

DELEGATED

AGENDA NO.

REPORT TO THE STATUTORY LICENSING COMMITTEE

29 SEPTEMBER 2025

REPORT OF ASSISTANT DIRECTOR OF REGULATED SERVICES & TRANSFORMATION

LICENSING ACT 2003 APPLICATION FOR A VARIATION OF A PREMISES LICENCE YARM LANE CONVENIENCE STORE, 53 YARM LANE, STOCKTON-ON-TEES, TS18 2FP

SUMMARY

The purpose of this report is for Members to determine an application for a variation for a premises licence, under the Licensing Act 2003 to which there have been representations from Responsible Authorities.

RECOMMENDATION

That Members determine the application.

THE APPLICATION

1. An application for a variation to an existing premises licence has been received from Muhammad Adnan Rabani in respect of the above premises.
2. The application is to increase the hours of supply of alcohol, Monday to Sunday from 09:00 - 22:00 to 09:00 - 23:00. Opening hours to remain the same. A copy of the full application is attached at Appendix 1.
3. A copy of the existing licence is attached as Appendix 2.

RESPONSIBLE AUTHORITIES

4. A representation against the variation was received from Public Health stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to prevent increased disruption and alcohol-related harm in the residential area directly surrounding the premises. A copy is attached as Appendix 3.
5. A representation against the variation was received from Cleveland Police stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to uphold the crime and disorder and public nuisance objectives, as the area continues to suffer from alcohol-related incidents and anti-social behaviour extending hours could worsen existing problems. A copy is attached as Appendix 4.
6. A representation against the variation was received from the Licensing Service stating alcohol sales should remain at 22:00, in line with the current SBC Licensing Act Statement of Policy, to uphold the licensing objectives in a residential area with existing issues. A copy is attached as Appendix 5.

INTERESTED PARTIES

ADDITIONAL INFORMATION

7. A Google street map and ariel view, showing the location of the premises, is attached at Appendix 6.
8. There has been a premises licence in place at this address since, January 2021.
9. A search of the council back-office system shows several interactions with this premises in this time:

Date	Complaint	Action
June 2022	Report of possible drugs dealing within the premises	Compliance check carried out, CCTV running an hour slow but no evidence of drugs dealing
August 2022	Report of possible drugs dealing within the premises	Compliance check with Police. CCTV and other conditions compliant and operator confirmed to keep reporting incidents.
February 2024	Underage Sales Test Purchase	Passed
November 2024	Application for full variation to extend hours to 23:00	Objections from Cllrs and application withdrawn

LEGISLATION AND POLICY CONSIDERATIONS

10. Members are respectfully reminded of the need to give due consideration to Stockton Borough Councils Licensing Policy Statement and Section 182 Revised Guidance issued in December 2023 under the Licensing Act 2003 when determining this application. Copies of which can be found at: www.stockton.gov.uk/media/1962147/licensing-act-policy-010221-accessible.pdf

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

11. Current Council Policy States:

'The Council recommends that applicants risk assess their operation against the four licensing objectives to identify potential areas of concern. An operating schedule should include information which is necessary to enable any responsible authority or other person to assess whether the steps to be taken to promote the licensing objectives are satisfactory.' Pg 9.

Shops, stores and supermarkets will in general be licensed to provide sales of alcohol for consumption off the premises at any time when the retail outlet is open for shopping but new or variation applications requesting that the sale of alcohol starts before 9.00am or finishes after 10.00pm in residential areas will generally be refused. In addition, new or variation applications for the supply of alcohol for consumption on the premises before 9.00am or after 11.30pm (12 midnight on a Friday and Saturday night) in residential areas will normally be refused. Pg 22.

In non-residential areas new or variation applications for licences to allow the sale of alcohol or the supply of late night refreshment beyond 3.00am will normally be refused, subject to relevant representations being received. Pg 22.

MEMBERS OPTIONS

12. Members must carry out their functions with a view to promoting the four licensing objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm

Members may consider the following options:

1. To refuse the variation application.
 2. To grant all or part of the variation application subject to the necessary conditions to promote the four licensing objectives.
13. The applicant and objectors have been invited to today's meeting should Members have further questions.

