarily require the movement of alcohol and associated goods to and from the property. Depending upon the proposed delivery arrangements, this could result in regular attendance by couriers, delivery drivers and collection vehicles.

This could lead to:

- increased vehicle movements;
- vehicles stopping and waiting outside the property;
- loading and unloading activity;
- increased use of residential parking spaces;
- delivery and collection activity at evenings and weekends;
- increased noise from vehicles, doors, engines and loading;
- additional pedestrian activity;
- greater frequency of unfamiliar vehicles and individuals attending the property; and
- increased general activity within an otherwise quiet residential setting.

Even if each individual delivery or collection is relatively short, the cumulative effect of repeated commercial activity should be considered.

3. Residential amenity

The surrounding properties are homes rather than commercial premises.

Residents should reasonably be able to enjoy their homes, gardens and surrounding streets without the regular disruption associated with a commercial distribution operation.

The Government's planning guidance confirms that noise is a relevant consideration where development may create additional noise and that decision-makers should consider whether a good standard of residential amenity can be achieved.

The proposed business therefore needs to be considered in the context of the existing acoustic environment.

This is a particularly quiet residential area. Consequently, activity which might be relatively insignificant in a mixed commercial area could have a much greater impact here.

The concern is not necessarily that every delivery will constitute a noise nuisance. Rather, it is that the frequency, timing and cumulative effect of commercial deliveries and collections could alter the established level of peace and quiet enjoyed by residents.

4. Traffic and parking

A private dwelling generates a predictable and relatively limited level of traffic.

A commercial alcohol business is fundamentally different because its purpose is to receive, store, process and distribute goods.

The proposal therefore has the potential to increase the number of vehicle movements associated with the property beyond what would reasonably be expected from normal residential use.

Particular consideration should be given to:

- the expected number of deliveries and collections per day and per week;
- the size and type of vehicles that will attend;
- where vehicles will stop;
- whether vehicles will obstruct the highway or neighbouring properties;
- where loading and unloading will take place;
- the proposed operating hours;
- whether collections will occur during evenings or weekends; and
- the cumulative impact of these activities on the surrounding residential streets.

I would ask the Council to require the applicant to provide clear and specific information regarding these matters rather than relying upon a general statement that there will be no public visits to the property.

5. Impact upon a family residential neighbourhood

This is a family-oriented residential environment.

The surrounding streets are used by residents, families, children, pedestrians, cyclists and runners. The road leads to a farm, with frequent animal activity along the road. Introducing additional commercial vehicle movements and activity into this environment is potentially incompatible with the established character of the area.

The proposal should therefore be assessed not only in terms of the applicant's ability to conduct the business from the property, but also in terms of its effect upon the people who already live around it.

6. Security and the established low-crime environment

I recognise that it would be inappropriate to suggest that the applicant or their business would cause crime or disorder.

However, the proposed use would introduce additional commercial activity and a greater number of people who have no ordinary residential reason to attend the property.

This is particularly relevant given the established low-crime character of the neighbourhood.

The storage and movement of alcohol also gives the business a fundamentally different nature from a typical home-based office or other low-impact form of home working.

I therefore ask the Council to consider whether the proposed use is appropriate in this particular residential location.

7. The nature of the proposed business is important

There is an important distinction between someone occasionally working from home and operating a commercial alcohol distribution business from a dwelling.

A quiet home office, for example, may have little or no effect upon neighbouring residents.

By contrast, a business involving the storage, receipt and onward distribution of physical goods has the potential to generate regular deliveries, collections, traffic, loading and unloading and associated noise.

The fact that the goods happen to be alcohol should not be the sole consideration. Rather, the operational characteristics of the proposed business must be assessed.

8. Potential cumulative and precedent effects

I am also concerned about the precedent that approval could create.

If a commercial distribution business can operate from a residential property on the basis that customers do not physically attend, it could make it more difficult to resist similar applications or changes of use in the future.

Over time, multiple properties could potentially begin operating businesses involving deliveries and collections.

This could gradually change the character of the neighbourhood from a predominantly residential environment into one containing numerous small-scale commercial distribution operations.

