

APPENDIX D

Representations

From: REDACTED TEXT

Sent: 02 December 2020 13:08

To: REDACTED TEXT

Cc: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA
Licence - 1445/3/2020/03689/LAPREV – Application for Variation

MSB CON ENDS 04.12.20 VALID PPN (A)

Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence -
1445/3/2020/03689/LAPREV – Application for Variation

To whom it may concern,

We have lived on REDACTED TEXT, approximately REDACTED TEXT from the new Rockwater development. We would like to object to the above application. The license will grant the applicant a permanent license to sell alcohol from Beach Shacks. Our understanding is that the Beach shacks were only to be used on a temporary basis for the sale of alcohol and do not have permanent planning permission. We are a member of the REDACTED TEXT, the operator had not consulted with the WRRA or local residents in advance of this further application to make permanent the use of the beach shacks.

The basis of our objection is that the granting of the application is inconsistent with the licensing objectives, in particular in relation to the prevention of crime and disorder; public safety and the prevention of public nuisance. We live in a quiet residential neighbourhood, and noise from customers leaving the premises from 10pm onwards already causes noise disturbance. We have tolerated this until now but feel that enough is enough and the ability to sell alcohol from the outside shacks should now end. In addition, selling alcohol from the shacks has, in recent days caused a huge amount of nuisance on the sea front in Hove and any continued use of these shacks will only exacerbate the issue. A recent report in the Argus highlighted that the owners were “overwhelmed” by the crowds on the sea front and that the residents has lost faith in the operator being able to provide a safe and secure facility.

<https://www.theargus.co.uk/news/18910761.coronavirus-social-distancing-concerns-rockwater-hove/>

Can you please confirm receipt of our objection?

Yours sincerely,

REDACTED TEXT

REDACTED TEXT

From: REDACTED TEXT

Sent: 01 December 2020 18:03

To: REDACTED TEXT

Subject: Rockwater

MSB CON ENDS 04.12.20 VALID PPN (B)

Dear Mark,

I can see that Rockwater have applied to remove condition 6 on Annex 2 to effectively have the beach huts permanently licensed.

"This is a Variation Application to remove condition 6 on Annex 2 of the premises licence which reads, The temporary huts shaded in green on the attached plan shall only be used for licensable activities until 14 December 2020. And to add the condition, The huts shaded in green on the attached plan will have a terminal hour for the sale of alcohol of 22.00 hours. If this application is granted, it will enable the huts to be used for licensable activities, i.e. the sale of alcohol, on a permanent basis. This application has been discussed with the police and follows the grant of a minor variation, which was not objected to by either the police or environmental health, which extended the use of the huts for licensable activities from 31 October to 14 December 2020"

I don't understand the need for this once the building opens. The beach huts are causing a nuisance for many residents. On Sunday 29th November the beach huts were serving drinks causing huge groups of people queuing and then standing around on the walk way. I saw several less able people in wheel chairs/ using walking sticks unable to navigate the walkway to get past the crowds of people which were not being moved on by Rockwater. There was also absolutely no social distancing happening. Not to mention the additional rubbish that is now on the beach, lots of discarded plastic cups which are not being cleared away.

I personally feel that the huts should not be licensed. They were meant to be temporary and there should be no need for them to be open when the main building is operating. The added noise and rubbish is really not acceptable.

Many thanks

REDACTED TEXT

From: REDACTED TEXT
Sent: 02 December 2020 22:03
To: REDACTED TEXT
Subject: Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, BN34FA. Licence 1445/3/2020/03689 LAPREV application for variation

MSB CON ENDS 04.122.20 VALID PCD & PNN (C)

Dear Sir

Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, BN34FA. Licence 1445/3/2020/03689

We are writing regarding the Variation Application to the licence on the above property to enable the huts to be used for licensable activities, i.e. the sale of alcohol, on a permanent basis.

We welcome the ongoing improvements to the Rockwater but are concerned that the expansion onto the beach, the promenade, the public space behind the Rockwater and surrounding area is starting to take over. We therefore object to the application to make the sale of alcohol permanent from the Beach Shacks.

We are REDACTED TEXT and have lived here for 10 and 20 years respectively and have never seen this section of the beach so busy.

The Shacks are positioned on the promenade and patrons queuing to be served and standing in groups drinking by the Shacks are making it very difficult to gain access onto the beach or for people trying to walk along the promenade. This is especially difficult for the elderly, disabled, people with buggies or wheel chairs where drinkers are oblivious to people trying to walk past. This obviously exacerbated with the covid restrictions.

