

LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS) ADDENDUM

10.00AM, TUESDAY, 22 SEPTEMBER 2020

VIRTUAL MEETING - SKYPE

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ADDENDUM

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APPENDIX C

From: **REDACTED TEXT**

Sent: 17 August 2020 15:52

To: EHL Safety **REDACTED TEXT**

Subject: 32 Blatchington Road(1445/3/2020/02438/LAPREN)

BP CON ENDS 26.08.20 VALID PPN (A)

Hello,

I strong object to the license request and change of use of 32 Blatchington Road.

This area is a mix of residential homes and business that close by 6pm.

This would increase noise and footfall to what is currently a quiet area to live in the evenings.

I also strongly object to the playing of music both recorded and live. This is not fair to people living close to the proposed wine bar and would impact the enjoyment of my property.

REDACTED TEXT

From: **REDACTED TEXT**

Date: Thu, 20 Aug 2020, 15:42

To: **REDACTED TEXT**

Subject: Licensing application - 32 Blatchington Road, BN3 3YN

BP CON ENDS 26.08.20 VALID PCD & PPN (B)

Dear sir/madame, I am writing regarding the application for a late license wine bar at the above property and would like to object in the strongest possible terms.

REDACTED TEXT - and presumably the smoking area - of the "bar;" **REDACTED TEXT** It is simply impossible that I wouldn't be significantly disturbed by the presence of people smoking and drinking **REDACTED TEXT**. I am not interested in having to **REDACTED TEXT** to a smoky beer garden that **REDACTED TEXT**

There is also an inevitable fact that the presence of this venue would have a real-terms cash impact on the value of my property. It's very difficult to judge the actual impact of it, but, given the fact that **REDACTED TEXT** the **REDACTED TEXT** is quite a significant USP. **REDACTED TEXT** will impact that significantly. I would estimate it would be well in excess of £15,000.

Alongside this I am very aware of the number of **REDACTED TEXT** who would be affected. The garden itself is at something of a crossroads between the back gardens of Blatchington Road and Connaught Terrace, **REDACTED TEXT**. And it's undoubtedly the case that back-gardens along Connaught Terrace will be affected - and almost all **REDACTED TEXT**.

At the heart of the problem is the fact that this area of town simply isn't the right space for a wine bar - and it is ABSOLUTELY unfit for anywhere with a late license! We have a quiet pub at the end of Connaught Place that more than satisfies the locals - with another in the next road along (and more on George Street) - and if we want to go out late we will travel to somewhere less residential where the inevitable noise wouldn't be a disturbance.

The fact is that any late licence venue is inevitably going to draw customers who arrive after the other pubs and bars have closed. The customers who will be drinking here will already be drunk, and will be looking to "keep the night going." Putting a venue like this in this area is not only inappropriate, but, frankly, dangerous. There are a number of "characters" around this area and, despite being a **REDACTED TEXT**, I wouldn't feel safe not-knowing who was knocking around my area late into the night. And I am very aware that there are women and children in the area who'd feel less safe than I.

And finally, alongside the dangerous and anti-social behaviour, the insanity of bringing a 1:30am live music licence into an otherwise peaceful neighbourhood, the inevitability of keeping small children and myself (**REDACTED TEXT**) up until all hours, the smoke and the financial impact it will have on me, there is still one more uncomfortable truth: Late licence venues attract drugs. I've been around long enough to know that, even with the best intentions from landlords, people who drink until 2am are as often as not taking something.

I am simply not interested in bringing drugs and street corner dealings into this area. It's too nice an area, and the people here work too hard, to see it all thrown away by an ill-thought-through licence.

One final thing: I understand that mistakes can be made. But I'm very tenacious, and even if this does get put through, I will appeal; and if I lose that, then I'll complain as often as possible. I object to this in as strong a terms as I can muster to a licence that will bring nothing but negativity to an otherwise happy part of town.

Kind regards

REDACTED TEXT

BPCON ENDS 26.08.20 VALID PCD & PPN (C)

Representation to Licensing Application.

Name & address of premises subject to application.

licence application: 1425/3/2020/02438/LADGEN
32, Blatchington Rd, Hale BN3 3YN

Your name & address (residence or business).

Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

The application is to open a nightclub with the music in a predominantly residential area. The licence request is to open until 12am/2am close. This late night proposal will create the opportunity for drunken behaviour & low level crime in a currently non-late night location.