The Council should therefore consider not only the immediate application but the potential cumulative implications for the established character of the area.

9. Need for clear operational restrictions

If the Council is minded to approve the proposal, I respectfully request that it does not rely upon vague assurances regarding the level of activity.

The decision should, where appropriate, establish enforceable conditions covering matters such as:

- maximum operating hours;
- maximum number of deliveries and collections;
- permitted delivery and collection times;
- vehicle sizes;
- loading and unloading arrangements;
- parking arrangements;
- external storage;
- noise;
- lighting;
- signage;
- waste and packaging; and
- any other activity which could adversely affect neighbouring residential amenity.

In particular, I would ask that the Council carefully scrutinise whether the proposed operation could realistically comply with such restrictions without undermining the viability of the business.

10. Overall planning balance

I fully recognise the importance of supporting legitimate businesses and economic activity.

However, national planning policy does not require every form of business activity to be considered appropriate in every location. Planning decisions must take account of the development plan and relevant material considerations, with the National Planning Policy Framework forming part of that decision-making framework.

In this case, the key consideration is whether the proposed commercial use is compatible with the established residential character of the area and whether it would maintain an acceptable standard of residential amenity.

In my view, the proposed use risks introducing an inappropriate level of commercial activity into an otherwise quiet, high-quality family residential neighbourhood.

Conclusion

For the reasons set out above, I respectfully request that the Council refuse the application.

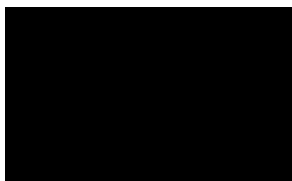
My objection is not based upon an assumption that members of the public will visit the property. I acknowledge that the proposal states that there will be no face-to-face public visits.

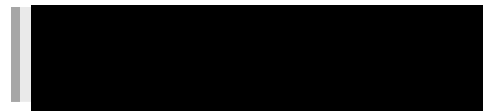
My concern is instead the commercial activity that will inevitably occur at the property, including the receipt and dispatch of alcohol, deliveries, collections, vehicle movements, loading and unloading, noise and the cumulative effect of those activities upon neighbouring residents.

The absence of customer visits should therefore not be treated as evidence that the proposal would have no impact on the residential area.

This is an established family neighbourhood with a very low level of crime, high-quality residential properties and an established expectation of a quiet residential environment. Introducing a commercial alcohol distribution operation into this setting would represent an undesirable change in the character and intensity of use of the property.

I respectfully ask the Local Planning Authority to give full consideration to the impact upon residential amenity, traffic and parking, noise, the character of the area, the intensity of the proposed use and the potential cumulative and precedent effects before reaching its decision.




10 September 2026

Licensing Team

Hartlepool Borough Council
Civic Centre
Victoria Road
Hartlepool
TS24 8AY

By email: licensing@hartlepool.gov.uk

Formal Relevant Representation – Objection to Premises Licence Application

Applicant: Senthil Kulandhaisamy

Premises: 2 Rains Avenue, Hartlepool, TS26 0FL

Dear Licensing Team,

I wish to make a **formal relevant representation under the Licensing Act 2003** and strongly object to the application for a premises licence at 2 Rains Avenue. I ask the Licensing Authority to **refuse the application in its entirety**.

My objection relates to the likely impact of the proposed operation on the **prevention of crime and disorder, public safety, prevention of public nuisance, and protection of children from harm**.

1. Unsuitable operation in a residential area

2 Rains Avenue is a residential property in a quiet residential estate. The application proposes using the premises for the **storage, processing and dispatch of alcohol orders**, with alcohol sales permitted 24 hours a day, seven days a week.

Although customers would not attend the premises, this does not mean the operation would have no impact on residents. The application does not provide meaningful limits on the number of orders, deliveries, couriers, vehicles, stock movements or dispatches. It is therefore difficult to assess how intensive the operation could become once the licence is granted.

Hartlepool's current Licensing Policy states that licensed premises should be **"neighbour friendly"** and that applicants should identify practical measures to prevent disturbance to local residents.

