



**REPORT of
DIRECTOR OF NEIGHBOURHOOD SERVICES AND COMMUNITIES**

to
LICENSING SUB-COMMITTEE
22 APRIL 2026

**LICENSING ACT 2023 - TO CONSIDER APPLICATION OF A PREMISES LICENCE -
ALTHORNE STORE**

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is for Members to consider an application for the grant of a premises licence submitted by ARKA Licensing Ltd on behalf of Thenushan Sivarajah, made under section 17 of the Licensing Act 2003, in respect of Post Office, Burnham Road, Althorne, Chelmsford, Essex, CM3 6BU.
- 1.2 In determining this application, Members must have regard to the representations received and the requirement to promote the four licensing objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm

2. RECOMMENDATION

That the Licensing Sub-Committee determines the application for a Premises Licence at Post Office, Burnham Road, Althorne, Chelmsford, Essex, CM3 6BU taking into consideration the options that are available as detailed in paragraph 2.1 below.

- 2.1 Members are advised that they have the following options when determining this application.
- Grant the application, on the terms and conditions applied for
 - Grant the application on the terms and conditions applied for, modified to such extent as considered appropriate to promote the licensing objectives.
 - Refuse the application in whole or in part.
- 2.2 An appeal in respect of any determination made in connection with this application may be made to the Magistrates' Court within 21 days of notification of the decision by the licensing authority.

3. SUMMARY OF KEY ISSUES

- 3.1 The premises are located on Burnham Road (B1018) within the village of Althorne. The area is rural in character, with predominantly agricultural surroundings and low

density residential properties situated along the main road. There are residential properties immediately adjacent to and opposite the premises.

- 3.2 Members may wish to have regard to the nature of the locality when considering the application, in particular the potential impact of the sale of alcohol from a convenience store in a rural residential setting where background activity levels may be low.
- 3.3 The application has been properly given to the Council on 4 March 2026, in accordance with The Licensing Act 2003 and all procedures correctly followed. The completed application form is attached as **APPENDIX A**.
- 3.4 The application was correctly advertised by placing blue public notices at the premises, by publication in a local paper and on Maldon District Council's website.
- 3.5 As detailed on the application for they provided a general description of the premise:
'This premises was previously used as a post office and general store. The applicant intends to take over the vacant premises and invest in renovating and refitting it as a small convenience store. The premises were formerly known as Althorne Post Office, Burnham Road, Chelmsford, CM3 6BU. The store is intended to operate as a community facility, providing a range of goods and services for local residents. It will stock typical products expected of a local convenience store and is intended to open early to provide items such as milk and bread.'
- 3.6 The licensing activity they have applied for is the Sale of alcohol.
- 3.7 Members are advised that the application is for the sale of alcohol for consumption off the premises. Details of the proposed days and hours for the sale of alcohol are set out within the application form at **APPENDIX A**
- 3.8 Members should consider whether the proposed hours and the operating schedule are appropriate for the locality and sufficient to promote the licensing objectives
- 3.9 A Plan of the premise has been provided of the intended licensable area. There is no licensable area outside the premise. Please see attached plan as **APPENDIX B**.
- 3.10 The proposed Designated Premises Supervisor is Thenushan Sivarajah who obtained his personal licence from Enfield Council.
- 3.11 Members are asked to note that as this report is available in the public domain, personal details have been redacted from some documents. However, both the Authority and the applicant have received complete copies of all documents.
- 3.12 During the course of the application, Maldon District Council, in line with the Act, sent a copy of the application to all responsible authorities.
- 3.13 During the consultation period, one representation was received from a member of the public objecting to the application. A copy of the representation is attached as **APPENDIX C**.
- 3.13.1 The concerns raised can be summarised as follows:
 - Prevention of crime and disorder, concern that the sale of alcohol may lead to an increase in antisocial behaviour within the locality

- Prevention of public nuisance, concern regarding potential disturbance arising from customers attending the premises, particularly given the rural setting and proximity of residential properties

3.13.2 Members should consider the representation insofar as it relates to the likely effect of granting the application on the promotion of the licensing objectives.

3.14 No representations were received from any Responsible Authorities in respect of this application. Responsible Authorities are statutory consultees with specific roles in relation to the licensing objectives.

4. CONCLUSION

4.1 The application has been submitted and processed in accordance with the Licensing Act 2003.

4.2 One representation has been received from a member of the public raising concerns in relation to the prevention of crime and disorder and the prevention of public nuisance. No representations have been received from Responsible Authorities.

4.3 Members must determine the application with a view to promoting the licensing objectives, having regard to the representation received, the statutory guidance issued under section 182 of the Licensing Act 2003, and the Council's Statement of Licensing Policy.

4.4 Members may grant the application as applied for, grant the application subject to modified conditions, or refuse the application in whole or in part

5. APPENDICES

- **APPENDIX A** – Premises Licence Application
- **APPENDIX B** – Plan of the Premises
- **APPENDIX C** – Representation received from interested party

6. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2025 - 2028

6.1 Supporting our communities

6.1.1 The Store could contribute positively to community cohesion by offering local convenience. However, concerns from nearby residents indicate a need to balance community benefits with residential amenity.

7. IMPLICATIONS

- (i) **Impact on Customers** – Granting the licence would allow the business to operate as intended, providing a local convenience store for the residential area. Refusal or significant modification may take away the option for convenience for residents.

- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk (including Fraud implications)** – There is a reputational and legal risk if Members fail to provide a decision that properly considers the licensing objectives and relevant representations. An appeal may be lodged by any party within 21 days if the applicant or objectors are dissatisfied.
- (iv) **Impact on Resources (financial)** – Minimal direct financial impact. An appeal to the Magistrates Court may require officer time and legal resources.
- (v) **Impact on Resources (human)** – Officer time will be required to implement and monitor any decision made. There is no substantial ongoing resource burden beyond typical licensing enforcement.
- (vi) **Impact on the Environment** – Potential environmental impact relates mainly to noise and disturbance; however, any additional conditions imposed by Members may mitigate these concerns.
- (vii) **Impact on Devolution / Local Government Reorganisation** - None

Background Papers:

- Statutory Guidance issued under Section 182 of the Licensing Act 2003
- Maldon District Council's Statement of Licensing Policy
- Section 17 Licensing act 2003,

Enquiries to: Alex Wilson, Licensing Officer