

Licensing Panel (Licensing Act 2003 Functions)

Date: **20 June 2023**

Time: **10.00am**

Venue **Virtual**

Members: **Councillors: Cattell, Nann and Sheard**

Contact: **Thomas Bald**
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AGENDA

1 TO APPOINT A CHAIR FOR THE MEETING

WELCOME & INTRODUCTIONS

2 PROCEDURAL BUSINESS

(a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the Licensing Committee may attend, speak and vote in their place for that meeting.

(b) **Declarations of Interest:**

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

3 THE IRONWORKS STUDIOS LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

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Contact Officer: Charles Boufrahi
Ward Affected: West Hill & North Laine

Date of Publication - Tuesday, 13 June 2023

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Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject:	Application for a Variation of a Premises Licence under the Licensing Act 2003		
Premises:	The Ironworks Studios 30 Cheapside Brighton BN1 4GD		
Applicant:	Brighton Pride CIC		
Date of Meeting:	20 June 2023		
Report of:	Executive Director of Housing, Neighbourhoods & Communities		
Contact Officer:	Name:	Emily Fountain	Tel: (01273) 29ext.
	Email:	emily.fountain@brighton-hove.gov.uk	
Ward(s) affected:	West Hill and North Laine		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a Variation of a Premises Licence under the Licensing Act 2003 for The Ironworks Studios.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a Variation of a Premises Licence under the Licensing Act 2003 for The Ironworks Studios

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a Variation of a Premises Licence under the Licensing Act 2003. The application proposes

We are proposing to move the outdoor seated smoking area from Blackman Street to our main entrance on Cheapside, enlarging our current footprint to allow for further outside seating and food offer for a maximum of 100 people, as well as a dedicated vertical smoking area for a maximum of 15 people. Venue staff will supervise the outdoor area to ensure there is no nuisance to neighbours. The outside area will be lit by subtle external lighting in the form of festoon lights. Speakers shall not be located/operated in the entrance lobby or in the outside area.

We'd like to remove clause 10 of our current license and include the permission of refreshments in the outside seated area between the hours of 11.00am-10.30pm.

The Blackman street exit will now become the after interval smoking area with a maximum of 10 people at any time with SIA or door staff present to manage. End of show egress will also be via the Blackman Street exit into a non-residential area with signs up reminding people to exit quietly.

We are also proposing to use our warehouse space as an extra multi-use production space, offering an accessible studio space for functions, meetings, events and media production and to include a bar area in this studio.

3.2 Section 16 (Operating Schedule) of the application is detailed at Appendix A the proposed plan of the premises is attached at Appendix B

3.3 Summary table of existing and proposed activities

	Existing	Proposed
Plays	Every Day: 08:00 – 00:00	No Change
Films	Every Day: 08:00 – 00:00	No Change
Live music	Every Day: 08:00 – 00:00	No Change
Recorded Music	Every Day: 08:00 – 00:00	No Change
Performance of Dance	Every Day: 08:00 – 00:00	No Change
Supply of Alcohol	Every Day: 08:00 – 00:00 On and Off Premises	No Change
Hours premises are open to public	Every Day: 08:00 – 00:00	No Change
Conditions removed as a consequence of the proposed Variation	10. No refreshments to be permitted outside including within the smoking area.	

3.4 Existing licence attached at Appendix C

3.5 Special Stress Area: The premises falls within the Special Stress Area. This area is deemed an area of special concern in terms of the levels of crime, disorder, and public nuisance experienced within them. (See paragraphs 3.2 – 3.2.5)

Representations received

- 3.6** Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.7** 10 representations were received. They were received from local residents and a local Councillor.
- 3.8** Representations received had concerns relating to Prevention of Crime and Disorder, Prevention of Public Nuisance and Protection of Children from Harm.
- 3.9** Full details of the representations are attached at Appendix D. A condition agreed with Sussex Police can be found in Appendix E and conditions agreed with Environmental Protection are in Appendix F. A map detailing the location of the premises is attached at Appendix G.

4. COMMENTARY ON THE LICENSING POLICY

- 4.1** The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

- (a) the prevention of crime and disorder.
- (b) public safety.

- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

1.3 Scope

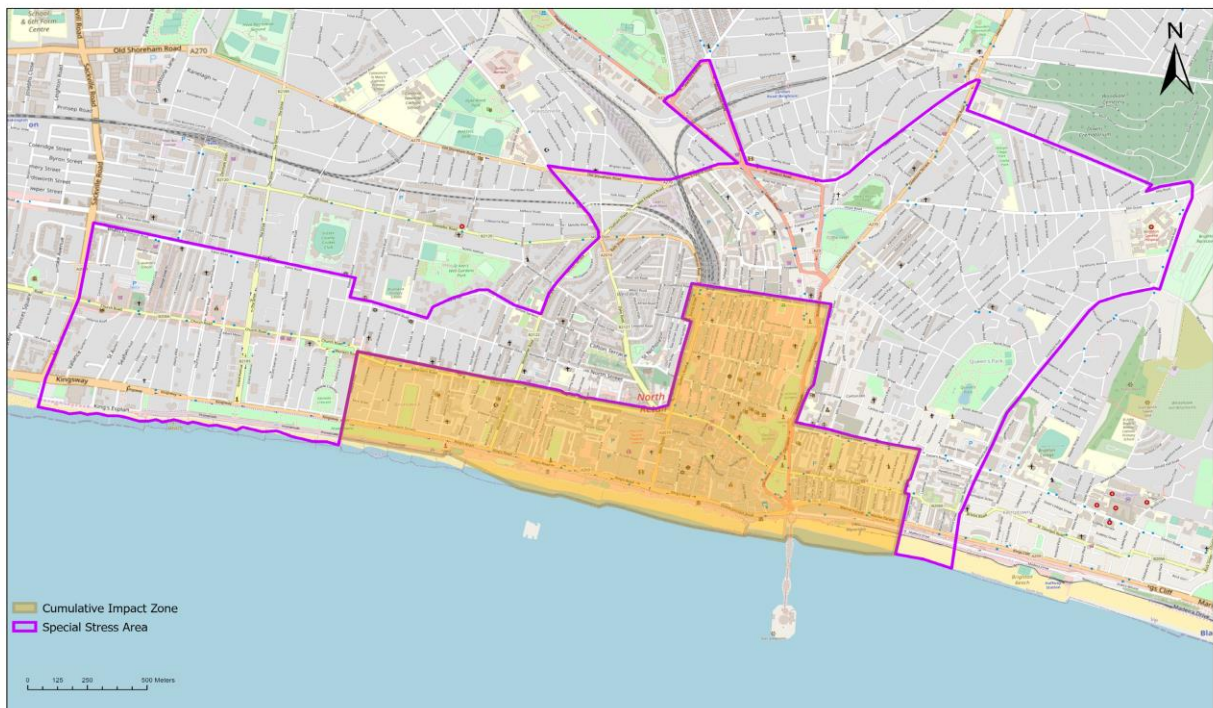
1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.2 Special Stress Area