2. The proposed 24-hour alcohol sales are particularly concerning

The application seeks permission to supply alcohol **from 00:00 to 24:00 every day**.

This is especially inappropriate for a residential location. Hartlepool's current policy states that licences for off-sales of alcohol **before 9:00am or after 10:00pm in residential areas will generally be refused**. The Council also recognises that longer hours can place additional pressure on local infrastructure and create nuisance for residents, particularly during the night and early morning.

The proposed operation goes substantially beyond those normal residential hours without, in my view, providing sufficient justification or safeguards to address the consequences.

3. Road safety and public safety

There are already significant traffic pressures locally. Valley Drive is a thoroughfare, and congestion around Egerton Road and West Park is particularly noticeable during school drop-off and collection periods. Despite the 20mph limit and road-narrowing measures, speeding is regularly observed.

Additional delivery and courier movements associated with an alcohol dispatch operation could increase vehicle movements and the potential for conflict with pedestrians, particularly children.

This is particularly important because there is a **children's play area directly opposite 2 Rains Avenue, across one residential road**. The area is also close to routes used by children attending **West Park Primary School and High Tunstall College of Science**.

I am concerned that the application does not adequately explain how vehicle movements, loading, parking or collections would be managed safely in this setting.

4. Children and the surrounding environment

The fact that children will not enter the premises does not remove the need to consider the surrounding environment.

The proximity of the play area means that children will be regularly present immediately opposite the proposed premises. Increased vehicle movements, particularly at unpredictable times, could create additional road-safety risks.

The Section 182 guidance requires applicants to consider appropriate measures for the protection of children and specifically recognises the relevance of premises being close to schools and youth facilities.

5. Crime, disorder and security

I am also concerned about the security implications of storing alcohol at a residential property.

Once the premises becomes an established alcohol storage and dispatch location, there is a foreseeable risk that the address may become known to delivery personnel, customers or others. I am concerned about the possibility of **attempted theft, opportunistic approaches to the property, people knocking at the address seeking alcohol, or other unwanted activity** that would not otherwise occur on this quiet residential estate.

The application states that alcohol will not be visible externally and that there will be no company signage, but it provides limited detail about matters such as **security arrangements, CCTV, alarms, stock protection, courier access and the management of deliveries and collections.**

Given that the Council expects applicants to demonstrate practical measures to prevent crime and disorder, I do not consider these concerns have been adequately addressed.

6. Public nuisance and residential amenity

The applicant's assertion that there will be little nuisance because customers will not attend the premises does not fully address the nature of the proposed business.

The activity itself involves the storage, preparation and dispatch of alcohol orders. Courier and delivery vehicles, loading and unloading, doors and vehicle movements could generate noise and disturbance, including during the **night and early morning**, when residents would reasonably expect a quiet residential environment.

The Section 182 guidance makes clear that public nuisance concerns the effect of licensable activities at specific premises on people living and working nearby, including impacts on residential amenity.

7. Overall concern

My concern is not simply that the property is residential. It is the combination of:

- a proposed **24-hour alcohol operation**;
- potentially unrestricted delivery and dispatch activity;
- a quiet residential setting;
- existing local traffic and speeding concerns;
- a children's play area directly opposite;
- nearby school routes;

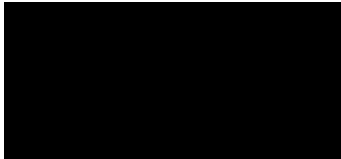
- potential additional vehicle and pedestrian conflict; and
- security and crime concerns associated with alcohol storage at the property.

The application does not provide enough operational detail to demonstrate that these risks can be adequately controlled, and I do not believe that conditions would sufficiently address the fundamental concerns arising from the proposed operation and its 24-hour nature.

Request for refusal

For these reasons, I respectfully ask Hartlepool Borough Council to **refuse the premises licence application in its entirety**.

I would be grateful if this representation could be formally recorded and considered when the application is determined.