Public Safety

Late night society being brought into an area of residential homes mainly families with young children creating noise & late night society making the area feel less safe for the local residents.

The Prevention of Public Nuisance

Late night noise of people arriving & leaving until the early hours
Outdoor appreciation - when noise, smoking, bad language, flood lit - all in an area with young families & older people
Creating noise, low level crime, urination
All in the wrong area

The Protection of Children from harm

Flood lit outdoor garden, smoking, noise, drunken behaviour all backing onto residential family garden, properties & windows.
Children will see & hear this noise. Also 2 primary schools in the vicinity & morning/with see drunken people etc arrive etc etc etc

Date: 29/8/20

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

From: **REDACTED TEXT**

Sent: 24 August 2020 22:43

To: EHL Safety **REDACTED TEXT**

Subject: Objection Licence - I445/3/2020/02438/LAPREN

BP CON ENDS 26.08.20 VALID PCD & PPN (D)

Hello,

Re: Licence - I445/3/2020/02438/LAPREN

I am writing to object to the above licence application on the grounds of public nuisance and potential crime and disorder.

As a **REDACTED TEXT** I am concerned that granting of this late licence will result in an unacceptable level of noise and disturbance. The area behind the premises is exclusively residential and quiet. The noise from the venue and related noise from people coming and going from the area would cause great nuisance to the local residents.

Also, as one of the very few late licence holders in the area, there is a potential for crime and disorder late at night. People would inevitably come to continue drinking late at night and then when the venue closes and the rest of the area is empty there would be minimal bystanders or police presence to prevent any antisocial behaviour or damage to the surrounding shops and properties.

It is not in keeping with the rest of the area and would set a worrying precedent.

REDACTED TEXT

Becky Pratley
Licensing Authority
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BN1 1JP

Date: 25 August 2020
Our Ref: ELG/17260
Phone: **REDACTED TEXT**
e-mail: **REDACTED TEXT**

BP CON ENDS 26.08.20 VALID PCD & PPN (E)

Dear Becky

Licensing Act 2003

I wish to make a representation against a new application for 32 Blatchington Road, Hove. The application is for a Wine bar selling cocktails and local craft beers with light snacks, tea and coffee. The applicant has requested the sale of alcohol until 02:00, Live and recorded music and late night refreshment 23:00 – 01:30 with the premises closing at 02:30.

The grounds for the representation are that it is contrary to the Council's Statement of Licensing Policy (SoLP) as the premises falls within the Special Stress Area (SSA) and may undermine the Licensing objectives of the prevention of crime and disorder and the prevention of public nuisance.

The Council's SoLP includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area such as the SSA. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications.

The Matrix Model, states that in the SSA pubs (the category that most fits this application) should be considered favorably until 23:00 and late night refreshment until midnight. New and varied applications for premises and club premises certificates within the SSA will not be subject to the presumption of refusal, but applicants will be expected to pay special attention when drawing up their operating schedules and to make positive proposals to ensure that their operation will not add to the problems faced in these area. Appendix A of the SoLP sets out a list of potential measures the licensing authority considers may be appropriate. These may be more or less appropriate depending upon the style of operation applied for.

The Statement of Licensing Policy (SoLP) states the following in relation to the Special Stress Area:

New and varied applications for premises and club premises certificates within the SSA will not be subject to the presumption of refusal, but operators will be expected to pay special attention when drawing up their operating schedules and to make positive proposals to ensure that their operation will not add to the problems faced in these area. Appendix A of the SoLP sets out a list of potential measures the licensing authority considers may be appropriate. These may be more or less appropriate depending upon the style of operation applied for.

On receipt of any application in the SSA, where a relevant representation has been made, the licensing authority will scrutinise the application carefully and will look at the measures proposed in the operating schedules and compare them to the measures set out in Appendix A, Licensing Best Practice Measures. Where discretion has been engaged, those applications which fall short may be refused or conditions applied to comply with policy measures.

The policy does state that each application is still considered on its individual merit and there is discretion to depart from the policy where justified. However, departure from the Matrix Model is only expected in exceptional circumstances. The applicant has not made reference to the special stress area in the application however they have proposed conditions to comply with the Licensing Objectives including the provision of CCTV, operating Challenge 25 and staff training

The Licensing Team therefore makes this representation to uphold the council's Statement of Licensing Policy, which we believe this application contradicts and we wish to bring the application to the attention of the panel so that they can decide whether this application constitutes exceptional circumstances to depart from the policy.