Due to the nature of the outdoor Shacks there is no limit to the number of patrons and this is of cause for concern where so many people can be drinking in one area and the potential for antisocial behaviour. As a local resident this increase in capacity will also mean that at night our sleep will be disrupted as the customers leave the Rockwater from 10pm onwards, to head up to New Church Road to travel home. We experienced this through the summer but a higher capacity of people being served once the Rockwater building is open as well as the Shacks would mean that the disruption to our sleep would increase.

We are also very concerned that the licensee has not shown responsibility in the sale of alcohol through this second lock down. Over the weekend of 28th and 29th November the covid restrictions stated that the public were only allowed to exercise outdoors with 1 other person. The area outside the Rockwater both on the promenade and the beach was absolutely packed with large groups of people who had very clearly bought drinks at the Shacks. Whilst we appreciate that selling alcohol to 'take away' was permitted, customers standing outside the premises drinking in large groups was not and the licensee continued to serve all weekend without putting any measures in place or to simply act responsibly and stop serving alcohol.

There has been no consultation with the very local residents regarding this or previous licence applications to understand the concerns of the people who live close by to the Rockwater.

Many thanks for taking our views into consideration. Please could you acknowledge receipt of our email.

REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 08:50
To: REDACTED TEXT
Subject: Planning application 1445/3/2020/03689/LAPREV - Beach Hut Shacks

MSB CON ENDS 04.12.20 VALID PPN (D)

Hello,

I would like to state my objection to the application for variation on the beach shacks by Rockwater.

I live on REDACTED TEXT and have been very excited to see a new development at the REDACTED TEXT I love a good time and a drink and have enjoyed living here as part of this wonderful community for almost 10 years. Despite the messages being sent out by the owners of this development (which I think shows very poor taste), we are all decent people and we should be allowed to state our opinion without fear of being bullied.

The original plans seems reasonable and appropriate for the venue. But it appears that this keeps on creeping. Firstly, a third floor (retractable roof) giving enormous additional capacity all year round, then the iglus appeared with no apparent application on council land where my neighbours take their children to play, and now the shacks which were meant to be temporary to be serving alcohol all year round until 10pm. I wonder what will be next, if they keep on getting permission for more and more add-ons.

Already, the promenade is difficult to walk down and I have witnessed a couple of occasions where it has become quite tense with people trying to pass each other. During the summer there were so many people down there, clearly not from Hove, and the atmosphere completely changed from a family friendly environment that we have all enjoyed living in for many years. We had to walk through long queues of people who were drunk and it felt a bit menacing at times. There were also days where people from London (we spoke to them), literally double parked on our street with no concern for the locals. One person actually asked my friend how much the parking fines were and he said that didn't bother him so he'd just park on the double yellow.

As it is, many people on our street are anxious about the noise and drunken footfall that the restaurant alone is going to create, with the additional alcohol being served all day to people on the beach and the congestion this will cause on the promenade, it is going to be quite unpleasant.

So, I object to this application on safety, noise, nuisance and scope-creep.

All the best,

REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 09:04
To: REDACTED TEXT
Subject: Rockwater – Western Lanes, Kingsway, Hove, BN3 4AF - Representation to application for Non Minor Variation

MSB CON ENDS 04.12.20 VALID PCD & PNN (E)

Dear Sir

Rockwater – Western Lanes, Kingsway, Hove, BN3 4AF
Representation to application for Non Minor Variation
Licence - 1445/3/2020/03689/LAPREV
Licensing Act 2003

This email is sent on behalf of Walsingham Road Residents Association (**WRRA**) and would be grateful if you could accept this as their representation to the above application.

Walsingham Road is across the Kingsway from the premises.

As you will be aware, WRRA lodged a representation to an earlier application for a minor variation to the premises licence. We understand that the applicants are now seeking to make the temporary arrangement – for the use of the external shacks – a permanent one.

The grounds of the representation are that the granting of the application would be inconsistent with, and will negatively impact upon, the licensing objectives in so far as they relate to:

- prevention of crime and disorder;
- public safety; and
- the prevention of public nuisance.

