



Information and Evidence

Submitted to assist the Adur District Council Licensing Control Sub-Committee.

Premises Licence Application

Monday 17th September 2018 at 7 p.m.

Premises Name: Tides Restaurant
Premises Address: 21 Ferry Road Shoreham By Sea
Date 11th September 2018
Reference: C3C – Tides
Report Prepared by: Geoffrey P. Cooper ⁱ

Introduction

The applicant HMB and PMT Ltd., is a small local enterprise, owned and managed by Mr Hassan Moghaddam-Bizaki.

The company has taken the opportunity to acquire this site on Shoreham Beach, which having been unoccupied for some time has now received substantial investment.

Mr M-Bizaki proposes himself as the DPS and will bring his extensive experience in the licensed trade to this site, which will be fitted out to a high standard.

The company's intention is for these premises to be an asset to the community and to operate with a wood fired pizza oven in this location, providing a high quality food offer, complimented by alcohol sales. [Proposed menu attached]

The Application.

This application was submitted in August 2018 and the operating schedule has been carefully worded to reflect the company's intention to run a genuinely food based business at this site.

The proposed hours have been reduced by agreement with the Licensing Officer and the company fully understands the Licensing Authority's policy approach, aimed at ensuring the balance of premises and licensed hours within Adur District in order to support fully the Licensing Objectives in the Licensing Act 2003.

The applicant believes that they have offered a number of statements in each of the parts of section M of the application demonstrating a genuine commitment to support the Licensing Objectives in full, including:

- Closed Circuit Television System
- Staff training and Challenge 25
- Delivery Service.

National licensing policy

The Secretary of State's Guidance under section 182 of the Licensing Act 2003 states:-

Crime and disorder

2.1 'Licensing authorities should look to the police as the main source of advice on crime and disorder.....'

The applicant would like to point out that Sussex Police have entered into an agreement in relation to this application and the Licensing Authority is invited to assume that if the Police had anticipated significant detrimental effects on the Licensing Objectives, particularly The Prevention of Crime and Disorder, they would have made these clear by presenting representations to the Panel.

Planning and building control

14.64 The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency.

The planning and licensing regimes involve consideration of different (albeit related) matters.

Licensing committees are not bound by decisions made by a planning committee, and vice versa.

14.65 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.

The applicant would respectfully draw the attention of the Panel to this National Guidance and also state that the Company immediately reduced the proposed hours when the planning permission restrictions on the premises were pointed out.

During the course of the refurbishment, a Building Control Officer attended the site and the applicant has complied with the officer's requirements, including those relating to fire and insulation.

Premises Licence Conditions

The applicant has proposed comprehensive Premises Licence conditions agreeing the wording with Sussex Police and would like to bring the Panel's attention to two further matters:

Firstly, a high quality CCTV system has already been installed at the premises, with nine High Definition cameras and a 4 TB Hard Drive. The cost was in excess of £1,500. [Details attached].

Secondly, the applicant will maintain a compliance file at the premises to ensure compliance with the Premises Licence conditions, should the Premises Licence be granted.

HMB and PMT Ltd. is open to any further conditions that the Licensing Control Sub-Committee might consider to be necessary, particularly where communication with local residents is concerned.

The Representations

The s182 Guidance to the Licensing Act 2003 states

9.36 As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas.....

Originally, five representations were submitted by local residents, however, since the applicant reduced the proposed authorised hours only two representations remain.

The applicant would like to point out that the remaining representations are not explicitly linked to a licensing objective or licensing objectives.

Both letters refer to 'Need', which in this context is not a relevant consideration.

Both letters refer to various matters, including anti-social behaviour in the area, which are not related to this site.

The applicant believes that he has addressed the main issue, which is to reduce the proposed authorised hours to 22.30hrs daily.

However, the applicant does not wish to minimise the concerns of local residents and will do everything possible to support the Licensing Objectives, should a premises licence be granted.

In addition, Mr M-Bizaki is very willing to receive comments from neighbours and to work in partnership to resolve any local issues that may arise in the course of business for this new Pizzeria.

The applicant has met with the family from ■■■ A Ferry Road and in the course of an amicable conversation, explained his business plan and gave assurances about future dialogue.

Conclusion

The applicant, HMB and PMT LTD., has submitted this premises licence application to support their business plan to create a pizzeria at this location.

The applicant has carefully assessed the impact of the premises licence application and they believe that they can fully support the Licensing Objectives in the Licensing Act 2003.