Yours sincerely,

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 25 August 2020 09:33

To: EHL Safety **REDACTED TEXT**

Subject: Licensing Application - 1445/3/2020/02438/LAPREN - OBJECTION

BP CON ENDS 26.08.20 VALID PCD & PPN (F)

I am writing to object against the licensing application 1445/3/2020/02438/LAPREN - regarding 32 Blatchington Road, Hove, BN3 3YN.

The streets surrounding this property are residential streets with a high proportion of elderly and young family residents. Having a wine bar open until 2.30am is going to create a big public nuisance. The increased noise from live music, the increased noise from customers coming and going late at night and into the early hours, the increased litter from people smoking and drinking outside are all going to be unbearable for local residents.

There are 2 pubs already within the area that create issues from litter, broken glass, loud and noisy people walking away late at night and these don't even have as late a license as that being proposed.

Having a wine bar open until 2.30am is not in keeping with the residential area surrounding it and the problems it will create are unwanted by local residents.

Yours sincerely

REDACTED TEXT

Police Station
John Street
Brighton
BN2 0LA

REDACTED TEXT

Date: 25th August 2020

The Licensing Technical Support Officers
Environmental Health, Brighton & Hove City Council
Bartholomew House, Bartholomew Square
Brighton, East Sussex
BN1 1JP

BP CON ENDS 26.08.20 VALID PCD & PPN (G)

Dear Becky Pratley,

RE: PREMISES LICENCE APPLICATION FOR 32 BLATCHINGTON ROAD, HOVE, EAST SUSSEX, BN3 3YN UNDER THE LICENSING ACT 2003. 1445/3/2020/02438/LAPREN.

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the grant of the above licence application on the grounds of the prevention of crime and disorder and public nuisance. We also make reference to the 2019 Brighton & Hove City Council (BHCC) Statement of Licensing Policy, 2019 Brighton & Hove Public Health Framework for Assessing Alcohol Licensing report and Brighton & Hove City Council Planning Application BH2020/01979.

This is an application for a new premises licence located at 32 Blatchington Road, Hove. We understand the premises is currently vacant and has not previously held a licence. The immediate surrounding area is a mix of mostly independent daytime retail outlets, majority of which are closed by 18:00 and a high number of residential properties along Blatchington Road, including above the retail shops and on nearby Connaught Terrace, Brooker Street and Belfast Street.

Licensed premises along Blatchington Road include off licenses, cafes and restaurants/take away. There are currently no pub/bar type premises.

The application seeks the following licensable activities and timings:

Hours premises are open to the public:

Monday - Sunday: 11:00 – 02:30

Supply of alcohol (on and off sales):

Monday - Sunday: 11:00 – 02:00

Provision of live music, recorded music and late night refreshments:

Monday - Sunday: 23:00 – 01:30

Although premises licenses and planning are two separate regimes, we feel it's appropriate to mention that should this licence be granted with the above hours, the planning application for this premises (BH2020/01979) which was submitted on 21st July 2020 (8 days prior to this application), under section 19, Hours of Opening, it states 11:00-23:00 Monday-Sunday. Of note, Sussex Police have submitted a representation raising concerns over this planning application.

On reviewing the application it is clear to Sussex Police that this venue is looking to become a late night bar in an area that is densely residential. There are no premises of the same style in the area

that has similar late trading hours. We know from previous experience that late night venues in areas on their own can cause a number of issues in regards to crime and disorder and, especially in residential areas, public nuisance.

Reviewing the Public Health Framework report for Assessing Alcohol Licensing 2019 edition, Central Hove ward, of which this location is within, is ranked 4th out of 21 wards for police recorded alcohol related incidents. Granting an additional late night licence we believe could add further to issues currently experienced within the city and so have a negative impact on the surrounding area. It could also pull resources away from our already well established night time economy areas so adding additional strain. The night time economy within Brighton & Hove can at times be challenging for all the emergency services and within the City we have a high number of late night licensed venues however, these are generally in very close proximity to each other which assists emergency services being able to manage them.