ASSOCIATED PAPERS

The following appendices are attached for information:

Appendix 1 - Full Variation Application

Appendix 2 – Existing Licence

Appendix 3 – Public Health Representation

Appendix 4 – Police Representation

Appendix 5 – Licensing Representation

Appendix 6 - Ariel View and Street Map

Assistant Director

Regulated Services and Transformation Marc Stephenson

Contact Officer: Leanne Maloney-Kelly

Telephone No. 07384 797728

Email Address: leanne.maloney-kelly@stockton.gov.uk

Financial Implications: None

Environmental Implications: The Licensing Act 2003 requires the Licensing Authority to have regard to the Licensing Objectives. any conditions imposed should reduce the potential for environmental harm.

Community Safety Implications: The Licensing Act 2003 requires the Licensing Authority to have regard to the Licensing Objectives
Any conditions imposed should reduce the potential for crime and disorder.

Legal Implications: Depending upon the determination of this application Schedule 5 of the Licensing Act 2003 provides the applicant, the holder of a licence and/or any person who made a relevant representation in relation to the application, with the right of appeal to the Magistrates' court.

Human Rights Implications: Members should have regard to Human Rights Act when determining this application

Background Papers: The Licensing Act, Stockton Borough Council Licensing Policy Statement and Licensing Act 2003 Section 182 Guidance

Ward(s) and Ward Councillors: Councillor Shakeel Hussain
Councillor Sufi Mubeen

* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference	Not Currently In Use	This is the unique reference for this application generated by the system.
Your reference		You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
<p>Are you an agent acting on behalf of the applicant?</p> <p><input type="radio"/> Yes <input checked="" type="radio"/> No</p>		<p>Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.</p>

Applicant Details

* First name	Muhammad Adnan	
* Family name	Rabani	
* E-mail	Adnanstore@yahoo.com	
Main telephone number	07478350365	Include country code.
Other telephone number		
<input type="checkbox"/> Indicate here if you would prefer not to be contacted by telephone		

Are you:

- ☒ Applying as a business or organisation, including as a sole trader
- ☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House?	<input type="radio"/> Yes <input checked="" type="radio"/> No	<p>Note: completing the Applicant Business section is optional in this form.</p>
Is your business registered outside the UK?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Business name	Yarm Lane Store Convenience Store	If your business is registered, use its registered name.
VAT number	<div style="border: 1px solid black; display: inline-block; padding: 0 5px;">GB</div> <div style="border: 1px solid black; display: inline-block; padding: 0 10px;">355477372</div>	Put "none" if you are not registered for VAT.
Legal status	Private Limited Company	

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

5,100

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VARIATION

Do you want the proposed
variation to have effect as
soon as possible?

☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐

Yes

☒

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend

20

Describe Briefly The Nature Of The Proposed Variation

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.

Following the Conversation with Police and Polly Edwards I had requested the extension to the current hours to 2am but they have only agreed till 11Pm and asked me to send full variation application. Currently we have the License to sell till 10Pm so its just and additional Hour till 11Pm.

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐

Yes

☒

No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to
vary is successful?

☐

Yes

☒

No

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PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

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SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

☐ On the premises ☒ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide 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 etc gambling machines etc.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

Provide 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.

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="06:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

☐ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

We follow very Strict challenge 25 Policy, CCTV recording up to 31 days, well trained staff, no single can Policy, no above 6.5 percent volume, training record, modern tills confirming every single transaction, no big bottle of ciders

b) The prevention of crime and disorder

CCTV available for authorities covering every inch of the store and outside the premises.

c) Public safety

well trained staff making sure the challenge 25 is being strictly followed and no drunk person is getting served.

d) The prevention of public nuisance

no sale of problematic drinks such as a large bottles of beer or cider. no single high strength cans. swift response to any nuisance.

e) The protection of children from harm

challenge 25 is being strictly followed, training provided to staff including proxy sales and no sale to drunk person. modern tills confirming every single transaction

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o 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.
 - o 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.
 - o 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.
 - o 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:
 - o 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.
 - o 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.
 - o 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.

Continued from previous page...