APPENDIX 4

1. No third-party delivery drivers or third-party delivery companies/couriers to attend the premises in association with the business.
2. No deliveries associated with the business between the hours of 21:00 and 08:00.
3. The premises will have a suitable alarm system
4. Alcohol shall not be on view from the exterior of the premises.
5. The premise shall not be open to the public and no member of the public shall be permitted to attend the premises at any time for the purchase/collection of alcohol.
6. Alcohol shall not be delivered to a person in a public place (e.g. car park, street corner, bus stop etc.). No sale must be made to customers attempting to 'flag down' a delivery van.
7. Where alcohol is offered for sale and delivery the following terms shall apply:
 - There will be a set script to follow when taking orders of alcohol over the phone or via the internet. This will require the premise to obtain the name, address and age of the person placing the order. The product to be purchased and the amount must be obtained and recorded appropriately. Details of all the above must be entered on a sales form or computer. Records must be kept for six months and must be made available for inspection when requested by Police, Local Authority or Responsible Authorities
 - Identification checks must be made to establish age and correct delivery to the person making the order, as delivery must only be made to a person 18 or over.
 - c) Orders are only acceptable from customers of 18 years of age or over.
 - d) The only acceptable forms of ID are:
 - a. proof of age card bearing the PASS logo;
 - b. passport; or
 - c. UK photo driving licence.
 - d. A military ID Card.
 - e) Alcohol will not be delivered to any person who is challenged and fails to provide an acceptable form of ID.
8. Deliveries must only be made to residential/business premises that are stated at point of delivery.
9. Vans must only carry the stock required for each delivery and no excess stock must be carried in the van.
10. Sales must be completed by drivers aged over 18 years. The delivery driver must at all times carry details of the sales order. These details must include name, address, telephone number and details of the order. The records must be

produced upon request by any police officer or other authorised officer checking.

11. A refusals log will be kept in each vehicle and maintained at all times up to date in accordance with company policy recording the date, time, type of product refused, reasons for every refusal to sell alcohol to a customer and the name of the member of staff refusing the sale. The refusals log will be made available to police, licensing officers and other responsible authorities on reasonable request. The Premises Licence Holder/Designated Premises Supervisor must monitor the refusals log on a monthly basis.
12. All staff must be fully trained and retrained on a 6 monthly basis in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18's (proxy sales), and persons appearing to be under the influence of alcohol.
13. Training records shall be maintained and made available to Police or other responsible authorities upon request.
14. The sale of alcohol must be made by way of a remote order and delivery service only.
15. No sale of alcohol shall be made to a customer in person at the Premises.
16. The storage of alcohol for off sales must be kept and maintained in its own room which will be kept locked at all times when not in use.
17. Digital colour CCTV cameras must be installed in the storage area of alcohol for off sales and maintained in good working order at all times, covering the storage area, entrances and exits to that area. CCTV recordings must be retained for a minimum of 31 days. CCTV footage must be capable of being produced on media which can be viewed by police equipment. CCTV footage must be made available to the police and other responsible authorities on request or during an inspection of the Premises.
18. Every customer making a remote order must be asked the following:
 - Full name
 - Date of birth
 - Delivery address
 - Telephone number
19. The type of ID that will be produced on delivery which must be either a current ten year passport, photo card driving licence or PASS logo identity card.
20. Every customer making a remote order must be informed of the following:
 - That if the deliver driver considers the customer appears to be under the age of 25 or the date of birth provided when the order was made shows the customer to be under the age of 25, the customer will be required to produce ID in the form of a current ten year passport, photo card driving licence or PASS logo identity card.