Whilst my clients will expand upon the detail of the representation at the hearing in due course a brief summary is set out below:

- The residents are already subject to noise disturbance from customers leaving the premises.
- Selling alcohol from the shacks has, in recent days caused a huge amount of nuisance and disorder on the sea front in Hove and any continued use of these shacks will only exacerbate the issue
- A recent report in the [Argus](#) highlighted that the owners were, in their own reported words, “overwhelmed” by the crowds on the sea front
- In light of recent issues at the premises, and in particular last weekend, the WRRA has concerns that there has been, and will continue to be, a lack of COVID compliance

All of the above is without prejudice to my clients right to raise further evidence in support of their representation at the hearing.

WRRA wish to make it clear (and repeat a comment made when the representation was made to the minor variation application) that they are not “anti-licensed premises” and are supportive of well operate premises that do not impact on their residential amenity and/or the more general atmosphere in this part of Hove.

We would add that at the time of lodging the representation to the minor variation, the WRRA indicated that they had unfortunately not been contacted, or consulted, by the applicants prior to the lodging of the application. The WRRA invited the applicants to meet and engage with the local residents. It is therefore even more regrettable now, given the passage of time, that Rockwater has continued to fail to engage with the local residents whose lives are being impacted upon by the

operation of these premises. In fact to the contrary, we understand that Rockwater has launched an on line petition which, amongst other things, sets about making a personal attack on one of the members of the WRRA

WRRA repeat their invitation to meet with Rockwater and discuss the on-going issues at the premises should the operators so wish. We are happy to facilitate this meeting on behalf of WRRA.

We would be grateful if you could please acknowledge receipt and confirm when the hearing of this application will take place.

We look forward to hearing from you.

Best wishes

REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 12:10
To: REDACTED TEXT
Subject: Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

MSB CON ENDS 04.12.20 VALID PCD, PPN & PS (F)

Dear Sir/Madam

Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

I have been a resident of REDACTED TEXT for 18 years and REDACTED TEXT from Rockwater.

I object to the above application, to make the temporary beach shacks permanent, because they are inconsistent with licensing objectives COVID public safety, prevention of crime & disorder, public nuisance, for the following reasons:

- 1) Covid public safety: when the temporary beach huts are serving alcohol, food & drink they create queues that cannot be Covid controlled.
- 2) Public access to the promenade: the above queues block access to the promenade for pedestrian and disabled users.
- 3) The beach hut bars are in addition to Rockwater's internal bars, increasing the venue's capacity to a limitless number, with seafront drinkers creating potential for anti-social behaviour.
- 4) The premises license "Risk assessment & Crowd management" (license condition:11&12) are defective when pedestrians and customers of beach huts are force funnelled through the narrowed promenade in front of Rockwater and in between the patio areas.
- 5) With no night public transport nearby there is likely to be disturbance to local streets when the beach hut bars close as customers walk up nearby streets to transport links home.

Please also note, the Regulation 25 Notice currently displayed on the premises is misleading as it includes the wrong website address for anyone wishing to view the register and records of applications.

The website address it advertises is:

www.brightonhove.gov.uk/licensing

The correct address is:

<https://licensingregister.brighton-hove.gov.uk/licences>

Please acknowledge receipt of this objection.

Regards

REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 14:32
To: REDACTED TEXT
Subject: Rock water application for variation

MSB CON ENDS 04.12.20 VALID PPN & PS (G)

Subject - 1445/3/2020/03689/LAPREV – Application for Variation

I live at REDACTED TEXT and I would like to object to the application for the beach shacks to become permanent with an alcohol license on a number of grounds:

- Safety – already people cannot get past the crowds that form down there and it has become quite unpleasant on a number of occasions with walkers trying to get through
- Parking – in the summer people were parking on yellow lines and double parking on our street with no care for the locality.
- Noise – there will be drunk people walking up and down our road day and night throughout the summer months – we are a family community that enjoys peace and safety.
- What next? – They have already added onto the original plan with a new third floor, a huge ground floor extension, the iglus and the huts. What will they do next? [The owner said to another neighbour that he has permission to take over the tennis courts].
- I have REDACTED TEXT and night time noise such as shouting / loud swearing/fights scare and upset them, with an outdoor alcohol licence literally REDACTED TEXT, this will inevitably return. I say return as REDACTED TEXT had this same problem with the view bar which was very very distressing .

