

Appendix 5A

Representation Form from Interested Parties

(Please read notes on reverse before completing)

Your details (See notes 2 & 3);

Your Name	
Your residential address	Constituency Office, Pump Lane, Hayes UB3 3NB
Your email address	mcdonnellj@parliament.uk
Your phone number	02085690010
The name of the body or organisation you represent	Member of Parliament

About the premises;


Name of the premises you are making a representation about	Mandala Lounge
Address of the premises you are making a representation about	Colham Mill Road, West Drayton

The Licensing Objectives (See note 4);

Licensing Objective	Reasons for your representation and any supporting evidence
<i>Please tick;</i>	Many constituents have contacted me to voice their concerns regarding noise, parking, and cars backing up on to a busy main road due to parking
<input checked="" type="checkbox"/> Prevention of Crime/Disorder	My constituents are voicing their concerns based on experience when the property was just a café
<input checked="" type="checkbox"/> Prevention of Public Nuisance	Patrons parked on the pavement, the road become blocked and there was considerable noise
<input type="checkbox"/> Protection of Children From Harm	They believe that this will be considerably worse should this restaurant be given a licence
<input checked="" type="checkbox"/> Public Safety	I share their concerns and would ask that these points are fully considered
	Thank you for your consideration and assistance

The outcome you are seeking from the Licensing Authority (See note 6);

Reject the license

Signed:  Date: 20.12.2024

Notes:

- 1) All representations must be submitted before the conclusion of the 28 day consultation period. This will be advertised on the public notices and also on the Councils website.
- 2) Persons who may make representation include; persons who reside near to the premises to which the application relates and who are likely to be affected by licensable activities; residents associations who are representing residents who reside near to the application premises; Ward Councillors representing their constituents; any person who lives or works in the area and has concerns about the application premises.
- 3) Please note that representations cannot be anonymous. Copies of all representations will be published in any Committee papers and will be sent to all persons involved with the hearing including the applicant. If you have concerns about the use of your information and would like to discuss this further, please contact one of our Licensing Officers for a discussion, on the contact details below.
- 4) In order to be considered 'relevant', the representation must relate to one or more of the 'Licensing Objectives'. These objectives are;
 - a) Prevention of Crime/Disorder - This relates to any criminal activity, disorder or anti-social behaviour related to the application premises.
 - b) Prevention of Public Nuisance - This relates to noise nuisance and vibration, litter, noxious smells, light pollution.
 - c) Protection of Children from harm - This relates to the protection of children whilst on the application premises.
 - d) Public Safety - This relates to the physical condition of the premises and the safety features provided for members of the public such as; fire safety, health & safety.
- 5) Upon submitting a representation, it is expected that you will attend the Licensing Sub-Committee hearing to deliver your representation verbally and answer any queries that the Committee may have. If you are unable to attend, your written representation will be considered.
- 6) You may wish to suggest an outcome to the Licensing Sub-Committee ie. grant the application with extra conditions; grant the application with fewer hours/activities; reject the application. Please note that the Licensing Sub-Committee will only make reasonable and proportionate decisions based upon the evidence they are presented with, and in line with the laws and regulations governing Licensing Hearings.
- 7) You may continue on separate sheets of paper if necessary and you may also attach any evidence which supports your representation.
- 8) Please submit all completed forms to:

**The Licensing Officer
Regulatory Services
London Borough of
Hillingdon Civic
Centre
High
Street
Uxbridge,
UB8 1UW**

licensing@hillingdon.gov.uk

Tel - 01895 277433

www.hillingdon.gov.uk/licensing

Appendix 5B

Representation Form from Interested Parties

FROM : Cllr Jan Sweeting West Drayton Ward

REGARDING: Mandala Restaurant Colham Mill Road West Drayton UB7 7AE

Email : jsweeting@hillingdon.gov.uk

Phone: [REDACTED]

Commenting as Councillor and local resident

COMMENTS ON LICENSING OBJECTIVES

See below my comments on Licensing objectives :

- 1. Prevention of Crime and Disorder**
- 2. Prevention of Public Nuisance**
- 3. Protection of Children From Harm**
- 4. Public Safety**
- 5. Other Issues not Covered by Issues 1-4 but relating to accuracy of plans and descriptions used in the license application and relating to other Council Services**

1. Prevention of Crime and Disorder

This information includes comments when the premises was used as a café, as well as when the restaurant was being developed. I am including both sets of comments as I am unsure whether the owner of the café is still the owner of the premises. If so all comments are relevant.