3.2.1 The map below details the area of the city centre which borders the Cumulative Impact zone at 3.1.3 and which is deemed an area of special concern in terms of the levels of crime and disorder and public nuisance experienced within it. The area recommended for further monitoring and detailed guidance within the Special Policy comprise the following as pictured below delineated in purple:

Special Stress Area and Cumulative Impact Zone, January 2021



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The Special Stress Area - an area bounded by and including: The west side of Hove Street/Sackville Road, northwards to the intersection with the north side of Blatchington

Road, along north side of Blatchington Road and Eaton Road, southwards at the junction onto the east side of Palmeira Avenue and then eastwards at the junction onto the north side of Landsdowne Road; eastwards to the junction with Furze Hill, along the north side Furze Hill to its end and then due east along the north side of Victoria Road to its junction with Montpelier Road (west side), north to where Montpelier Road joins Vernon Terrace then north to Seven Dials; north west along the west side of Dyke Road until the junction with the Old Shoreham Road, then East along the north side of Old Shoreham Road, continuing on the north end of New England Road, north west at Preston Circus at the junction of New England Road and Preston Road along the west side of Preston Road until the junction with Stanford Avenue then and north east along the north side of Stanford Avenue until the junction with Beaconsfield Road, south along the east side of Beaconsfield Road until the junction at Preston Circus and Viaduct Road, eastwards along the north side of Viaduct Road, then at the junction with Ditchling Road, North East along the north side of Upper Lewes Road until the junction with Lewes Road; south along the Lewes Road to junction with Hartington Road, along the north side of Hartington Road until the junction with St. Helen's Road, south into the north side of May Road, eastwards until its junction with Freshfield Road (east side), then south into Upper Bedford Street, into Bedford Street to the mean water mark south of Bedford Street, then due west until the mean water mark south of Lower Rock Gardens; North on Upper Rock gardens, to the north side of Eastern Road, west along Eastern Road and Edward Street until Grand Parade, north along the Eastern side of Grand Parade to the junction of York Place and Trafalgar Street, West along the Northern boundary of Trafalgar Street, up to and including Surrey Street and then South along the Western boundary of Queens Road to the junction with Air Street, West along the north side of Air Street, South-west to the junction of Western Road Brighton, then West along the North side of Western Road Brighton, South along the West side of Holland Road to the mean water mark south of Kingsway and Kingsway Esplanade as far as the west side of Hove Street/ Sackville Road.

3.2.2 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.

3.2.3 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 areas. 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.

3.2.4 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.

3.2.5 The Licensing Authority will keep the Cumulative Impact Zone and Special Stress Area under review. Should the authority find that problems of crime and disorder or nuisance are not improving, or are worsening, the Special Policy will be reviewed.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people’s fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A “matrix” approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to licensable activities)

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises)	Yes (<100 capacity)	Yes (<100 capacity)	Yes

certificate)	(11pm)	(11pm)	
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Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

- 1) Each application will be considered on individual merit
- 2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
- 3) Departure from the matrix policy is expected only in exceptional circumstances
- 4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
- 5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).
- 6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.
- 7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website www.brighton-hove.gov.uk/licensingact.
- 8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.
- 9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.

10) Non-alcohol led category does not include “alcohol in shared workplaces”. It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on “alcohol in shared workplaces” please see paragraph 3.3.4-3.3.6.

3.3.3 Cafes - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following conditions that will prevent the premises becoming a public house.

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.
- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:
 - The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.5 Off licences

In recent years there has been a noticeable shift towards more people buying alcohol from shops and drinking at home prior to going into premises such as pubs and clubs. The council is concerned that alcohol loading from off-licence sales is a significant problem in the city and adversely affects the licensing objectives as it gives rise to problems of drunkenness, disorderly behaviour and a higher risk of alcohol sales to children. Representations from the police, local residents and the director of public health at licensing panel hearings have testified to these problems and Information published in the Public Health Framework for assessing alcohol licensing presents a ward by ward analysis of crime and disorder and health data which is relevant in this respect.

3.5.1 The special policy on cumulative impact and the special stress areas apply to off licences as explained in the matrix approach at 3.3. But in general, where applications are made for new premises or variations to existing licences, and where the police or others make representations against the grant of a further

licence for off sales, the council will give specific consideration to restricting the number, type, and the hours of premises selling alcohol exclusively for consumption off the premises. Decisions will be grounded in the Public Health Framework for assessing alcohol licensing. The council will want to be assured that the operating schedule of premises, and their overall management, training and levels of staffing, are appropriate to ensure that the licensing objectives are promoted in what may be challenging circumstances. Retail outlets and stores where the provision of fresh produce is the principal product sold maybe considered more favourably.

3.5.2 The Licensing Authority encourage off licences to join the Council led “Sensible on Strength” scheme to reduce the availability of cheap super strength beers and ciders. Off licences voluntarily sign up not to sell cheap super-strength beers and ciders over 6% ABV and operate good practice measures (see 3.5.3) for which they receive an accreditation as a responsible retailer.

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

3.6 Street drinking

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

3.9 Promoters and irresponsible drinks promotions

3.9.1 The Licensing Act 2003 makes no mention or provision for the use of promoters within licensed premises. Many of the late night bars and clubs within the Brighton & Hove Cumulative Impact Zone regularly hire promoters to sell nights at their venues. In recent years with the introduction of promoters within the Brighton night time economy, several issues have arisen. This includes promoters vouching for underage customers to get them inside licensed premises where they can access alcohol, providing flyers to passers-by who throw them on the floor and irresponsible promotions for their nights. Many premises now have an agreement with their promoter for acceptable promotions and behaviour which includes the signing of a written contract of expectations. This shows premises evidencing their due diligence and ensures that promotion companies know what is expected of them. The contract could include, obligations to pick up self-generated litter, verification of ages of their customers and users of their social media, promoters being over the age of 18 and responsible advertising on social media.

3.9.2 The Licensing Authority expect licensed premises to develop staff policy and training on recognising signs of drunkenness and vulnerability, for example, offering drinking water and tips for refusing customers who appear drunk. And discourage company policies that promote bonuses and sales incentives for selling alcohol. Licensing Authority will expect necessary precautionary processes to restrict drunkenness, e.g. Licensing Guidance states happy hours should not be designed to encourage individuals to drink excessively or rapidly.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises,

and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

- 4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.
- 4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

4.2.1 Sussex Police have a specific Operation relating to the night time economy called Operation Marble (detailed in 3.4.1) and work closely with partners to ensure a safe and vibrant city centre. There continues to be an increasing demand for resources further into the early hours of the morning with the highest concentration of crimes occurring between 21:00 and 06:00 on a Friday into a Saturday and between 20:00 and 06:00 on a Saturday night into a Sunday. The data set used shows that up to 80% of arrests made in the timeframe 20:00 – 06:00 on these days were affected by alcohol. For full details of these statistics see the Cumulative Impact Assessment at Appendix E.