Due to the risks associated with intoxication, the City has a number of initiatives that support Police and other emergency services in safeguarding the general public. These include Beach Patrol, Safe Space, Good Night Owls and Street Pastors. The majority of these organisations and persons involved with them are volunteers and operate in their spare time. None of these resources stretch out to Hove which mean that Police and other 999 services will be the first point of call for all incidents. The fact these services exist goes some way to prove the negative impact alcohol has within the night time economy and by working with us and medical services, they assist in reducing the impact this has by being able to deal with low level incidents which leaves us available to deal more serious ones.

With high numbers of persons descending on the City, Sussex Police operate a standalone night time operation each weekend and at other various peak times throughout the year. This involves dedicated Police resources patrolling the main night economy area to free up our night duty officers so they can manage the rest of the City and the demands it has on our service. Having a visible police presence in the area, especially during the weekend evenings, goes some way to assist in reducing criminal incidents occurring, but unfortunately does not stop them in their entirety. The majority of incidents dealt with have an element of alcohol and or drugs linked to them. This is a mix of persons becoming drunk and disorderly, violent and a high number of incidents involve persons who have become a victim of crime due to their own vulnerability after consuming alcohol. Staff at venues and from emergency services are far too often also at the end of a drunk person's aggression.

There currently is not a need to extend this exclusive night time economy policing in to Hove due to the limited number of venues currently in the area. This is resourced by our night shift officers however, should this licence be granted, it will increase the risk and would likely have a negative impact on policing due to having to increase cover in this area to police alcohol related incidents.

Under the matrix approach within the Brighton & Hove City Council Statement of Licensing Policy Section 3.3.2 – a new late night licence under a pub setting within "Special Stress Area" is not supported and nor is off sales, of which is also being applied for.

Paragraph 3.2.1 of the Brighton and Hove City Council 2016 Statement of Licensing Policy states:

"This Special Stress Area (SSA) is of concern to the licensing authority because of the relatively high levels of crime and disorder and nuisance experienced within it. The area will be kept under review."

The applicant has had previous dealings with Sussex Police Licensing and so it was disappointing that they did not reach out prior to submitting their application. Within the application they make no mention of the Brighton & Hove Statement of Licensing Policy and we do not feel they have fully considered the negative impact such an application could have on police and local residents. Nor do we feel they have given any exceptional circumstances to depart from the policy and for their application to be granted.

Taking in to account our comments above, the Statement of Licensing policy, Public Health framework report and the location of the proposed premises, Sussex Police are unable to support such an application and kindly ask the Licensing Authority to refuse granting such a licence.

Although we are unable to support the application, by way of mitigating some of the risk, we have attached a number of conditions. Should the panel wish to grant the licence, we kindly ask for these conditions to be considered and attached to the licence. A number of them have already been offered within the application however, focusing on SIA security, we would not be happy to review this after a 6 month period. We would wish to see security employed on the door at all times they are operating after 21:00.

Yours sincerely,

REDACTED TEXT

Licensing Inspector
Sussex Police

Proposed Conditions – 32 Blatchington Road, Hove

General:

1. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.
2. From 20:00 each day when the premises are open to the public, either the designated premises supervisor or another personal licence holder shall be present within the licensed premises.

Additional conditions as stated in original application, agreed with another Agency or by a licensing panel.

Prevention of crime and disorder:

3. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation.

(b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.

(c) CCTV footage will be stored for a minimum of 31 days

(d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
4. A minimum of 1 (one) SIA registered door staff will operate at the premises from 21:00hrs until the premises has closed to the public, licensable activity has ceased and the venue is completely clear of customers.
5. At least 1 (one) SIA registered door staff will be in possession of Body Worn Video (BWV) device. The BWVs will have the ability to record, and any recordings will be kept for a minimum of 31 days and made available to the Responsible Authorities (as defined by the Licensing Act 2003) upon request.
6. At all times the premises is open to the public, the management will contract the backup services of an approved mobile support unit (MSU) 24 hours a day, with a minimum of 2 SIA registered Door Supervisors operating from it. A copy of the MSU contract will be retained at

the premises and made available for immediate inspection upon request by Sussex Police or Council Officials. The MSU will be accredited by the Brighton Business Crime Reduction Partnership (BCRP) or other similar organisation approved by Sussex Police should the BCRP not be in existence.