- 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:
 - o 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.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

I/We understand that 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.



Ticking this box indicates you have read and understood the above declaration

Continued from previous page...

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Muhammad Adnan Rabani

* Capacity

Director

* Date

10

/

11

/

2024

dd

mm

yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/stockton-on-tees/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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.

OFFICE USE ONLY

Applicant reference number

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed

☐

LICENSING ACT 2003**PREMISES LICENCE SUMMARY (PART B)****PREMISES LICENCE NUMBER: 149313****PREMISES DETAILS**POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR
DESCRIPTION**Yarm Lane Convenience Store**
53 Yarm Lane, Stockton-On-Tees, TS18 3DL

WHERE THE LICENCE IS TIME LIMITED THE DATES

N/A

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

SUPPLY OF ALCOHOL

.....
Marc Stephenson
Assistant Director
Community Safety and Regulated Services

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

SUPPLY OF ALCOHOL FOR CONSUMPTION OFF THE PREMISES

MONDAY:	09:00 until 22:00
TUESDAY:	09:00 until 22:00
WEDNESDAY:	09:00 until 22:00
THURSDAY:	09:00 until 22:00
FRIDAY:	09:00 until 22:00
SATURDAY:	09:00 until 22:00
SUNDAY:	09:00 until 22:00

THE OPENING HOURS OF THE PREMISES

MONDAY:	06:00 until 02:00
TUESDAY:	06:00 until 02:00
WEDNESDAY:	06:00 until 02:00
THURSDAY:	06:00 until 02:00
FRIDAY:	06:00 until 02:00
SATURDAY:	08:00 until 02:00
SUNDAY:	08:00 until 02:00

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND/OR OFF SUPPLIES

Supply Of Alcohol OFF The Premises

PART 2

NAME AND (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Mr Muhammad Adnan Rabani
30 Langley Close, Stockton-On-Tees, TS18 2FP

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER
(WHERE APPLICABLE)

N/A

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR
THE SUPPLY OF ALCOHOL

Mr Muhammad Adnan Rabani

STATE WHETHER ACCESS TO PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

ANNEX 1

MANDATORY CONDITIONS AND EMBEDDED RESTRICTIONS

MANDATORY CONDITIONS

- **No supply of alcohol may be made under the premises licence:**
 - (a) at any time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at any time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- **Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.**
- **(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.**
(2) The designated premise supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
- **A. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price**
B. For the purposes of the condition set out in paragraph A -
 - (a) "duty" is to construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -
$$P=D+(D \times V)$$

Where-
 - (i) P is the permitted price
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premise supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994

C. Where the permitted price given by Paragraph (b) of paragraph B would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny

D. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph B on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax

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

ANNEX 2

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

PREVENTION OF CRIME & DISORDER

- A 'Challenge 25' policy will be implemented. Staff must require ID in the form of a current ten-year passport, photo card driving licence or PASS logo identity card from any customer who appears to be under the age of 25 and verify the customer is over the age of 18 before any sale of alcohol is made.
- Notices must be placed in a prominent position advising customers the Premises operates a challenge 25 policy and all customers who appear under the age of 25 will be challenged for ID proving they are over 18 in the form of a current ten-year passport, photo card driving licence or PASS logo identity card
- Training in relation to Challenge 25, underage sales, sales to adults on behalf of minor (proxy sales), sales to intoxicated persons, refusals registers, incident records and all other conditions on the Premises Licence will be provided and undertaken by all members of staff (whether paid or unpaid) before he/she makes a sale, supply or delivery of alcohol and at least every six months thereafter.