4.2.2 The dealing and use of drugs remains an issue across the city and Sussex Police welcome proactive policies from licensed premises. A drug safe and seizure recording initiative is in place of which further details can be obtained by contacting Brighton & Hove Police Licensing (brighton.licensing@sussex.pnn.police.uk). This initiative encourages licensed premises with Door Supervisors to search and seize drugs from persons attempting to enter their premises and ensures that once drugs are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact,

albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

4.2.4 Sussex Police have continuing concerns that, despite staff training in age-restricted sales, under age individuals are still being served alcohol both on and off the premises in some of the city's licensed premises. As such, regular intelligence-led 'test-purchase' operations are conducted to highlight premises where sales are taking place and ensure appropriate enforcement action is taken to prevent further sales. The introduction of identification scanning machines at premises throughout the city has proved successful in mitigating some risk, but operators must maintain vigilance regarding the fraudulent use of genuine IDs. Sussex Police continue to work alongside the Business Crime Reduction Partnership to tackle the problem of those who use false or another's identification to enter licensed premises and purchase alcohol.

4.2.5 Sussex Police work closely with venues and other organisations within the city to protect vulnerable people from becoming victims of crime. As well as work to prevent under age sales, vulnerability training is offered to identify persons who may have been made vulnerable through alcohol or drugs. Sussex Police also support initiatives such as (but not limited to) safe spaces, mobile teams of volunteers actively checking people's well-being and the Beach Patrol.

4.2.6 Public Space Protection Orders have proved an effective tool for Sussex Police in targeting enforcement action in problem areas of the city. It 'allows Police Officers and Police Community Support Officers to remove alcohol from any person in a public place if that person is involved in anti-social behaviour (ASB) or the officer believes that by having alcohol in their possession there is an increased risk of ASB. It is an offence to refuse to hand over alcohol when required to do so.' They have been particularly effective in the day time economy where members of the street community are causing ASB issues for members of the public and local businesses, especially during the summer months where there is a large influx of visitors to Brighton & Hove.

4.2.7 Policing the night time economy continues to provide a challenge and in the climate of limited resources and newly emerging problems, Sussex Police support maintaining the council's Special Policy which defines cumulative impact and special stress and will continue to take enforcement action where appropriate if the actions of a Premises Licence Holder, Designated Premises Supervisor, Door Supervisors or Staff have fallen below the high standard expected across the city. Sussex Police also recognise and support businesses which are aware of their social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and

other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.4 Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The Licensing Authority will have regard to Noise Council guidance.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.
- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures,

awnings, retractable canopies, etc. have the relevant planning permission.

- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and other pager systems and pub watch schemes can be used to provide for rapid police response and alert other venues where customers and staff are endangered.
- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.
- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

- a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street
- b) Police and trading standards should implement test purchasing to reduce sales to under 18s in on and off sales licensed premises
- c) Further take-up of proof of age schemes will be promoted
- d) In-house, mystery shopper type schemes operated by local businesses will be supported
- e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a

reputation for underage drinking.

- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

7.1.5 Licensees of premises giving film exhibitions will be expected to include in their operating schedules arrangements for restricting children from viewing age restricted films. Such premises will be subject to a mandatory condition requiring that access will be restricted to only those who meet the required age limit in accordance with any certificate granted by the British Board of Film Classification, or in specific cases where such certificates have not been granted, the licensing authority. The licensing authority does not intend to adopt its own system of film classification. The licensing authority's procedures for dealing with unclassified films are appended at Appendix C.

7.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm. Applicants shall copy their applications to the Director of Children's Services in its capacity as the responsible authority. Copies should be sent care of the Police.

The "What to do" booklet is a national one and can be accessed at:
www.brightonandhovelscb.org.uk/wp-content/uploads/What-to-do-if-a-child-is-being-abused.pdf

Probably also worth getting him to put in that if you are concerned about a child locally to contact the Multi-Agency Safeguarding Hub (MASH) on 01273 290400, or you can contact Sussex Police on 101. If they think a child is in immediate danger to dial 999.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3 Enforcement (delete if not applicable)

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti-Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

10 Live Music, Dancing & Theatre

10.1.1 This policy recognises the need to encourage live music, dancing and theatre for the wider cultural benefits of the community generally. In addressing such issues the potential for limited disturbance in neighbourhoods will always be carefully balanced with these wider benefits, particularly for children. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored. Where indications are that such events are being deterred by licensing requirements, the policy will be revisited with a view to investigating how such situations might be reversed.

10.1.2 The Licensing Committee represents the general interests of a community in determining what conditions should be attached to licences and certificates as a matter of necessity for the promotion of the licensing objectives. All members of the Licensing Committee will be trained on Licensing Act 2003 and S182 Guidance. The Licensing authority is aware of the need to avoid measures which deter live music, dancing and theatre - such as imposing indirect costs out of proportion to the income of the licence holder and to the risks presented. Only appropriate, proportionate and reasonable licensing conditions should impose any restrictions on

such events.

10.1.3 The licensing committee will support the cultural zones, outdoor eating areas, food led operations, community pubs, live entertainment and protect living conditions in mixed use areas.

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA:

Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators
- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

- Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences
- Signage on premises should set out legal duties
- Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders
- Staff training – in addition to personal licence holders training, staff must be

adequately trained for duties

- Challenge 25 would be the norm, particularly in the off licence trade
- Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The Licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted Michael Bentley

Date: 07/06/23

Legal Implications:

- 5.2 The licensing authority must act to promote the four licensing objectives which are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 06/06/23

Equalities Implications:

- 5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

- 5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Section 16 (Operating Schedule)
2. Appendix B – Proposed Plan of Premises
3. Appendix C – Part A of Premises Licence
4. Appendix D – Representations
5. Appendix E – Agreement of condition between applicant and Sussex Police
6. Appendix F – Agreement of conditions between applicant and Environmental Protection
7. Appendix G – Map of area

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, April 2018.

Public Health Framework for Assessing Alcohol Licensing – January 2022.

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

Section 16 of 18
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. When planning and putting together the programme of activities and events for the Ironworks Studio consideration will be given to the type and nature of each arts, culture and performance events. Many of the uses will be as a production space studio for a range of LGBTQ+ artists, performers and film makers to create, make and deliver their respective projects. The focus of our venue is arts, culture, visual and creative arts offer. Our venue is promoted as a safe space for all but also a safe Queer space for the LGBTQ+ community. An event plan and risk assessment is produced for each separate activity and in addition the Ironworks Studios will have a Fire Risk Assessment, Emergency, Security and Stewarding plans that will sit alongside each event to determine the level of management and security support required. Where required and as determined by the risk assessment we will engage SIA staff to support the onsite team managing events and activities. We offer training opportunities for staff in areas of safeguarding and supporting vulnerable people. We operate Challenge 25 when a bar is part of the offer. We provide training in alcohol management and sales. A refusal log book and an incident log book are in place and completed as required. Volunteers and paid bar staff are given an induction before each session or production and taken through their roles and responsibilities. There is a paid senior member of staff on site at all times as well as the DPS when the bar facility is in operation and is part of the overall offer. Our licensed areas capacity which is based on our fire risk assessment will at no time exceed 290 persons including staff. Tickets for events will be sold to customers in advance where possible, stewards and door staff will ensure that the number of people in the building is logged and controlled for the duration of the event.

b) The prevention of crime and disorder

There are 9 x digital CCTV cameras installed throughout the building that records 24/7 which will store recordings for one month. All exit and entry access doors are covered by the cameras.