7. The management and premises will have an absolute zero tolerance policy towards drugs and drug misuse. Any illegal drugs seized will be stored in a secure 'drugs box' and periodically the management will request the police to come and remove all drugs in the 'drugs box' for destruction.
8. Individuals found to have drugs in their possession will be banned from the premises.
9. The management will permit the police to use drugs detection process e.g. and 'ION Track' machine or similar device inside the premises to detect the illegal use of drugs and will sign a Police consent form.
10. The premises will become a member of the Business Crime Reduction Partnership or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and night time economy.
11. (a) An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The log will be inspected and signed off by the DPS (or a person with delegated authority) at least once a week.

(b) The log book should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

(c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant. The log will be kept for a minimum of twenty four (24) months.

Additional conditions as stated in original application, agreed with another Agency or by a licensing panel.

Public safety:

Additional conditions as stated in original application, agreed with another Agency or by a licensing panel.

Prevention of public nuisance:

For consideration by Environmental Protection and as stated in original application, agreed with another Agency or by a licensing panel.

Protection of children from harm:

12. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.
13. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.

14. (a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following induction training. This training will take place prior to the selling of such products:

- *The lawful selling of age restricted products
- *Refusing the sale of alcohol to a person who is drunk
- *Refusing the sale of alcohol for consumption off the premises to people who may have alcohol dependency issues

(b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

(c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

Additional conditions as stated in original application, agreed with another Agency or by a licensing panel.

From: **REDACTED TEXT**

Sent: 25 August 2020 18:27

To: EHL Safety **REDACTED TEXT**

Subject: Opposing licence application I445/3/2020/02438/LAPREN

BP CON ENDS 26.08.20 VALID PPN (H)

REDACTED TEXT

Hello

Re: Licence - I445/3/2020/02438/LAPREN

32 Blatchington Road / Strafford Property Ltd / 32 Blatchington Road / Hove BN3 3YN

I would like to object to the above license application on the following grounds:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance

This application is unsuitable for this residential area. This is a community-led neighbourhood with several families, small children and elderly residents. This venue would attract late-night drinkers, it would generate excess noise (not only from the music but also from the clientele), disrupt residents' sleep, create more litter, increase traffic in an already congested and rat-run area, and generally be a nuisance – especially of late night revellers. We do not want to set a late-night precedent in our community.

This application is hugely inappropriate for this area – the hours are simply too late.

Kind regards

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 25 August 2020 18:51

To: EHL Safety **REDACTED TEXT**

Subject: Licensing application for 32 Blatchington Road

BP CON ENDS 26.08.20 VALID PCD & PPN (I)

To Whom It May Concern

My name is **REDACTED TEXT**

I strongly object to the licensing application for 32 Blatchington Road / Strafford Property Ltd Hove BN3 3YN on the grounds of noise disturbance and public disorder.

This is a residential community home to many families with young children and elderly people. I believe a late licence till 2am including live music till 1am every day of the week will cause significant disturbance and noise pollution for the surrounding dwellings.

I am also concerned that the late hours will attract patrons who have already been drinking across Hove and their travelling to and from the venue already inebriated will cause lots of noise on the surrounding streets disturbing our sleep.

I also believe the late hours will increase anti social and drunken incidents in our small, friendly community.

I think a late night live music bar is entirely inappropriate for this community and do not wish to set a precedent for this kind of premises

Yours faithfully

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 26 August 2020 11:35

To: EHL Safety **REDACTED TEXT**

Subject: Re: Licence - 1445/3/2020/02438/LAPREN

BP CON ENDS 26.08.20 VALID PCD & PPN (J)

From

REDACTED TEXT

Dear Sir/Madam,

Re: Licence - 1445/3/2020/02438/LAPREN

32 Blatchington Road / Strafford Property Ltd / 32 Blatchington Road / Hove BN3 3YN

I would like to object to the above license application on the following grounds:

- Prevention of crime and disorder
- Prevention of public nuisance

This application is unsuitable for this residential area. This is a community-led neighbourhood with several families, small children and elderly residents. This venue would attract late-night drinkers, it would generate excess noise (not only from the music but also from the clientele), disrupt residents' sleep, create more litter, increase traffic in an already congested and rat-run area, and generally be a nuisance – especially of late night revellers. We do not want to set a late-night precedent in our community.

This application is hugely inappropriate for this area – the hours are simply too late.