The site historically has had connections with crime and disorder and there have been many incidences of anti-social behaviour reported by myself and local residents when used as a cafe. Residents and I have reported drug dealing, a raid by the Home Office officials, a car crash into the building relating to drugs and guns being seen in the boot of a car parked outside.

In respect to the current operations on the site, there have been many incidences where the pavement has been blocked by cars of people working on the site and calls for more active car parking enforcement due to the users of this site and the mosque directly opposite parking inappropriately and dangerously, blocking the road into the estate. To address the concerns of residents and all 3 West Drayton councillors, additional parking enforcement patrols have been provided at various times.

The proposed extension of licensing hours regularly to 1am and 2pm is likely to prove to be a hub and magnet for late night drinking as all other local restaurants and pubs close at 11pm. Discarded cans and bottles close to the Go Sing restaurant in the adjacent alleyway already provides evidence of after hours drinking, which is already a problem.

The area adjacent has already witnessed one fatal stabbing started nearby by the Convenience Store and with the victim dying just around the corner in Tavistock Road. The Metropolitan Police service has the details. Already there are groups of youths who congregate in the nearby Station Road who are likely to be attracted to the late night drinking this premises proposes. There would appear to be no security guard arrangements to deter underage drinking and no permanent security guard on the doors which was discussed and I believe promised at a site meeting I attended. My recommendation is that the new owner and operators should have a schedule of regular inspections by the police and the Council before a permanent licence is confirmed. As further evidence of the problems which a business on this site has caused, the previous café caused such anti-social behaviour that bollards were placed outside to prevent dangerous parking. The venue also became so unwelcoming to female residents that they no longer used the café as it seemed to only be frequented by young men. So the site has generated a great deal of negative reports and complaints when a café and during the period of the renovations and adaptations and the numerous planning applications submitted by the current owner who has extended the property extensively to increase capacity. Many of these planning applications were approved only on appeal.

2. Prevention of Public Nuisance

In response to the proposed hours of operation at 2am for at least 13 days a year, and at 1 am for 144 days a year I and my many residents who have contacted me are saying that they would be totally inappropriate for the location and the area adjacent to family housing and the supported living facilities at Bridge House, Humber Close and Hatton Grove, one accommodating elderly residents, the other supporting severely disabled residents of all ages.

There is no other business which currently has these hours of business in the area. So what is likely to occur is that clients of the nearby public houses and restaurants which usually close at 11pm will be attracted to the bar and the serving of alcohol and no food until the small hours. This has all of the ingredients of it being a very dangerous area at night, a Public Nuisance. Residents of the Garden City estate have no alternative route to their homes and must walk or drive past this premises at all times. Drink and high numbers of people in a confined space is not a recipe for a safe environment. Police in our area are already stretched and so a police assessment of the site and its proposed hours of operation and capacity is recommended BEFORE any final decision on the licence is made.

The plans describe the venue as food led yet the licensing requests are in direct contradiction to this with the focus being on late night drinking. It is likely that the whole of the ground floor would be predominately used as a bar, not a restaurant. This seems to be confirmed by the large television which has been placed in the downstairs main area. This large TV would be more fitting for a bar than a restaurant as it would be very distracting to diners not wanting to view a TV.

The licence if and when granted must ensure that safeguards are in place to prevent Public Nuisance. The current licence application does not seem to have robust **adequate** measures to ensure public protection and stop underage drinking.

There is also potential of Public Nuisance being caused by the use of acoustic music. This has the potential of seriously affecting the family life of the residents of nearby family homes, which are within a few metres of this building in contravention of the Human Rights Act and the right to a Family Life.

There is a precedent for the 11pm end of business being the latest time allowed as this was set at a Planning Appeal on night time activities on the nearby Coal Yard site. The Government Inspector ruled that no work should be done between the hours of 11pm until 7am due to the need to protect family life. This legal decision would need to be exercised here regarding the hours of operation allowed. Any extension to these hours should be allowed only by the normal method of a Temporary Licence for New Year and other special days.