No controlled substances or suspected controlled substances will be allowed into the Ironworks Studios.

At ticketed events the SIA levels will be set according to the risk assessment and the specific event plan.

All SIA security and stewarding staff will be fully briefed as to their required roles, duties and responsibilities they will have a familiarization briefing prior to doors opening for an event where SIA are required to be on site.

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Continued from previous page...

All Security and stewarding staff will sign in and out at events and projects that they support.

All licensed SIA staff will have their SIA license clearly displayed at all times and will be clearly identifiable as security.

An incident and log book will be completed for any incident that takes place within the licensed premises. The book will be made available upon request.

No Alcohol will be allowed to be brought into the venue.

Anyone deemed to be drunk and/or disorderly or under the influence of controlled substances will be refused entry to the venue.

A robust 'Challenge 25' policy will be in place when an event is supported by a licensed bar. Any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID as proof of their age. The only ID that will be accepted are valid passports and UK driving licences with a photograph

At the end of an event all alcoholic drinks will be secured safely to prevent unauthorized access or sale.

Refusal log books will be completed for any refusal of the sale of alcohol. There will be a log book at the bar and this will be made available upon request.

c) Public safety

Event capacities will be determined for each event as per the fire risk assessment for the room lay out.

First Aid facilities will be available on site for immediate emergencies and first aid procedures will be followed and the accident book completed

We will make drinking water available from the café/bar free of charge at all times.

Any antisocial behavior during events and activities taking place, including intoxication or drug use will result in removal of the offending parties from the venue .

The license holder shall ensure that a health and safety risk assessment is completed and reviewed on a regular basis.

An incident book will be completed for any incident that takes place within the licensed premises. The book will be made available upon request to officers from the Licensing Authority, Trading Standards and Sussex Police.

d) The prevention of public nuisance

All licensable activity will be held inside in either Studio A Studio B or Studio C

Potential customers and clients will be informed that the venue is in a mixed use area consisting of office, industrial and residential. All users of the building and customers attending events will be informed of this and that clear signage through-out the venue will be used to remind and inform customers and clients of the proximity of residential areas and to be respectful when leaving the building late at night.

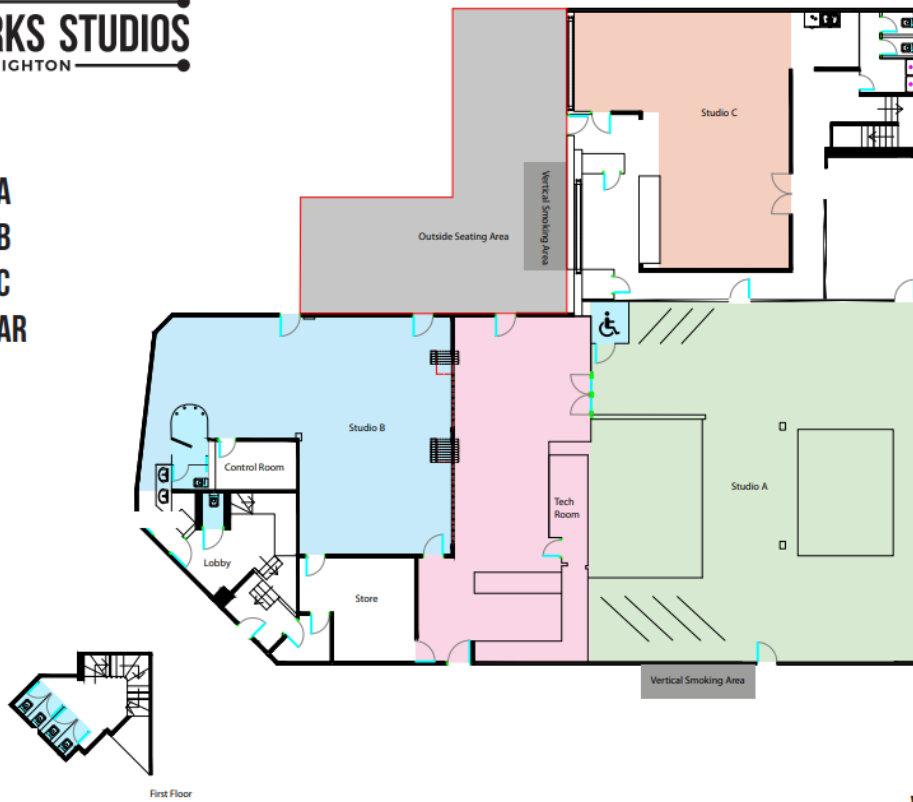
Blackman Street will be our primary egress as this is mostly office buildings and the furthest distance for residential dwellings and will be the the most direct route to Brighton Station and buses/taxi service east and west from London Road.

There will be an internal sound system installed in both Studio A, Studio B & Studio C that have inbuilt processing systems

Appendix B



- STUDIO A
- STUDIO B
- STUDIO C
- CAFE/BAR



V6 – 25 APR 2023



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Appendix C Schedule 12 Part A

Regulation 33, 34

Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2021/00677/LAPREN

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

The Ironworks Studios
The Ironworks
Cheapside
Brighton
BN1 4GD

Telephone number

Licensable activities authorised by the licence

Performance of Dance	Exhibition of a Film
Performance of Live Music	Performance of Recorded Music
Performance of a Play	Sale by Retail of Alcohol

Times the licence authorises the carrying out of licensable activities

Performance of Dance		
Every Day	08:00 - 00:00	Indoors
Exhibition of a Film		
Every Day	08:00 - 00:00	Indoors



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Performance of Live Music

Every Day 08:00 - 00:00 Indoors

Performance of Recorded Music

Every Day 08:00 - 00:00 Indoors

Performance of a Play

Every Day 08:00 - 00:00 Indoors

Sale by Retail of Alcohol

Every Day 08:00 - 00:00 On the premises

The opening hours of the premises

Every Day 08:00 - 00:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

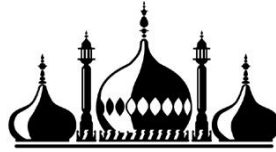
Alcohol is supplied for consumption on the Premises.