- Documented training records must be completed in respect of every member of staff and must include the name of the member of staff trained, date, time and content of the training. The record must be signed by the member of staff who has received the training, the Designated Premises Supervisor and the Premises Licence Holder.
- Documented training records must be kept at the Premises and made available to the Police, Trading Standards or Licensing Officers on request and / or during an inspection.
- An incident book must be kept at the Premises and maintained up to date at all times recording the time date and details of all incidents of crime and disorder or anti-social behaviour at the premises or directly outside of the premises. The incident book must be made available to the Police, Trading Standards and / or Licensing Officers on request or during an inspection.
- A refusals register must be kept at the Premise and maintained up to date at all times recording the date time and reasons for every refusal to sell alcohol to a customer. The refusals record must be made available to the Police, Trading Standards and / or Licensing Officers on request or during an inspection.
- A digital Closed-Circuit Television System (CCTV) will be installed and maintained in good working order and be correctly time and date stamped. The system will incorporate sufficient built-in hard-drive capacity to suit the number of cameras installed.
CCTV will be capable of providing pictures of evidential quality in all lighting conditions, particularly facial recognition. Cameras will encompass all ingress and egress to the premises and all areas where the sale/supply of alcohol occurs.
The system will record and retain CCTV footage for a minimum of 31 days. The system will record for 24 hours a day. The system will incorporate a means of transferring images from the hard drive to a format that can be played back on any desktop computer.
The Digital recorder will be password protected to prevent unauthorised access, tampering, or deletion of images. There will be, at all times when the premise is open, a member of staff contactable by phone or e-mail with access to the CCTV system who is trained in the use of the equipment. Upon receipt of a request for a copy of CCTV footage from Police, Licensing Officers or any other Responsible Authority, the member of staff will produce the footage within 24 hours or less if urgently required for investigations of serious crime. CCTV footage must be made available to be viewed by the Police, Licensing Officers, or other Responsible Authorities on request during an inspection of or visit to the Premises.
- The premises will place and maintain CCTV signs on all exits from the premises both inside and out as a reminder to customers and staff that their behaviour is being monitored.
- No beer, lager, perry or cider of 6.5 abv (alcohol by volume) or above shall be displayed or sold at any time at the premises. This restriction shall not apply in respect of specialist branded premium products, for example craft ales, local or micro-brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider.
- Alcohol will not be displayed close to the entrance/exit of the premises where it could be easily taken from the premises without payment. All alcohol will be displayed in close proximity to the counter for supervision purposes and covered at all times by CCTV.

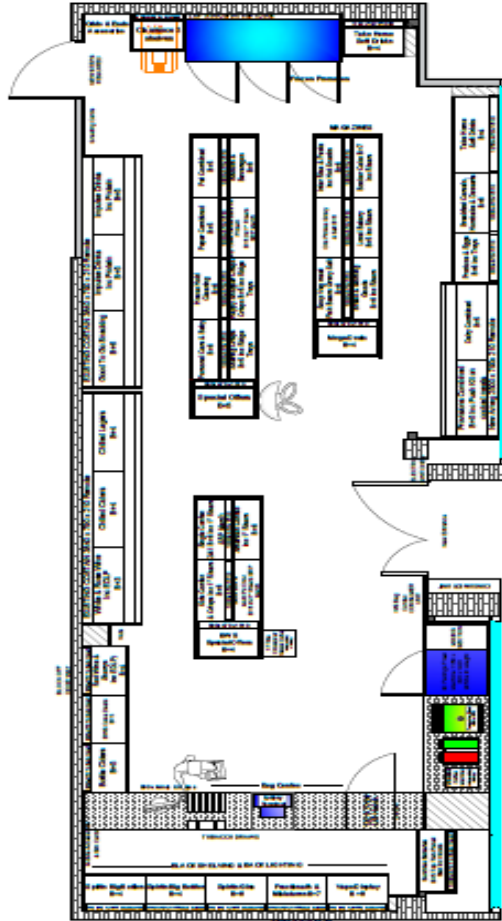
- The Premises Licence Holder/Designated Premises Supervisor will participate in any "Responsible Retailing" scheme and any relevant training/campaigns which the Police or Local Authority provide or recommend.
- The Premises Licence Holder/Designated Premises Supervisor will participate in any local Off Licence forums held by the Local Authority.

PREVENTION OF PUBLIC NUISANCE

- No vehicles should service the address associated with the business activity outside of the hours of 07:00 - 21:00.
- Refuse including bottles shall be disposed of from the premises between the hours of 07:00 - 18:00.
- There shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the premises. All waste associated with the business shall be placed in these containers. The containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents.