- That if the customer fails to produce that ID confirming the customer id over 18 years of age, the sale will be refused and the alcohol will not be delivered.
 - That the purchase of alcohol for or on behalf of persons under the age of 18 is a criminal offence.
- 21 All orders and information provided by the customer must be recorded on a computerized recording system. Those records must be maintained and kept up to date on the Premises and be made available to the Police, Trading Standards or the Licensing Authority during an inspection or request.
 - 22 All persons delivering alcohol must require ID in the form from a current ten year passport, photo card driving licence or PASS logo identity card from all customers who appear to be under the age of 25 or who are under 25 in accordance with the details provided when the order was made. The person delivering the alcohol must verify the customer is over the age of 18 before the alcohol is transferred to the customer.
 - 23 Alcohol must only be delivered to the person who made the order.
 - 24 Alcohol must only be delivered to the residential/commercial premises address given when the order was made.
 - 25 A refusals registers must be kept at the Premises and in each delivery vehicle and maintained up to date at all times recording the date, time and reasons for every refusal to sell alcohol to a customer. Each refusal entered on a register at the point of delivery must be signed by the person refusing the delivery. The refusal register kept at the Premises must be maintained by the person who takes remote orders for alcohol. The refusal registers kept on the delivery vehicles must be maintained by the person making the deliveries of alcohol.
 - 26 An incident book must be kept in each delivery vehicle maintained up to date at all times recording details of any incidents of anti-social behaviour at the point of delivery, details must include the time, date of the incidents by the person making deliveries of alcohol. The Premises Licence Holder or the person appointed to manage or operate the delivery service of alcohol will review the incident book every month. The incident book must be made available to the police, trading standards and the Licensing Authority upon request or during an inspection.
 - 27 All staff must be trained prior to making a sale of alcohol or delivery of alcohol and every six months thereafter in relation to the following:-
 - Delivery procedures and conditions on the Premises Licence,
 - Challenge 25 policy
 - Underage sales
 - Sales to adults on behalf of Children — Proxy Sales
 - Sales to intoxicated persons

- Refusals, procedures and completion of Refusals Register and Incident Books

- 28 Documented training records must be completed in respect of every member of staff and all persons making deliveries. The record must include the name of the person trained, date, time and content of the training and must be signed by the person receiving the training, the person providing the training and the Premises Licence Holder. The records must be kept at the Premises and made available to the Police, Trading Standards or the Licensing Authority on request or during an inspection.
- 29 There shall be no sale of single bottles or single cans of beer, lager, cider, or alcopops.
- 30 All deliveries of stock to the premise must take place between the hours of 0800 - 2000 hours each day.
- 31 All deliveries to customers will take place between 0800 -2130 hours only.
- 32 No sales are to be made to people attending the storage facility in person.
- 33 No company signs or any form of advertising indicating that alcohol is stored at the premise shall be displayed on or around the premise.
- 34 Alcohol shall not be on view from the exterior of the premise.
- 35 All deliveries will be made by a courier who has a relevant age verification process or the premises Licence holder, or a direct employee of the Premises Licence holder.

Premises Licence Application – 2 Rains Avenue, Hartlepool, TS26 0FL

Applicant: Mr Senthil Kulandhaisamy

We act on behalf of Mr Kulandhaisamy in connection with his application for a premises licence at the above address.

The Licensing Authority has provided us with the representations received from local residents. We would firstly like to thank those residents who have taken the time to explain their concerns.

Having carefully considered the representations, it appears that a significant proportion of the concerns arise from an understandable impression that the proposed business would operate as a 24-hour rapid alcohol delivery service, similar to Deliveroo, Uber Eats, Just Eat or a conventional "dial-a-drink" operation, with staff, delivery drivers and couriers regularly attending the property throughout the day and night.

That is not how the business is intended to operate and, importantly, the additional conditions which have now been agreed with Cleveland Police and Environmental Health would not permit that type of operation.

Many of these conditions were agreed after the application was originally advertised and were therefore not available to residents when their representations were submitted. We hope the following information will provide a clearer picture of what is actually proposed.

A small-scale home-based online business

The proposed business will be a **small-scale online business operated personally by the applicant.**

The applicant does **not intend to employ staff at the premises.** There will therefore be no employees arriving for work, shift changes or staff coming and going throughout the day or night.

The property will also remain primarily the applicant's home. It is not proposed to convert the house into a warehouse, distribution depot or commercial retail premises.

Only **one room within the property will be allocated to the secure storage of alcohol.** In accordance with the conditions agreed with Cleveland Police, that room will be kept locked when not in use and will be covered by CCTV.