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Brighton Pride CIC
The Ironworks Studios
30 Cheapside
Brighton
BN14GD

Registered number of holder, for example company number, charity number (where applicable)



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N/A

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

REDACTED

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

REDACTED

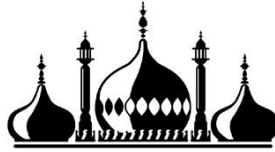


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Annex 1 – Mandatory conditions

S 19: mandatory conditions where licence authorises supply of alcohol

1. No supply of alcohol may be made under the premises licence
 - a) at a time when there is no designated premises supervisor in respect of the premises, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise).
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective.
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective.
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
 - (e) dispensing directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (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.



Brighton & Hove City Council

(2) The designated premises 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.

6. The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

- (i) beer or cider: ½ pint.
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml.

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

1. 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.

2. For the purposes of the condition set out in paragraph 1 —

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979:

(b) “permitted price” is the price found by applying the formula—

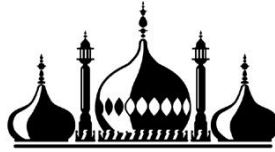
$$P=D+(D \times V)$$

where—

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the 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,



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(ii) the designated premises 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.

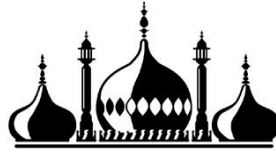
(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

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

3. Where the permitted price given by Paragraph (b) of paragraph 2 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.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 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.

S 20; mandatory condition: exhibition of films

1. Where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation by that body.
3. Where –
 - (a) The film classification body is not specified in the licence, or
 - (b) The relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.



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4. In this section –

“children” means any person aged under 18; and “film classification body” means the person or persons designated as the authority under Section 4 of the Video Recordings Act 1984(c39) (authority to determine suitability of video works for classification).

S 21; mandatory condition: door supervision

1. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each such individual must:
 - a) Be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001: or
 - b) Be entitled to carry out that activity by virtue of section 4 of the Act.
2. But nothing in subsection (1) requires such a condition to be imposed:
 - a) In respect of premises within paragraph 8 (3)(a) of Schedule 2 to the Private Security Industry act 2001 (c12) (premises with premises licences authorising plays or films): or
 - b) In respect of premises in relation to:
 - I. Any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence) or
 - II. any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
3. For the purposes of this section:
 - a) “Security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for purposes of that Act, (see Section 3(2) of that Act) and
 - b) Paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.



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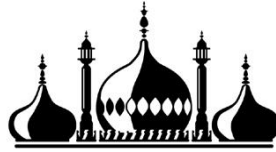
Annex 2 – Conditions consistent with the Operating Schedule

General

1. Authorised staff employed by Sussex Police shall have free access to all parts of the licensed premises at all times licensable activity is taking place or when open to members of the public, for the purpose of inspection to ensure compliance with the terms and conditions of the premises licence and to ensure the promotion of the licensing objectives.
2. Alcohol will only be made available to persons attending a pre booked event and who are in possession of a valid ticket or listed on a guest list.
3. Whenever the premises is conducting the sale of alcohol, either the designated premises supervisor or another personal licence holder shall be present within the licensed premises.
4. A list of staff members who are authorised to sell alcohol on the premises shall be kept. This shall be endorsed by the DPS with the date such authorisation commences.
5. During the performance of live or recorded music, the sale of intoxicating liquor shall be for consumption by seated persons and there will be no vertical drinking, excluding carrying drinks purchased at the bar to seats. Exclusion to this is when background music or no music is being played.
6. Celebratory events such as birthdays, weddings and seasonal events such as Christmas and New Year's Eve parties are not permitted under this licence.

For the Prevention of Crime and Disorder:

7. 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.
 - The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.



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- CCTV footage will be stored for a minimum of 31 days
 - 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.
 - The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.
 - 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.
 - Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.
 - 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.
8. An incident and refusals log will be maintained by the premises showing a detailed note of incidents and or refusals 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 month. 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. Any refusals made for alcohol service e.g. underage, will be recorded and feedback given to staff as relevant. The log will be kept for a minimum of twenty four (24) months.
9. SIA licensed door supervisors shall be employed on any other occasions when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Centre Events e.g. Pride. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.

For Public Safety: N/A

For the Prevention of Public Nuisance:

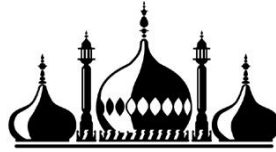


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10. No refreshments to be permitted outside including within the smoking area.
11. Potential customers and clients will be informed that the venue is in a mixed use area consisting of office, industrial and residential. All users of the building and customers attending events will be informed of this and that clear signage through-out the venue will be used to remind and inform customers and clients of the proximity of residential areas and to be respectful when leaving the building late at night.
12. Blackman Street will be our primary egress as this is mostly office buildings and the furthest distance for residential dwellings and will be the most direct route to Brighton Station and buses/taxi service east and west from London Road.
13. There will be an internal sound system installed in both Studio A & Studio B that have built-in processing systems so that sound limits can be set in accordance with its system management.
14. A sound system is available in use and there will be a dedicated technician on site to ensure that the system is used correctly and that sounds levels are maintained within the agreed levels.
15. Our website will provide an email so that communications relating to public nuisance can be monitored and responded to as quickly as possible and therefore resolve quickly.

For the Protection of Children from Harm:

16. The premises will operate an age verification policy set at a minimum of 25 years (e.g. "Challenge 25") whereby any person attempting to buy alcohol who appears to be under the specified age e.g. 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.



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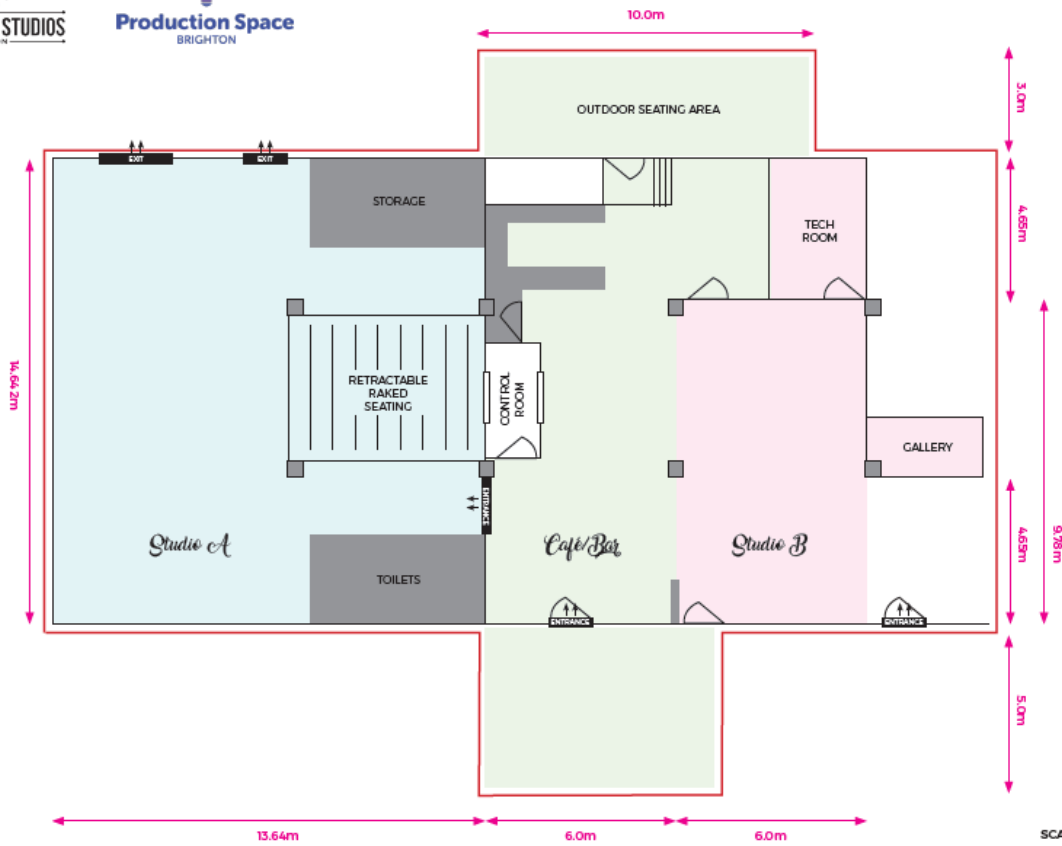
17. Signage advertising the 'Challenge 25' policy will be displayed in prominent locations in the premises.
18. a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following induction training. This training 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
- 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.
19. Children attending events and activities will be required to be accompanied and supervised by a responsible adult at all times.