Regards

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 26 August 2020 22:46

To: EHL Safety **REDACTED TEXT**

Subject: Objection to Licence Application Licence - I445/3/2020/02438/LAPREN

BP CON ENDS 26.08.20 VALID PCD & PPN (K)

Dear Sir/Madam,

Re: Licence Application Licence - I445/3/2020/02438/LAPREN

We would like to object in the strongest possible terms to the application for a licence for opening hours, performance of both live and recorded music and the sale of alcohol for the proposed Wine Bar at 32 Blatchington Road (as we have done for the accompanying planning application - BH2020/01979).

As **REDACTED TEXT** #32 Blatchington Road it is no exaggeration to say that we will suffer the most devastating impact to our quality of life.

It is completely inappropriate to open a Live music venue Wine Bar in a normally quiet residential area. There are currently no drinking establishments on the whole of Blatchington Road. There are three takeaways at the West end of the road, the 'quiet end', although the whole road is very quiet at night.

On weekdays and days without the noise from the AirBnB rental property the West end of Blatchington Road and the whole of Connaught Terrace is almost completely silent (one of the reasons people have chosen to live in this part of Hove). All you can currently hear at night is the occasional passing car driving along Blatchington Road and (as it's so quiet) the sometimes the noise of a tin can, fallen from the recycling bins, blowing along the road.

This is the area that the developers have chosen to open a wine bar that stays open until 2:30am !

On the subject of opening hours I note the developers are continuing the disingenuous practice of submitting (relatively) normal evening closing times on the planning application (11:00 - 23:00) only to then submit different, very much later closing times on the licencing application (some three and a half hours later !), presumably in an attempt to deceive observers as to the true operating hours of the wine bar.

Licence application:

Performance of Live Music Times:

23:00:00 - 01:30:00 Every Day

Performance of Recorded Music Times:

23:00:00 - 01:30:00 Every Day

Late Night Refreshment Times:

23:00:00 - 01:30:00 Every Day

Opening hours Times:

11:00:00 - 02:30:00 Every Day

Sale by Retail of Alcohol

Alcohol consumed:

Both on and off the premises

Times:

11:00:00 - 02:00:00 Every Day

Note that these times are 'every day' ! so there will literally be no day of respite from this for us and other neighbouring properties.

We have already suffered over a year of noise nuisance over the weekends from an (also inappropriate) AirBnB rental property at #34 Blatchington Road. **REDACTED TEXT** Groups of up to a dozen people (often teenagers or in their early twenties) have been partying, swearing, singing and playing loud music in the garden or the house (with all windows open) often until 2 or 3am !

We've repeatedly complained to AirBnB about the noise nuisance but nothing seems to get done. The last time we complained we were told that the property is no longer managed by AirBnB. It seems it is still being rented out to large groups, although privately instead.

The refurbished terrace is **REDACTED TEXT** . The constant day and (drunken) night presence of customers on that terrace will ensure we have to endure continual noise disturbance seven days a week as well as smoke emanating from what will undoubtedly be an outdoor smoking area and the easily audible swearing (we have a young child). This will result in **REDACTED TEXT** being completely unusable after 11am.

We both work full-time and the spare room that is our home office is **REDACTED TEXT** . We will therefore suffer continual noise disturbance to our working environment during the day from customers on the terrace and noise disturbance from the customers and music all night until 2:30am, every day.

Smoke from the terrace (which will undoubtedly become a smoking area) **REDACTED TEXT**

This proposed development will result in the sometimes (weekend-only) noise disturbance that we currently face being an intolerable, 7 day-a-week, all day and night devastating impact on our quality of life.

If this application (planning and or licencing) is approved then we would be faced with no choice but to move house.

There are two quiet pubs nearby that serve the needs of the local community and a bar that stays open until two thirty in the morning will only serve as a magnet for late night drinkers who would ordinarily be drinking in Brighton, bringing with it all the accompanying issues of noise, drunkenness and potential disorderly conduct.

People (ourselves included) move to Hove for the peace and quiet, not to have unwelcome drinking establishments foisted upon us.

This quiet, residential location is entirely inappropriate for the siting of wine bar. It is also incredulous that the developers are seeking such late opening hours, more suited to Brighton establishments than Hove.

We respectfully request that the Licencing committee refuse this application outright (as I understand the local police have recommended).

Yours sincerely –

REDACTED TEXT