The applicant has complied with the local statement of licensing policy and consulted with the Responsible Authorities in advance of the application and agreed licence conditions with the police, investing considerable funds in refurbishing the site and installing an HD CCTV system.

HMB and PMT Ltd. would like to state that the company understands the necessity for balance between the needs of business and the needs of residents.

In this case the company has refurbished this site and intends to make every effort to be responsive to local residents' concerns, whilst operating a responsible business in support of the Licensing Objectives in the Licensing Act 2003.

The members of the Adur District Council Licensing Control Panel are respectfully requested to grant the application for this premises licence with any premises licence conditions that they consider appropriate.

G.P. Cooper H M-Bizaki

ⁱ **Geoff Cooper - experience, qualifications and professional practice.**

Geoff has completed a combination of 30 years police service with Sussex Police and latterly the MPS in November 2014. He has a wide variety of experience including rural, suburban and city policing in uniform and investigative roles. He has held specialist roles in airport policing and riot control and has been a licensing officer since 1996.

He has managed small teams (up to 10 officers) since 2003, also having experience of managing 50 officers in whole Borough response policing for 18 months 2005-2006. He is a qualified crime prevention officer, a member of the Institute of Leadership and Management, and an affiliate of the Chartered Institute of Legal Executives.

He has several licensing qualifications, including a Licensing Practitioner's certificate with the Institute of Licensing. He is a long-term member of the Institute of Licensing and is currently the treasurer of the IOL London Region.

He has considerable experience of crime reduction and partnership initiatives across the licensed sector (Best Bar None and Pubwatch/Business Improvement Districts) as well as the stepped approach to enforcement/prosecution and all/ aspects of the Licensing Act 2003 process from application to Review. He is qualified as a trainer in the Lifelong Learning sector.

Since December 2014 he has worked with a variety of clients, including KFC, MacDonald's, TLT Solicitors and Cornerstone Barristers to provide expertise in Compliance, Crime Prevention, Licence Reviews and Licensing applications.

CCTV CO

103A Poynings Drive, East Sussex, BN3 8GN

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Dear Hassan

Further to my recent visit I have pleasure in providing you with a detailed quotation for the work required. I hope you find our prices competitive and our quotation to a high level of detail. Please take your time to read the document thoroughly as we pride ourselves in a complete service, unlike other companies we will resolve the job from start to finish by taking care of any electrical issues, clearing out and protecting our working area and more importantly keeping you informed of the whole process.

Complete peace of mind At CCTVCO we pride ourselves on quality and courteous workmanship and therefore all our work will be carried out to the highest standard. Our Guarantee all of our work is guaranteed for 1 year from the date of installation and our emergency line is available 24/7. Products supplied are guaranteed as per the manufacturer's warranty (3Years). We have many great references for you to contact if you wish

What is next...?

Once you have had a chance to read through our quotation please do not hesitate to contact us with any questions or concerns you may have, as we are more than happy to talk through the quote with you. We hope this quotation meets your approval and provides you with enough information to consider using CCTVCO for the work you require. If you would like to accept the quotation please contact us on the details below. We require 50% deposit to start the job and the balance to be paid 7 days after job was completed. We are can arrange the installation for next week

Yours sincerely

Shari Afshar
Director

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

We provide the best security solution to protect your home or business

CCTV CO

103A Poynings Drive, East Sussex, BN3 8GN
Tel: 01273 840568 www.cctvco.co.uk info@cctvco.co.uk

REF: H/PLTSE 03/08/18

To supply material, installation, networking

2Mpix system:

1x DS-7216HQHI-K2/P POC Turbo 4.0 2Mpix DVR (4TB Seagate surveillance)

4x DS-2CE56D8T-IT3E POC Hikvision 2MpixUltra Low Light HD-TVI

3xDS-2CE56D8T-VPITE POC Hikvision 2MpixUltra Low Light HD-TVI Dome camera and bracket

2xDS-2CE56D8T-VPIT3ZE POC Hikvision 2MpixUltra Low Light HD-TVI motorized Dome

All cabling/ plugs/Trunks/brackets deliveries etc

Connecting DVR to internet

Port forwarding, set up remote view and training

All products with 3 years warranty

Hard drive 2years warranty

3months free 24/7 support

Final price: Supply products and install 2Mpix system [REDACTED] inclusive

Notes

All associated rubbish will be cleared from site, except in the unlikely event asbestos is discovered. If so an external contractor will need to be employed at the cost of the client.

Please make sure when comparing quotes, they are like for like, as cheaper quotes often don't include the all the works I have listed.