The applicant seems to be relying on the fact that no licence for music is required until 11pm. So what are the plans for music between the hours of 11pm and 2am if no music licence is being sought, Will the venue remain without music at events such as New Years Eve, There seems to be inconsistency here. In addition the seating area closest to the pavement which was once an outside space does not appear to be soundproofed although very close to family housing.

One last point. If the extended hours are approved, this will act as a precedent for other local venues to also seek to extend their hours of business. It would set a very unwelcome precedent.

3. Protection of Children From Harm

There are no satisfactory special arrangements for ensuring no underage drinking. The police should be asked to provide advice on this issue to the applicant which should be included on the revised licence. Another very serious point is that the capacity appears to be greater than they are communicating on the attached plans, so what does this mean for adequate fire evacuation of clients.

4. Public Safety

The location of this premises is unsuitable for large public gatherings. It was just about possible to serve as a café, although it was necessary for the Council to place in bollards as a matter of urgency due to the totally unsafe parking when it was a café. Residents have asked for double yellow lines in this area and I believe that this is still under consideration, as parking and access into the estate is an issue at many times.

The junction of Station Road and Colham Mill Road is the only entrance into the Garden City Estate. Often it has become an issue for ambulances and fire engines to be able to access the estate as it only needs one large lorry to be poorly parked for the whole estate to be blocked. The restaurant and its potential high capacity of people will

definitely make a bad situation worse. In addition, there is no adequate parking connected to this business and so the businesses along Station Road will be seeing the small number of parking spaces along the high street taken up by the clients of Mandala, with a likely negative impact on trade.

The alleyway opposite which has been mentioned as an overspill car park does not appear in the plans. This is a single lane alleyway and is likely to create severe traffic issues as there would be a constant movement of cars exiting this narrow entrance, potentially impeding cars on this blind corner. The junction is already congested with the mosque across the road which is used at various times of the days which already causes access issues.

5. Other issues not covered by issues 1-4 relating to other Council services

The plans submitted with the application would appear to be both inaccurate as well as not adhering to plans approved by the Council's Planning Team. The capacity proposed is not accurately reflected on the plans, nor in the licence application. In the event of a fire it could be impossible for everyone to exit the building safely. A fire brigade assessment of the building at full capacity is needed to ensure public safety, as the fire exit to the left of the building overflows into a narrow courtyard and very narrow exit.

In addition, the capacity would appear to be greater than that listed in the application as more tables are in the overhang to the right of the entrance and at tables on both the ground and first floors where no tables seating 4 are drawn.

The building does not comply with disabled access requirements, with only stepped access to the downstairs toilets, so making it impossible for wheelchair users to access, and with the toilets upstairs not including a lobby contrary to building regulations.

The plans show a small galley kitchen of inadequate size for a business which purports to be predominately a restaurant. The plans, layout and information from the licence application show that the majority of the ground floor would serve as a bar rather the restaurant, therefore the licence is misleading. The proposed hours of operation also appear to lead to the definition of a bar rather than restaurant as meals being served at 1am or 2am is not usual. As further evidence of the premises being more of a place to consume alcohol solely there is the evidence of the 4 Temporary Entertainment Licenses awarded for most of December, where the plan is for only snacks to be served, or on 2 of the 4 licenses, NO FOOD is to be offered at all.

There would appear to be 4 parking spaces indicated, rather than 3 allowed by the planning approval. These spaces are square onto the pavement which means that larger cars overhang the pavement blocking pedestrians. There have already been numerous complaints regarding blocked pavement by those working on or visiting the site during construction. Evidence of this can be gathered from complaints made by residents and local councillors who have submitted Members Enquiries. Disabled residents using buggies, and parents with children in buggies often have to use the road

as the pavement has been blocked. So the current parking arrangements have caused dangerous incidents. No carparking at the front of the building would be better than the current arrangements.

I ask that these comments and concerns regarding the plans and adherence to them and building regulations are forwarded to the Director of Planning and the Planning Enforcement Team, the local police, fire brigade and ambulance services as all are likely to have very important and valid comments to make on this licence application.