In terms of its scale and method of operation, the business is much more comparable to a small home-based e-commerce business — for example, somebody selling personalised goods, craft products or 3D-printed items online — than to a conventional retail shop, warehouse or rapid-delivery hub.

The difference is, of course, that because the products in this case include alcohol, the business is subject to the additional controls of the Licensing Act 2003 and the extensive conditions agreed with the responsible authorities.

No customers will attend the premises

The premises will not operate as a shop or conventional off-licence.

There will be:

1. no walk-in sales;
2. no customer collections; and
3. no members of the public attending 2 Rains Avenue to purchase alcohol.

This is expressly covered by the agreed conditions. The sale of alcohol must take place by remote order and delivery only, and no sale may be made to a customer in person at the premises. Conditions 2 Rains Avenue

Accordingly, concerns regarding customers, groups of drinkers or young people attending or congregating outside the property should not arise. Such activity would be contrary to the conditions of the premises licence.

This will not be a Deliveroo, Uber Eats or Just Eat-style operation

A particularly important point arising from the representations is the concern that numerous third-party drivers may attend the premises to collect individual customer orders.

Environmental Health has required, and the applicant has agreed, that:

No third-party delivery drivers or third-party delivery companies/couriers may attend the premises in association with the business.

There will therefore not be a succession of independent delivery drivers arriving at 2 Rains Avenue throughout the day or night to collect orders.

We appreciate that this was one of the principal concerns raised by a number of residents and hope this condition provides significant reassurance.

There will not be 24-hour vehicle activity

We also appreciate why the reference to 24-hour alcohol sales in the original application caused concern.

The original application requested the ability for remote alcohol sales to be processed over a 24-hour period. It does **not** mean that customers, staff, couriers, stock vehicles or delivery vehicles will be attending the residential property throughout the night.

Following discussions with the responsible authorities, conditions have now been agreed which provide that:

1. there shall be **no deliveries associated with the business between 21:00 and 08:00;**
2. stock deliveries to the premises are restricted to between **08:00 and 20:00;**
3. third-party delivery drivers and courier companies cannot attend the premises;
and
4. members of the public cannot attend the premises to purchase or collect alcohol.

There will therefore be **no overnight business-related deliveries or collections from the property.**

This directly addresses concerns raised regarding engines, vehicle doors, headlights, loading and unloading and commercial activity during the hours when neighbouring residents would reasonably expect the area to be quiet.

Traffic and the residential setting

The applicant fully recognises that 2 Rains Avenue is situated within a residential area and that there is a children's play area nearby. Concerns regarding existing traffic on Valley Drive and the surrounding roads have also been carefully noted.

Some vehicle movement is inevitably associated with any home-based business involving physical goods, and we do not seek to suggest otherwise.

However, the level of activity envisaged in a number of representations is very different from the small-scale operation actually proposed.

There will be:

1. no customer vehicles attending the premises;
2. no customer collections;
3. no Deliveroo, Uber Eats, Just Eat or similar drivers collecting orders;
4. no employees travelling to and from the property for work;
5. no overnight stock deliveries;
6. no overnight business-related deliveries or collections; and
7. no public-facing retail operation.

The premises is therefore not intended to operate as a busy commercial distribution depot or high-volume alcohol delivery hub.

Children's play area and protection of children

We appreciate the particular concerns expressed because of the children's play area and the number of families living locally.

There will be no visible retail activity directed towards people using the play area. Customers cannot attend the premises, alcohol cannot be collected from the property and alcohol must not be visible from outside.

There will also be no company signage or advertising indicating that alcohol is stored at the premises.

Extensive age-verification measures have also been agreed with Cleveland Police.

Customers placing remote orders must provide details including their name, date of birth, delivery address and telephone number. Customers who appear under the age of 25 must provide acceptable photographic identification on delivery and alcohol cannot be handed over unless the person making the delivery is satisfied that the recipient is aged 18 or over. Conditions 2 Rains Avenue

Alcohol may only be delivered to the person who made the order and only to the residential or commercial premises address provided when the order was placed. Conditions 2 Rains Avenue

Refused sales and deliveries must also be recorded.