Yours,

REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 16:30
To: REDACTED TEXT
Subject: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

MSB CON ENDS 04.12.20 VALID PS (H)

Dear Sir or Madam

I am a REDACTED TEXT resident and have lived REDACTED TEXT from Rockwater for REDACTED TEXT. Whilst I like the concept of what they are doing I am concerned about the proposal to make the beach shacks permanent as I think customers using them block the access to the promenade and cause health and safety issues. The number of drinkers also pose antisocial issues to a relatively quiet and residential area. Last weekend was a nightmare to navigate the promenade and no effort was made by the management to control the crowds of people queueing, waiting and drinking. People were unable to pass through what is a public area.

The shacks were a temporary measure to allow the owner to operate whilst he was doing up the venue. Now that the venue is almost complete there seems to be no further need to shacks which impede the ability to walk along the promenade and form a bottle-neck at this, now highly busy, venue.

Can you also let me know how the igloos were able to be constructed on, what I believed to be, council owned land?

Kind regards
REDACTED TEXT

From: REDACTED TEXT
Sent: 03 December 2020 22:15
To: REDACTED TEXT
Subject: Licence 1445/3/2020/03689/LAPREV

MSB CON ENDS 04.12.20 VALID PCD, PPN & PS (I)

Dear Sir

Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

I am a REDACTED TEXT and live REDACTED TEXT away from Rockwater. I have lived here REDACTED TEXT.

I would like to specify that I am not in principle objecting to having well-run community-aware private hospitality premises REDACTED TEXT provided they are operating in keeping with this quiet residential area, contained within appropriate time and spatial boundaries by the terms of their licence.

However, I would like to object to the above application, to make the temporary beach shacks permanent, because they are inconsistent with licensing objectives, particularly with relation to the prevention of crime & disorder, public safety, and the prevention of public nuisance.

This is for the following reasons:

1. Potential anti-social issues. The shacks are positioned on an open beach, with no designated area within which drinks must be consumed, and the number of customers being served from the shacks is limitless. When the venue's internal bars open as well, the sheer number of drinkers poses potential antisocial issues.
2. Accessibility to green and blue amenities for local (not tourists) full-time (not mere visitors) residents. People drinking outside the shacks last weekend blocked public access to the promenade, especially for those with disabilities who were unable to circumnavigate the crowds. The continued use of the shacks will only make this issue worse.

The overcrowding on this narrow part of the promenade, the expansion of the premises on the promenade together with the shacks on the promenade and the "occupation" of the green lawn behind the venue has been an issue right from the opening. It has made it impossible for me and my family to walk safely to the beach REDACTED TEXT on many occasions. For my family safety, especially during this Covid-era I have felt obliged to abandon the beach REDACTED TEXT and go further afield.

The "natural" space provided by the beach and the maintained promenade and nearby lawns offers an essential space for the physical and mental wellbeing of REDACTED TEXT.

3. Safety and overcrowding. I have had to ask REDACTED TEXT to keep away from the beach as we found that from the opening crowds drinking outside the shacks have not been COVID compliant. I have not observed any attempt from the owners to limit access and control crowds. This has been distressing. If the owners are unable to manage existing customers outside the shacks, how will they manage the additional numbers when the rest of the venue opens?

4. Noise disturbance. We have observed a higher footfall in REDACTED TEXT in the evening in a street which is traditionally purely residential. There is a much increased potential for noise disturbance from customers leaving the shacks from 10pm and travelling up nearby streets trying to get night transport home. This will be a particular problem in any sunny week-ends during the year and even more so during the summer.

I would be grateful if you could please acknowledge receipt and confirm when the hearing of this application will take place.

Kind regards,
REDACTED TEXT

From: REDACTED TEXT
Sent: 02 December 2020 14:57
To: REDACTED TEXT
Subject: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

MSB CON ENDS 04.12.20 VALID PCD, PPN & PS (J)

Dear Mark,

Re: Beach Hut Hove Limited t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV – Application for Variation

I am a resident of REDACTED TEXT and live approximately REDACTED TEXT from Rockwater. I have lived here for REDACTED TEXT.