ANNEX 4

PLANS (NOT TO SCALE)



REPRESENTATIONS ON A CURRENT APPLICATION FOR A GRANT/VARIATION OF A PREMISE LICENCE/CLUB PREMISES CERTIFICATE UNDER THE LICENSING ACT 2003

Section 1 – Licence Application Details

Applicant Name (If known)	Muhammad Adnan Rabani
Premises Name and Address	Yarm Lane Convenience Store 53, Yarm Lane, Stockton-on-Tees, TS18 3DL

Section 2 - Responsible Authority - Please delete not applicable

Public Health

Section 3 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives: Please delete not applicable	<ol style="list-style-type: none"> 1. Prevention of Crime and Disorder 2. Prevention of Public Nuisance 3. Protection of Children from Harm 4. Public Safety
Please delete not applicable: <ol style="list-style-type: none"> 1. I object to the application being granted at all 2. I object to the application being granted in its current form and tell us what changes you would prefer to see 	

Please type the grounds of the representation in the box below:

In regards to the licence variation submission, Public Health would like to see the termination of alcohol sales remain at 10pm each night, rather than the proposed 11pm. This would keep it in line with other nearby premises and in line with council policy. There are also two premises in the same row of shops currently under consultation who have agreed to a 10pm end time for sales of alcohol.

The premises is on a busy road on the boundary between the Ropner ward and the Stockton Town Centre ward, in close proximity to other licenced premises. It is on a small row of shops which backs on to a large residential area. Due to its location and the current issues in the area, we have concerns of increased issues for nearby residents, as well as an increase in alcohol-related harm. The hours asked for are longer than what Stockton Council usually allows for shops selling alcohol near a residential area. Keeping the termination of alcohol sales at 10pm would ensure the hours are in line with local council policy, which states that: ***“Shops, stores and supermarkets will in general be licensed to provide sales of alcohol for consumption off the premises at any time when the retail outlet is open for shopping but new or variation applications requesting that the sale of alcohol starts before 9.00am or finishes after 10.00pm in residential areas will generally be refused.”*** Public Health support this policy.

There is a strong correlation between the availability, affordability and consumption of alcohol (Balance, 2017).

In 2017, 62% of respondents supported restricting alcohol sales in off licences to between **10am and 10pm** (Balance, 2017). Similarly, 43% of respondents felt there were too many off-licences, supermarkets and shops that sell alcohol.

In the 2025 Stockton-on-Tees Alcohol Harm Survey

- 58.7% thought alcohol was a significant problem in the area they lived / worked / studied
- Participants suggested that limiting early morning sales, capping purchase volumes, and raising the legal drinking age could help reduce excessive alcohol use.
- 63.3% agreed that access to alcohol off-sales (buying from shops and corner shops should be restricted until after 9am at the earliest)
- 40.5% thought that there should be stricter regulations on pricing / offers
- 35.4% thought that there should be stricter regulation around opening times

Having longer hours than the neighbouring premises would increase the accessibility and availability of alcohol and also potentially cause issues when nearby premises close.

Location of premises:

- On the edge of the Ropner ward (decile 3) and the Stockton Town Centre ward (decile 1), making it in a deprived area (1 being most deprived and 10 being least deprived).
- In the 12 months up to the end of May 2024, the Stockton Town Centre ward had the third highest crime and violent crime rates per 1,000 population (including sexual offences) in the Borough, with the Ropner ward the twelfth highest.
- In the 6 months from 1st February 2025 to the 31st July 2025, 95% of ASB incidents relating to alcohol occurred in the Stockton Town Centre ward and 1% in the Ropner ward.
- Has a high density of off-sale premises in the area near to the premises.