Annex 3 – Conditions attached after a hearing by the licensing authority – N/A



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Annex 4 – Plans



SCALE 1:100 at A3

Appendix D

REP A

From: REDACTED

Sent: 21 May 2023 22:09

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Variation of premises license application for Iroworks Studios

EF CON END 24.05.2023 VALID PPN & PCD (A)

I am writing to raise my strong objections to the proposals suggested by the owners of Ironworks studios, Cheapside.

I live REDACTED the studios and we already experience noise pollution on a regular basis from people entering and leaving and using their smoking area, funnelled and amplified by the surrounding buildings. We have had to complain several times about noise and on occasion loud foul language being used by customers in the smoking area. I can only foresee these problems becoming become much, much worse and more regular with their proposals for a permanent seating area, with drinks, for 100 people REDACTED; the disturbance generated is already bad enough at times from 20-odd customers who are not drinking outside (in theory) and only using the smoking area at certain regulated times. The venue is already in use most evenings of the week or rented out for private parties when they don't have a night on, so I cannot think the business really needs the extra revenue to survive. Nor do I have any confidence in their assertion that their staff will ensure that customers outside keep noise down. The idea that any amount of people drinking and eating outside continuously through the evening will not generate an enormous environmental impact upon us is ludicrous.

Our block is filled with young families and it has been a quiet residential area; these proposals would ruin the atmosphere and encourage further similar nightlife developments which would further impact negatively upon the quality of life for residents, and massive raise the risk of crime and disturbance with a crowd of drinkers milling around outside our homes every night at closing time.

Yours faithfully

REDACTED

REP B

From: REDACTED

Sent: 21 May 2023 22:08

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Objection to Variation of License Application by Ironworks Studio

EF CON END 24.05.2023 VALID PPN & PCD (B)

Re: Objection to Variation of License Application by Ironworks Studio

Dear Sir/ Madam,

I am writing to express my opposition to the notice that appeared today in the communal areas of REDACTED regarding Ironworks Studio's intention to apply for a variation of their license. Specifically, If an application were submitted, I would strongly object to the proposed inclusion of an outside seating area on Cheapside for the reasons below. I would also complain strongly about the warehouse space being used if it meant they would be using the large doors as further access for their guests.

I have lived in my flat for a long time and have felt forced to complain to the council and Ironworks themselves, on a number of occasions about the site. Despite the existing license, allowing only smoking outside, Ironworks Studio often exceeds its limitations by permitting food and drinks to be consumed in their outdoor area. These violations of their license have, at times, created a public nuisance and disorder within the neighbourhood. There have been many instances of intoxicated individuals shouting in the area and even urinating in front of the adjoining premises. I have video / photographic evidence of this. If the license were to be extended, I fear that this would become a regular occurrence. I note that in their proposal they say they will supervise it so as not to cause a nuisance to neighbours. They are not doing this now so can only assume they would not do it with a license either.

On the nights when they use the area outside for drinks (which I believe is not in their license) my REDACTED child will spend most of his bedtime gazing out the window to see what they are up to. This is obviously not appropriate for a young child.

Presently, our residential block boasts a great mix of families, professionals and older people, fostering a pleasant and welcoming atmosphere. Granting Ironworks Studio an outside seating area would undoubtedly compromise this delicate balance, potentially altering the character of the building.

In their application they are proposing to 'move the outdoor seated smoking area from Blackman Street to our main entrance on Cheapside' . I assume there is an error as the outdoor seating area is currently on Cheapside (our side). Should it be on Blackman Street? It would be much better if the licence only allowed for seating/ smoking on the Blackman Street side as that side is business rather than residential buildings.

Finally, it is frustrating that Ironworks Studio chose to inform us of their intentions at such a late stage, neglecting to provide sufficient notice for us to discuss with neighbours, who may be away for the weekend or who may find it difficult to respond personally.

Thank you for your attention to this matter. I trust that you will thoroughly evaluate the objections and concerns presented so that .

Yours faithfully,

REDACTED

REP C

From: REDACTED

Sent: 23 May 2023 06:30

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Iron works seating area proposal

EF CON END 24.05.2023 VALID PPN & PCD (C)

I am absolutely shocked to receive a message about a proposal for a seated area outside Ironwork studios.

I already am kept up at night by the noise, the drunk people, the chatting as drunk people leave the venue. I have seen a person go to the toilet near there and the noise has woken my REDACTED up when she stays with me on a quite a few occasions.

I put up with that as I understand it's a business but it would be much worse if it changes to be seating outside and would make this an even more horrible area to live in.

This area is full of danger and crime already and I feel vulnerable when I leave the house after dark and this would make it 100 times worse.

I live at REDACTED the venue.

Kind regards

REDACTED

REP D

From: REDACTED

Sent: 22 May 2023 21:12

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: VERY CONCERNED

EF CON END 24.05.2023 VALID PPN & PCH (D)

To whom it may concern,

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My REDACTED and REDACTED the Iron works studio which makes me a stakeholder. My objection would be on the grounds of protection of children from harm and public nuisance. The entrance

which is REDACTED has slowly become an area where people are already smoking, sometimes drinking and swearing till late at night and the entertainment inside can be heard clearly in REDACTED with all of the windows shut including the swearing of the people on stage.

They struggle to get to sleep, are woken up with shouting and swearing of people drinking outside or from the noise from inside the venue and it impacts of their daily life.