I would like to object to the above application, to make the temporary beach shacks permanent, because they are inconsistent with licensing objectives, particularly with relation to the prevention of crime & disorder, public safety, and the prevention of public nuisance. This is for the following reasons:

- positioned as they are on an open beach, with no designated area within which drinks must be consumed, the number of customers being served from the shacks is limitless. When the venue's internal bars open as well, the sheer number of drinkers poses potential antisocial issues.
- people drinking outside the shacks last weekend blocked public access to the promenade, especially for those with disabilities who were unable to circumnavigate the crowds. The continued use of the shacks will only make this issue worse.
- crowds drinking outside the shacks are not COVID compliant
- a recent report in the Argus highlighted that the owners were “overwhelmed” by the crowds on the seafront:
<https://www.theargus.co.uk/news/18910761.coronavirus-social-distancing-concerns-rockwater-hove/?ref=eb>
If the owners are unable to manage existing customers outside the shacks, how will they manage the additional numbers when the rest of the venue opens?
- potential for noise disturbance from customers leaving the shacks from 10pm and travelling up nearby streets trying to get night transport home.

I would be happy to expand on the above issues if this application is listed for a hearing.

Please can you confirm receipt of my objection?

Many thanks

REDACTED TEXT

From: REDACTED TEXT
Sent: 04 December 2020 14:11
To: REDACTED TEXT
Cc: REDACTED TEXT
Subject: Beach Hut Hove Ltd t/a Rockwater, Kingsway, Hove. East Sussex. BN3 4FA LICENCE-1445/3/2020/03689/LAPREV- Application for variation

MSB CON ENDS 04.12.20 VALID PCD, PPN & PS (K)

Dear Mark

I am writing to **object** to the above extension of the licence for Rockwater Beach Huts

I have found it very difficult to find where to object as the advertised information that has been posted on the premises is incorrect and very misleading. To be honest most of the information on social media has also been quite misleading as well.

I live in REDACTED TEXT to the venue and have done for nearly 20 years.

I am aware the beach huts were a temporary measure during the Covid pandemic but they have already caused a significant amount of disruption to the beachfront making it ALMOST impossible most of the time to safely pass the venue due to large groups of people whether it is early morning or later in the evening (completely in breach of Covid restrictions). The venue seems to have taken over the whole of the promenade in that area and also beach area in front of the venue which is not their private property. The igloos as well (although also temporary) are also using public land plays on by local resident.

At the weekend I witnessed a disabled person not being able to pass and also several older residents who were overwhelmed and looked quite frightened by the mass gatherings.

The venue and staff have also AT NO POINT tried to control this until it was raised on social media by local groups. Last weekend there must have been in excess of 300 people drinking large amounts of alcohol for most of the day. Friday/ Saturday and Sunday. There was lots of plastic glasses dumped on the beach with no responsibility from the venue that I saw to clear the rubbish. Now the venue will be opening its indoor bar area there is NO need for these temporary shacks to remain open and the antisocial behaviour / subsequent crime in the local area is likely to increase. In the warmer weather / summer the sheer capacity and number of people will dramatically increase and cause a significant disruption.

REDACTED TEXT as you know if directly opposite the venue and although not frequent (due to limited opening hours at present) I have been disturbed on 3 occasions over the last few weeks by drunk people walking up our road. When the venue opens as a bigger concern with longer hours, after Covid restrictions are lifted this poses a real concern to me and I am sure other neighbours, and I have actually considered moving house if this becomes the case.

I do hope you will consider my concerns and the impact on the local community. I think that the renovation of the venue has been well done but this is a residential area (originally described as a community hub- which I do welcome) and not a late night drinking venue/ bar.

Kind regards

REDACTED TEXT

REDACTED TEXT

Sent: 04 December 2020 19:04

To: REDACTED TEXT

Subject: Representation: Licence 1445/3/2020/03689/LAPREV

MSB CON ENDS 04.12.20 VALID PS (L)

Dear Mr Savage

Ref: Beach Hut Hove t/a Rockwater, Kingsway, Hove, BN3 4FA. Licence 1445/3/2020/03689/LAPREV
- Application for variation

Further to my prior representation that detailed concerns about the minor variation application for the Rockwater venue, I am writing to make representation to the current application.

For clarity I support and welcome the Rockwater development. This support is based on the development and operation of Rockwater within its original building footprint, and for the Shacks during their temporary use during the summer months to enable the operator to generate revenues whilst construction work was being undertaken. As a REDACTED TEXT in the REDACTED TEXT I look forward to visiting the Rockwater restaurant.

However I would like to make an objection to the above application that seeks to change the temporary licence for the beach shacks into a permanent one, i understand that this would be counter to licensing objectives in relation to public safety and the prevention of noise and nuisance.