Signed: T Hyman

Position: Public Health Practitioner

Dated: 15/08/25

When complete this form should be returned to the address above or emailed to licensing@stockton.gov.uk

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Date Received		Checked By	
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**Representations On A Current Application For A Grant/Variation Of A Premises
Licence Or Club Premises Certificate Under The Licensing Act 2003**

Section 1 – Licence Application Details

Applicant Name (If Known)	Muhammad Adnan RABANI
Premises Name and Address	Yarm Lane Convenience Store 53 Yarm Lane Stockton On Tees TS18 3DL

Section 2 - Responsible Authority

- ☐ Trading Standards
- X Cleveland Police
- ☐ Environmental Health
- ☐ Cleveland Fire Service
- ☐ Planning
- ☐ Protection of Children From Harm

Section 3 – Representation Grounds

<p>The representation is relevant to one or more of the following licensing objectives:</p> <p>Please tick relevant box(es)</p>	<p>X Prevention of Crime and Disorder X Prevention of Public Nuisance</p>
<p>Please Select:</p> <p style="margin-left: 40px;">X I object to the application being granted at all I object to the application being granted in its current form*</p> <p>*If you choose this option remember to tell us what changes you would prefer to see.</p>	

<p>The grounds of the representation is based on the following: (Please continue on a separate sheet if necessary)</p>
<p>This is a new application for a premises licence to allow an already existing convenience store to sell alcohol as an off licensed premise</p>

Cleveland Police are of the opinion that by granting this application the crime and disorder and public nuisance objectives could be undermined.

The premise was previously refused a licence to sell alcohol at a Licensing hearing on the 26th May 2020. The committee gave its reasons in their determining notice, but was later agreed in another application with reduced hours and more stringent conditions.

Cleveland Police are of the view that the area is still a hotspot for alcohol related incidents. The shop sits on the Boundary of 2 Council Wards, Parkfield and Stockton Town Centre.

The area suffers from alcohol related crime and anti social behaviour, which manifests in street drinking and sometimes violence

By allowing the premise to sell alcohol later it could attract further problems which will then be fuelled by the consumption of alcohol causing the exacerbation of these problems. The area is already suffering from anti-social behaviour and crime without the additional hours for which the premise will be able to supply alcohol.

Cleveland Police do not believe issues have substantially changed since the last application was made and for these reasons believe the application could undermine the Licensing Objectives identified. We have contacted the applicant and discussed our position thoroughly with them.

Signed: Andrew Thorpe	Position: Constable for Licensing to the Chief Constable of Cleveland Police	Dated: 03/09/2025
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When complete this form should be returned to the address above or e-mailed to licensing.administration@stockton.gov.uk

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REPRESENTATIONS ON A CURRENT APPLICATION FOR A GRANT/VARIATION OF A PREMISE LICENCE/CLUB PREMISES CERTIFICATE UNDER THE LICENSING ACT 2003

Section 1 – Licence Application Details

Applicant Name (If known)	Muhammad Adnan RABANI
Premises Name and Address	Yarm Lane Convenience Store 53 Yarm Lane Stockton On Tees TS18 3DL

Section 2 - Responsible Authority - Please delete not applicable

Licensing Authority

Section 3 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives: Please delete not applicable	<ol style="list-style-type: none"> 1. Prevention of Crime and Disorder 2. Prevention of Public Nuisance 3. Protection of Children from Harm 4. Public Safety
Please delete not applicable: <ol style="list-style-type: none"> 1. I object to the application being granted at all 2. I object to the application being granted in its current form and tell us what changes you would prefer to see 	

Please type the grounds of the representation in the box below:

The Licensing Authority as a Responsible Authority object to the variation of a premises licence application at the above address, on the grounds of the prevention of crime and disorder, protection of children from harm, prevention of public nuisance and promotion of public safety.

Licensing formally object to the proposed variation to extend alcohol sales beyond 22:00 hours at this premises.

Council policy clearly states that in residential areas, the terminal hour for alcohol sales should not exceed 22:00. The premises in question is located within a residential setting, and the requested extension falls outside the hours generally permitted under this policy.

By permitting the premises to sell alcohol beyond the current terminal hour, there is a risk of aggravating existing issues in the area. The consumption of alcohol during extended hours may contribute to further incidents of anti-social behaviour, crime and noise nuisance.

As such, Licensing does not support the application and recommends that the terminal hour for alcohol sales remains at 22:00 in line with established guidance and to minimise potential disruption to nearby residents.

Additional information may be provided to support this representation.

Signed: Polly Edwards	Position: Licensing Officer	Dated:03.09.25
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licensing@stockton.gov.uk

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