This new proposal to have up to 100 people in that same area from 11-10.30 drinking and smoking, right by where my REDACTED are living and sleeping is quite frankly shocking. The noise of a few people disturbs their daily life and sleep as it is but this new arrangement would be detrimental to them and the mental health of their REDACTED who would have to live with what is effectively a pub garden meters from REDACTED

Yours sincerely,

REDACTED

REP E

From: REDACTED

Sent: 22 May 2023 13:14

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Objection to Licence change

EF CON END 24.05.2023 VALID PPN & PCH (E)

To whom it may concern.

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My first objection would be that the statutory notice of period of 21 days hasn't been applied, the notice states that it was posted on the 26 April 2023, when in actual fact it was not posted until 20 May 2023. This seems to me to be dishonest, as it does not allow for the residents effected to object, or enough time for the residents committee to become involved.

I wish to also object to the plans for an outside seating area for 100 people, the grounds for this would be that it would cause a **public nuisance** to me, REDACTED and the other residents of my block, many of whom also have REDACTED. It is already very loud, sometimes the music can be heard in REDACTED even with the windows fully shut. It is obviously worse late at night, with lots of people outside the venue smoking, entering and leaving. It is my understanding that part of the current licence forbids the consumption of drinks in the outside area, but i have video evidence that shows people drinking.

Also I would like to note that the change of licensing application that is logged with the council states 'we are proposing to move our outdoor seated smoking area from Blackman Street to our main entrance on Cheapside'. This is deliberately misleading on the part of Ironworks studio, as there is not and never has been an outside seated smoking area situated at the Blackman Street entrance.

I wish to also object to this change on the grounds of **protection of children from harm.** It is already impacting the wellbeing of REDACTED in my block, when they are woken in the night by prolonged shouting and singing by people outside of the venue, the loud music which is much worse with people constantly entering and exiting the Ironworks studio. Even REDACTED managing to fall asleep is becoming more problematic. I can only see that this would become much worse if this proposal was to be approved.

One of REDACTED, he is already affected by loud noise late at night generated by the Ironworks studio. The thought that 100 people may be sitting outside, consuming alcohol, until 10.30pm, approximately REDACTED, is again grounds for me to object under **prevention of public nuisance and protection of children from harm.**

I only found out about the proposed change yesterday, but will be engaging a solicitor, contacting my local councillors and MP Caroline Lucas.

Kind regards

REDACTED

REP F

From: REDACTED

Sent: 22 May 2023 14:10

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: objection to licence change

Importance: High

EF CON END 24.05.2023 VALID PPN & PCH (F)

To whom it may concern.

My name is REDACTED

Please accept this email as formal objection to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD.**

My first objection is that the email address shown on the public notice to raise objections to this licence change is not correct. It is ehl.safety@brighton-hove.gov.uk, when in fact according to advice we have received this is incorrect.

My second objection would be that the statutory notice of period of 21 days hasn't been applied, the notice states that it was posted on the 26 April 2023, when in actual fact it was not posted until 20 May 2023. This seems to me to be dishonest, as it does not allow for the residents effected to object, or enough time for the residents committee to become involved and if you also take into account any objection would go to the wrong department as the email is incorrect this means we could have missed that objection period totally.

My third objection is that the current use of the property is as a theatre/comedy club venue, this has gone on since June 2021 however we cannot find any planning records to confirm this change of use was ever approved. The internal and external use of the site is for loud live music and alcohol until very late at night opposite and incredibly close to a densely populated residential area of Brighton housing many families. Music and patrons are indoors and outdoors at the venue until late each night, way past 11pm on some days. This activity began in June 2021 and has got increasingly worse. We do not believe this property ever had permission for this change of use to begin with, we do not believe the licensing of a bar was approved for people inside or outside the premises and certainly the levels of noise and hours associated with the activities at this venue are wholly incompatible with family dwellings just meters away. We have REDACTED who are still trying to get to sleep at 11pm each night with blaring music from the neighbouring building, with lots of people outside

drinking and using very adult language. Last night with all of the windows shut my REDACTED could hear the performer heavily swearing at 9.30pm when I was trying to put REDACTED as people were outside drinking and the doors to the venue were open.

This current building use has not had permission and is not in accordance with a permitted development change of use considered lawful development. This is essentially a nightclub/pub garden on our doorstep and something which surely would never have been given permission so close to family dwellings if permission had been sought. We have never had the opportunity to give our comments or objections on the use of this space.

I wish to also object to the plans for an outside seating area for 100 people, the grounds for this would be that it would cause a **public nuisance** to me, REDACTED and the other residents of my block, many of whom also have REDACTED. It is already very loud, sometimes the music can be heard in my flat even with the windows fully shut. It is obviously worse late at night, with lots of people outside the venue smoking, entering and leaving. As mentioned it is my understanding that part of the current licence forbids the consumption of drinks in the outside area, but i have video evidence that shows people drinking which I am happy to share.

Also I would like to note that the change of licensing application that is logged with the council states 'we are proposing to move our outdoor seated smoking area from Blackman Street to our main entrance on Cheapside'. This is deliberately misleading on the part of Ironworks studio, as there is not and never has been an outside seated smoking area situated at the Blackman Street entrance.

I wish to also object to this change on the grounds of **protection of children from harm**. It is already impacting the wellbeing of REDACTED in my block, when they are woken in the night by prolonged shouting and singing by people outside of the venue, the loud music which is much worse with people constantly entering and exiting the Ironworks studio. Even REDACTED managing to fall asleep is becoming more problematic. I can only see that this would become much worse if this proposal was to be approved.

One of my REDACTED, he is already affected by loud noise late at night generated by the Ironworks studio. The thought that 100 people may be sitting outside, consuming alcohol, until 10.30pm, approximately REDACTED is again grounds for me to object under **prevention of public nuisance and protection of children from harm**.

I only found out about the proposed change yesterday, but will be engaging a solicitor, have engaged a consultant, and have contacted my local councillors and MP Caroline Lucas

Kind regards

REDACTED

REP F – SUPPORTING LETTER

REDACTED

 REDACTED
Email: REDACTED

Headteacher REDACTED
Assistant Headteacher REDACTED

Date:
26/05/2023

To Whom It May Concern,

I am writing to provide important further information to be used to support the formal objection raised by families of children that attend REDACTED to the change of licensing regarding **Ironworks Studio, 30 Cheapside, Brighton, BN1 4GD**.

The nature of my supporting information comes under **protection of children from harm**. I have been an educator for over twenty years and the safeguarding of all the children under my care has always been the most important part of my job and especially for REDACTED children. A number of children REDACTED that will be directly affected by these proposed changes with three of them living REDACTED the venue named. Two of these children REDACTED from the proposed external space REDACTED according to the department for education guidelines updated on the 10th May 2023.