These requirements would be enforceable licence conditions rather than simply voluntary assurances given by the applicant.

Security of alcohol stored at the property

A number of residents have understandably raised concerns that the storage of alcohol at a residential property could attract unwanted attention or increase the risk of burglary.

Those concerns have been considered by Cleveland Police.

Conditions have consequently been agreed requiring alcohol to be stored within its **own dedicated room, which must remain locked whenever it is not in use.**

Digital colour CCTV must cover the alcohol storage area and its entrance and exit. CCTV recordings must be retained for at least 31 days and made available to the Police and other responsible authorities when requested. Conditions 2 Rains Avenue

Environmental Health has additionally required the property to have a **suitable alarm system.** Pasted markdown

Furthermore:

1. there will be no company signage advertising the presence of alcohol;
2. alcohol must not be visible from outside the premises;
3. only one room within the home will be allocated for alcohol storage; and
4. customers are prohibited from attending.

These measures are intended specifically to prevent the property outwardly appearing to be an alcohol retail or storage facility.

Monitoring and enforcement

Some representations have questioned how licence conditions could be monitored where the licensed premises is a residential property.

The agreed conditions require detailed records to be maintained in relation to orders, age verification, refusals and training.

These records must be made available to Cleveland Police, Trading Standards and Licensing Officers upon request.

CCTV footage must similarly be made available to responsible authorities.

Although the applicant does not currently intend to employ anybody, the conditions also contain training requirements which would apply should any person become involved in the sale or delivery of alcohol in the future. The inclusion of these provisions should not be taken to mean that the applicant intends to operate the premises with a workforce; rather, they provide an additional safeguard should the circumstances of the business ever change.

Nature of the products and business

This is not intended to operate as a convenience-style late-night alcohol service.

Indeed, one of the conditions agreed with Cleveland Police specifically prohibits the sale of **single bottles or single cans of beer, lager, cider or alcopops**. Conditions 2 Rains Avenue

The business is intended to provide a small-scale, premium drinks offering rather than operate as a conventional neighbourhood off-licence or rapid alcohol delivery service.

Planning, restrictive covenants and other matters

Some representations also refer to planning matters, business rates, restrictive covenants affecting the property, property values and whether the business would be more appropriately situated within commercial premises.

We appreciate why residents have raised these issues.

Those matters are governed separately from the premises licensing regime. The grant of a premises licence would not override any separate planning requirement, private restrictive covenant or other legal obligation that may apply to the property, and the applicant remains responsible for complying with any such requirements.

Conclusion

We hope this letter provides a much clearer picture of the operation now proposed.

In particular:

1. this will be a **small home-based business operated personally by the applicant;**
2. there will be **no employees based at the premises;**
3. the property will remain predominantly the applicant's private home;
4. only **one locked room** will be used for alcohol storage;
5. there will be **no customers attending;**
6. there will be **no customer collections;**
7. there will be **no third-party delivery drivers or courier companies attending the premises;**
8. there will be **no business-related deliveries between 21:00 and 08:00;**
9. there will be no external advertising that alcohol is stored at the property; and
10. extensive security, age-verification and record-keeping controls have been agreed with Cleveland Police and Environmental Health.

Many of these safeguards were agreed after the original application was submitted and advertised and therefore could not have been known to residents when their representations were made.

For transparency, copies of the additional conditions agreed with Cleveland Police and Environmental Health are included with this letter. These are intended to form conditions upon the premises licence and would therefore be enforceable requirements, rather than simply statements of the applicant's present intentions.

We respectfully ask residents to consider the application again in light of this additional information and the safeguards which have subsequently been agreed.

Should any representor consider that the additional information and conditions satisfactorily address their concerns, they may of course advise Hartlepool Borough Council accordingly. There is no obligation to do so, and the applicant fully respects the right of any resident to maintain their representation if they remain concerned.

Thank you again for taking the time to raise your concerns and for considering this further information.

Yours faithfully,

Stephen Bartlett

Innpacked Ltd

Duly Authorised Agent for

Mr Senthil Kulandhaisamy