Public Safety. I am concerned by the impact that the Shacks are having on the seafront and promenade. As reported in the Argus significant crowds surround the Shacks and Rockwater, and the operator was "overwhelmed" As a REDACTED TEXT I have observed that this is not a one-off event. The promenade in front of Rockwarer is very narrow and a pinch point for those using the promenade to walk or run, and enjoy the seafront. It is impossible to walk through this area without having to ask people that are queuing for the shacks or drinking alcohol from the shacks to move, i have witnessed many elderly people and those with assisted needs turn around as they have been unable to pass through safely. At this time of COVID-19 the amount of people in the area is very concerning.

Noise and Nuisance. I am concerned by the noise and nuisance that may be created by the outside venue and in particular from the igloo village. If the shacks and igloo village remain the number of those being served alcohol in an outside setting will be significantly increased than if they were being served by the restaurant.

I am very concerned by the igloo village not only for the potential for noise and nuisance, but also for the precedent it sets. I do not support the council allowing a commercial operator, taking over green space, intended for local residents use, and turning into a commercial enterprise where alcohol is being sold and consumed. This area of Hove is a residential area. I object to Brighton & Hove council's decision to remove green space for the use of the local community and allow an operator to turn it into a plastic igloo village. This is not in keeping with the council's stated green credentials, and when green spaces are crucial for our environment and well being during COVID-19.

As a point of note, the notice posted at Rockwater regarding the licence application includes an incorrect URL for the council. The URL on the notice is

www.brightonhove.gov.uk/licensing which points to a web address that does not exist. For

this reason it is very difficult for an objector to find where to email a representation, and this is exacerbated by the fact the council offices are closed for customer services.

I would be happy to expand on my concerns at any hearing regarding the application.

Kind regards,

REDACTED TEXT

From: REDACTED TEXT
Sent: 04 December 2020 19:22
To: REDACTED TEXT
Cc: REDACTED TEXT
Subject: Beach Hut Hove Limited t/a Rock water, Kingsway, Hove, East Sussex BN3 4FA
Licence - 1445/3/2020/03689/LAPREV – Application for Variation

MSB CON ENDS 04.12.20 VALID PS (M)

Dear Mr Savage

My name is REDACTED TEXT and I am a resident from REDACTED TEXT from Rock Water. I have happily lived REDACTED TEXT for 22 years.

I absolutely support Rockwater's new restaurant, but I am writing to make representation and request that a permanent extension for use of the shacks is not granted. The shacks were a great idea for their business during the summer lockdown & locals fully supported them, however I do not feel they should remain after the main Restaurant & Bar opens in December. The granting of the application would be inconsistent with the licensing objectives, mainly noise & nuisance & prevention of crime & disorder on the seafront.

It is now impossible to enjoy the promenade due to so many customers gathering. All the more concerning during this pandemic. Due to the pinch point on the narrow pathway it has become difficult for walkers & joggers to navigate through this part of the Rockwater seafront. I have also seen wheelchair users & senior people needing to turn back.

Despite their best efforts & security staff, Rockwater recently acknowledged they themselves became overwhelmed by the crowds who came to use the shacks. With no enforced drinking zone for the shacks, the numbers for promenade drinkers will continue to rise.

Additionally, it's sad that we lost our public garden. Surely we need to protect all green spaces, with their biodiversity as the priority, instead of providing more spaces to serve alcohol. The loss of the public garden to plastic igloos & plastic grass does not feel in keeping with the green credentials of our city.

I wish Rockwater much success with its restaurant but would love our council to also listen to the concerns of residents and locals who love to use this part of the seafront. I believe, with proper consideration there is room for this business to thrive and for locals to continue to enjoy our much loved local amenity.

Thank you for your time in reading this and I would be grateful if you could acknowledge receipt of this.

Kind regards

REDACTED TEXT

From: REDACTED TEXT
Sent: 04 December 2020 23:56
To: REDACTED TEXT
Cc: REDACTED TEXT
Subject: Beach Hut Hove Ltd t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV - Application for Variation

MSB CON ENDS 04.12.20 VALID PS (N)

Dear Mark

Re: Beach Hut Hove Ltd t/a Rockwater, Kingsway, Hove, East Sussex BN3 4FA Licence - 1445/3/2020/03689/LAPREV - Application for Variation

I've lived on REDACTED TEXT from Rockwater since 2002. I've lived through the plot's many guises - some rowdier than others, but somehow it always felt contained.