THE OUTCOME I AM SEEKING FROM THE LICENSING AUTHORITY.

That the applicant is asked to resubmit the application when issues relating to capacity, accuracy of plans, excessive hours of operation in a residential area, health and safety concerns, conflict of restaurant designation and capacity of kitchen, non-compliance with disability access arrangements, parking spaces greater than approved plans and which currently overhang pavement when in use by cars of medium and large size, proximity to family housing and the effect of acoustic music on the ability to meet the requirements of the Human Rights Act as it relates to the protection of family life, fire escape capacity with no fire risk assessment provided by fire brigade or others, light pollution of signage into neighbouring properties, no adequate plan to stop under-age drinking, and other issues of concern such as the location of the property on a narrow road, which is the entrance and exit to some 400 properties and where emergency vehicles have been delayed due to parking issues are resolved and evidence of compliance with all regulations are resolved properly and completely.

These comments are submitted by me as a local Councillor and resident and are in response to the issues of concern I have received from the residents who have contacted me.

I further ask that the licence is resubmitted once concerns listed in my report have been addressed, and the accuracy of the information provided has been confirmed.

Jan Sweeting Councillor

West Drayton Ward and local resident.

12th December 2024

Appendix 5C

Dear Mark

As a Local resident and the West Drayton ward councillor please find my comments below and I ask that these comments are considered by officers and the Licensing Committee before a permanent licence for this establishment is considered as it will impact local residents.

Comments below

As a councillor and local resident, I want to address several ongoing concerns in our community.

Residents have previously reported incidents of drug use and antisocial behaviour, particularly on Colham Mill Road near the Mandala restaurant. There is a significant issue with discarded cans and bottles littering public footpaths, which has already been brought to your attention. This area, which is home to many senior citizens, is particularly vulnerable to the disturbances caused by late-night noise, which greatly impacts their quality of life.

Moreover, the traffic situation poses a serious problem for residents. I have also reported that empty bottles and cans are frequently left on the Mosque wall, a clear act of antisocial behaviour. The previous café in the area contributed to such behaviours to the extent that bollards had to be installed to prevent dangerous parking.

Regarding the proposed operating hours—remaining open until 2 AM on at least 13 days a year and until 1 AM for 144 days a year—many residents have contacted me to express their concerns. They unanimously agree that such extended hours are completely inappropriate for our neighbourhood.

The most important issues are the hours of operation and how they will negatively affect residents. Also, the 3 parking bays which are not sufficient to accommodate even medium sized cars, so when large or medium cars are parked they block the pavement. Also, the restaurant is on a location at the entrance to an estate of 500 houses. The parking arrangements mean that during the temporary licence the entrance to the estate was badly affected by cars trying to park. Also, the building does not have accessible toilet facilities. There are also concerns as to fire exits which in the event of fire are likely not to be sufficient to allow ease of evacuation. A report from fire officers is needed to ensure the adequacy of fire precautions.

Thank you

Mohammed Islam
West Drayton ward councillor

Appendix 5D

Good evening Mark

I concur with what my fellow ward councillors have said on the matter of the Mandala Lounge license application.

I have particular concern over the issue of Public Nuisance and Public Safety. The location of the venue sits at the junction with Station Road. It only has three parking spaces available on site. Additional parking would have to be on street which is already limited. Furthermore, the venue has already been the cause of complaint on numerous occasions about bad parking behaviour. Vehicles overhanging the pavement blocking pedestrians and vehicles parking on the pavement outside the venue. So the venue has form.

The junction of Colham Mill Road and Station Road is also the only way in and out of the Garden City estate, and is often congested. This raises concerns for emergency vehicle, as well as resident access to and exit from the estate with continual late-night traffic at this junction and erratic parking behaviour.

The desired operating hours for the license are inconsistent with other venues locally that do not open as late as Mandala Lounge wishes to operate. With other immediate local venues closing earlier, it raises worries of customers migrating easily to continue late night drinking as they migrate across the road with the potential for further nuisance and noise, littering etc on the area.

While I would prefer that the license was not granted, however, if the Council is minded to grant the license application, I ask that the hours post 11pm for the licence for all days of the week be limited to be at most, consistent with those other local licensed venues.

Thanks
Scott