If you could also take into account that we have provided you with a quotation and not an estimate when comparing prices.

All work undertaken will be completed to the highest standard and to a finish that meets the customers' requirements

We provide the best security solution to protect your home or business

Menu



Authentic wood fired pizza using freshly prepared dough

Starters

Olives (v)	£2.95
Marinated mixed olives	
Olives with feta cheese (v)	£3.50
Stuffed Mushroom (v)	£4.95
Oven baked mushroom stuffed with ricotta cheese, spinach, garlic, parmesan and chopped tomato	
Bruschetta (v)	£4.95
Finely chopped vine tomatoes, red onions, olive oil, parmesan and basil on warm Ciabatta bread	
Melanzane (v)	£5.50
Aubergine layers baked with cheese & tomato and parmesan	
Garlic Bread with Cheese (v)	£3.95
Stuffed dough balls (v)	£3.95
Filled with cheese, mushroom, onions and garlic butter	
Pepperoni dough balls	£3.95
Filled with cheese, onions, pepperoni and garlic butter	
Garlic Bread (v)	£2.95

Side Orders

Dough balls (v) Served with garlic butter	£2.50
Fries (v)	£2.95
Cheesy fries (v)	£3.95
Sweet potato fries (v)	£3.95
Sautéed mushrooms in garlic (v)	£4.50
Sautéed Spinach in butter and garlic (v)	£3.95

Salads

Rucola Salad (v)	£5.95
Rocket leaves, cherry tomatoes & parmesan shavings with a serving of balsamic dressing	
Tomato & Mozzarella Salad (v)	£6.95
Fresh mozzarella, tomatoes, avocado, olives and basil with a drizzle of balsamic vinegar	
Feta Salad (v)	£6.95
Feta cheese, olives, cucumber & cherry tomatoes on a bed of mixed leaves with a serving of house dressing	

Pizza

Margherita (v)	£6.95
Basil, mozzarella & tomato	
Tropicana	£7.95
Ham, Pineapple, mozzarella & tomato	
Napolitana	£8.95
Anchovies, capers, olives, rocket, mozzarella & tomato	
Frutti di mare	£8.95
Prawns, tuna, olives, mozzarella & tomato	
Quattro Stagioni	£8.95
Roasted ham, pepperoni, mushrooms, red onions, mozzarella & tomato	
Quattro Formaggi (v)	£8.95
Ricotta, corgonzola, basil, parmesan, mozzarella & tomato	
Vegetariana (v)	£8.95
Roasted aubergines, roasted courgettes, roasted peppers, rocket, mozzarella & tomato	
Tides Artizan	£8.95
Cream base, mozzarella, parma ham, goat cheese, natural honey and rocket	
Diavola	£8.95
Pepperoni, red onion, roasted mix pepper, jalapeno, mozzarella & tomato	
Carne	£8.95
Chicken, pepperoni, and spicy beef with mozzarella & tomato	
Rucola E Parma	£8.95
Parma-Ham, rocket, sun dried tomatoes with mozzarella & tomato	
Carnivoro	£8.95
Italian spicy sausage, Salami Napoli, chorizo, red onions with mozzarella & tomato	

Gluten free pizza available for £1.50 extra

Vegan Pizza

Margherita (v)	£8.95
Vegan cheese, basil and tomato	
Vegetariana (v)	£8.95
Tomato, mushroom, mixed peppers, sweet corn and red onion	

Create your own pizza

Margarita Pizza with your choice of topping:

Buffalo mozzarella (v)	£2.00
Vegan Cheese (v)	£1.50
Goat cheese (v)	£1.00
Mascarpone (v)	£1.00
Gorgonzola (v)	£1.00
Parmesan (v)	£1.00
Feta (v)	£1.00
Mozzarella (v)	£1.00
Salami Napoli	£1.00
Chorizo	£1.00
Bacon	£1.00
Free range eggs (v)	75p
Hot chillies (v)	75p
Pesto (v)	75p
Sweet corn (v)	75p
Capers (v)	75p
Olives (v)	75p
Aubergines (v)	75p
Courgettes (v)	75p
Artichokes (v)	75p
Rocket (v)	75p

Kids Meal

Small Margarita (v)	£7.50
with a choice of 2 toppings. Served with a soft drink and a scoop of ice cream.	

Important information for our diners

If you have any allergens please speak to a member of staff before ordering. We will gladly run through the menu with you. Everything you read on this menu is freshly prepared on the premises and cooked to order so do please bear with us particularly during busy periods.

(v) Vegetarian options

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tidesrestaurant.co.uk