Both children are on REDCATED with one of the children who is REDACTED the other registered as a young carer. Both of these REDACTED children have REDACTED difficulties with not just loud noise but unpredictable noise. They have already spoken to me about the difficulties they experience as a result of living REDACTED this entertainment venue currently. They have spoken about the times when the noise of people outside or the noise of the music coming from the venue stops them from going to sleep until late at night or wakes them up once they are asleep. They have spoken about “being able to hear the F-word” whilst in REDCATED with all of the windows shut which is from people outside the venue but also at times from the people performing on stage. They talk about not being able to have their windows and doors open at times because of the noise which is especially difficult in the summer and makes them feel trapped.

All of this is already negatively impacting on their REDACTED which effects their learning but the proposal to have up to 100 people drinking alcohol outside, REDACTED from 11-10.30pm is extremely concerning and in my professional opinion will make these problems even worst for the children. Part of the NSPCC safeguarding framework is preventing harm to children’s health or development and taking action to enable all children and young people have the best outcomes. I feel that preventing this change of licensing is a safeguarding issue REDACTED. For children REDACTED this level of noise and the unpredictability of the noise generated by this proposed change of license is not just a nuisance but would cause high levels of REDACTED and learning. Please feel free to contact me if you have any further questions surrounding my additional information.
Yours sincerely,

REDACTED
Headteacher
REDACTED

REP G

From: REDACTED

Sent: 22 May 2023 18:19

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks - 30 Cheapside Brighton

EF CON END 24.05.2023 VALID PPN (F)

I would like to lodge an objection to the proposed change in licence for Ironworks 30 Cheapside.

My property at REDACTED and already the noise and swearing is intolerable. People are not supposed to take drinks outside but they do and no one cares about the effects on families in REDACTED

Please confirm you have received this. The notification period was less than 24 days as well.

Yours sincerely

REDACTED

REP H

From: REDACTED

Sent: 24 May 2023 16:06

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks_Application to vary premises licence_objection

EF CON END 24.05.2023 VALID PPN (H)

Hi,

I would like to submit my concerns regarding this application and how noise pollution from customers using the space outside will impact on the residents who live opposite, particularly the young children of school going age who need to be in bed asleep well before 10:30pm.

Noise is already an issue for these residents living REDACTED the Ironworks venue. I don't see how this will be improved upon from an extension to their current licence.

Please consider this an objection against the application to vary the premises licence and I would like the concerns of the residents living opposite the venue to be heard, acknowledged and considered before granting the licence.

Many thanks,

Councillor Ellen McLeay

Green Party

West Hill & North Laine

REP I

From: REDACTED

Sent: Wednesday, May 24, 2023 5:47 pm

To: ehl.safety@brighton-hove.gov.uk <ehl.safety@brighton-hove.gov.uk>

Subject: Ironworks Studios 30 Cheapside Brighton BN1 4GD Provision of outside space drinking area.

EF CON END 24.05.2023 VALID PPN (I)

The existing industrial unit where Ironworks is located has been converted to an indoor licensed entertainment space which seems OK.

However, my neighbours tell me that noise is already an issue (noise and swearing till late at night). They have to keep their childrens bedroom windows closed.

The proposed drinking area is directly overlooked by more than 20 flats and their balconies and I believe the addition of an outside drinking area will be a problem.

Also the noise will echo down Kingscote way where my REDACTED.

I would therefore like to object to this proposal.

REDACTED

REP J

From: REDACTED

Sent: 25 May 2023 00:00

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Ironworks modification

EF CON END 24.05.2023 VALID PPN (I)

Subject: Objection to the Proposed Modification of Ironworks Venue License

Dear Sir/Madam,

I am writing to formally express my objection to the planned modification of the license of Ironworks, a venue located opposite the block of flats in which REDACTED. Firstly, the notice posted contained an inactive email and illegibly formatted fonts to describe the modifications. No notice faced Cheapside.

While we appreciate the vibrancy and spirit that Ironworks brings to our community, the current noise disturbances caused by the venue's events and existing outdoor space have already begun to affect the peace and quality of life for the residents in the vicinity. This space has slowly evolved from a space to queue in, to a barbequing smoking area that produces noise and smell. Propane canisters, a smoking area, and an open barbeque are situated opposite buildings that have been deemed to be covered in inflammable cladding. We now have to keep our doors and windows shut to avoid the sound and smell of this even in the heat, despite this having little effect on the noise, and we worry about the safety of this.

The noise disturbances primarily occur during events from the existing outdoor smoking area on Cheapside as well as during the arrival and departure of event attendees. Punters gathering on the street outside the venue often engage in loud conversations, laughter, and shouting before and after shows. Additionally, the smoking area on Cheapside has become particularly problematic due to the excessive noise generated by patrons conversing and the repeated opening and shutting of doors, accompanied by indoor music or noise. Furthermore, the disposal of glass bottles into bins during evening events, as well as their subsequent emptying the following morning, adds to the already disruptive noise levels.

Given these existing issues, we are deeply concerned about the proposed modification to include a permanent outdoor seating area at Ironworks. It is evident that such an addition would only exacerbate the noise problems we currently face. The establishment of a permanent outdoor space directly opposite the homes of hundreds of residents would subject us to an amplified level of disturbance throughout the day and evenings. Furthermore, the creation of an additional noisy area would contribute to an increased generation of glass waste, further compromising the peace and tranquility of our surroundings.

As responsible residents, we acknowledge and support the cultural and social benefits that Ironworks brings to the community. However, it is crucial to strike a balance between the operation of such venues and the well-being of the residents who call this neighborhood their home. We kindly request that the licensing authority takes our concerns into serious consideration when reviewing the proposed modification of Ironworks' license.

We appreciate your attention to this matter and trust that you will carefully evaluate the implications of the proposed modification. We respectfully urge the licensing authority to prioritize the well-being and peace of the residents who are directly affected by Ironworks' activities. Should it be necessary, we are prepared to participate in further discussions or public hearings regarding this matter.

Thank you for your consideration.

Yours sincerely,

REDACTED

Appendix E

Agreed Conditions with Sussex Police

Dear All,

Re the VAR for Ironworks, Sussex Police have no representation to make against it. As you will see below we have agreed an additional condition regarding the outside area which is:

- There will be no vertical drinking within the outside area.

Should you have any further queries please do not hesitate to contact us.

Kind Regards

Mark.



Mark Thorogood
Police Licensing Officer

Brighton & Hove Licensing Unit : John Street, Brighton
Telephone: 01273 404 535 Ext: REDACTED Mobile: REDACTED

Appendix F

Agreed Conditions with Environmental Protection

Hi there,

Re: Variation of Premises Licence for The Ironworks.

Please see email chain below following agreement of conditions to be added to any new premises licence if agreed under Prevention of Public Nuisance:

1. Staff should regularly supervise the outdoor area to ensure there is no nuisance to neighbours. This should include regular monitoring of noise levels at the nearest noise sensitive locations
2. Speakers shall not be located/operated in the entrance lobby or outside the premises.
3. Provide signage at all exits and outdoor areas used by staff and patrons requesting patrons respect the needs of the local residents and use the area quietly.

With these conditions added there will be no comment from EP.

Thanks Mylene Hayward

Environmental Protection Officer

REDACTED

Appendix G