I loved Rockwater's arrival on our REDAC TED TEXT and I really hope it's a success, it was so needed and such an amazing location begging for something great like this, but I'm extremely worried about it's continual growth form the original permitted plan. The latest being the application to have the beach shacks positioned permanently.

I've loved having the beach shacks over the summer, but they were meant to be temporary, just until the main building opened. I dont know why they need to be there once the bar in the main building is open. It makes me anxious about the impact of so many more drinkers on the beach and promenade which has now become a bottle neck.

Last weekend, people were gathered drinking outside the shacks completely and blocked the promenade. Obviously this resulted in social distancing and safety issues. The Argus reported that RW did all they could to alleviate this situation, but that clearly didn't work and they were overwhelmed - this does not fill me with confidence going forward, RW have been there long enough now to know that they needed better protocols in place to deal with such a situation.

Finally I would like it noted that the residents, who have voiced their worries and concerns about how the RW plans have mushroomed since they had their original planning application allowed, are now under attack - who would have thought in Brighton that free-speech would attract such hate and threat.

Thank you for registering my concerns.

REDACTED TEXT

From: REDACTED TEXT
Sent: 04 December 2020 23:59
To: REDACTED TEXT
Cc: REDACTED TEXT
Subject: Beach Hut Hove Ltd t/a Rockwater, Kingsway, Hove, East Sussex
BN3 4FA Licence - 1445/3/2020/03689/LAPREV - Application for Variation

MSB CON ENDS 04.12.20 VALID PS (O)

Hi Mark

I love the idea of Rockwater being on our REDACTED TEXT, but I don't like the way their presence has attracted a large volume of drinkers who block the easy passage along the promenade. This looks be turning into a bigger thing than was proposed. I strongly object to the [roposal.

Sincerely
REDACTED TEXT

From: REDACTED TEXT
Sent: 04 December 2020 22:27
To: REDACTED TEXT
Subject: Objection to Rockwater expansion

MSB CON ENDS 04.12.20 VALID PPN (P)

Dear Mark Savage

I have written to you in the past.

I live in REDACTED TEXT to the Rockwater venue. The noise from summer venue noise has been very noisy, even during the day, on a Saturday afternoon. So the concerns about NOISE and PUBLIC NUISANCE are very real.

There seems to be very little consideration given to those who live on the REDACTED TEXT of this venue, which is hugely expanding in size and capacity. Daytime noise has already been a concern. Furthermore, night time intrusion of noise directly from this be our, as well as from revellers leaving the venue at unsocial times is a huge concern for me. I work as a frontline REDACTED TEXT, and I have a REDACTED TEXT who also needs rest to function.

Therefore, I strongly object to the license application for the shacks, as the venue cannot control the anti social behaviour from the associated crowds, who spill onto directly neighbouring areas. This will be on addition the the significant increase in CAPACITY that the Rockwater will have, as it has already added an extra floor, and now possibly a second floor, In the form of a roof terrace.

Respect for the peace of the local community, and our ability to live a peaceful life and have rest is vital. While a venue is good for the community, it should not be done at the expense of the loss of quality of life for those who live in close proximity.

Please consider this as a heartfelt plea for my need for rest and the ability to have a peaceful family life.

REDACTED TEXT

Supporting Representation

From: REDACTED TEXT
Sent: 04 December 2020 16:11
To: REDACTED TEXT
Subject: Rockwater license application

MSB CON ENDS 04.12.20 VALID PCD & PPN (S1)

Dear REDACTED TEXT,

Rockwater falls within my ward of Westbourne. As ward councillor, I have kept an eye on the development and the operation of the business. I am really impressed with the community engagement displayed by the venue and its management. The owner and managers discussed their plans from the outset with the local community, the MP, and ward councillors, and responded positively to suggestions around improvements, including security and crowd management.

I have met with some of the local objectors, as well as with supporters. The fears voiced are around late night noise, anti social behaviour and crowd dispersal, however, I am not aware of any particular disturbances during the temporary license period. Where additional security was needed, this was brought to site quickly. Supporters of the venue have told me that they have been waiting for years for this venue to be developed, and that it has already become an asset to our local community.

The venue creates a “buzz” on what was a really neglected and forgotten part of our western seafront.

I am certain that the engagement with the local community will continue, and, in the unlikely event that any problems arise, that these can be resolved in communication with ward councillors and residents.

I fully support this application, and am happy to speak in favour at the licensing panel hearing.

Best wishes,
REDACTED TEXT

