

Appendix C

REP A

From: REDACTED

Sent: Saturday, April 27, 2024 8:36 PM

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

Subject: Licence - 1445/3/2024/01129/LAPREN

CH CON ENDS 02.05.2024 VALID PPN and PCH (A)

Dear Licencing Team,

I would like to make a representation about the Licencing application from Hove Fitness Club, 2 St Heliers Avenue, BN3 5RE.

REDACTED

My concerns are that an alcohol license in this location could cause noise and disruption in a peaceful residential environment. I understand that the gym would permit people to consume alcohol from 12-10pm every day on the outside terrace which REDACTED

Furthermore, I have REDACTED which are in direct REDACTED and I am concerned that an alcohol licence could impact their peace, particularly in the evening when they are sleeping.

Therefore, my concerns apply to two of the licensing objectives:

- Prevention of public nuisance
- Protection of children from harm

Please keep me informed about this application.

Many thanks,

REDACTED

REP B

From: REDACTED

Sent: Thursday, May 2, 2024 5:57 PM

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

Cc: REDACED

Subject: Representations on licence application 1445/3/2024/01129/LAPREN, Hove Fitness Club, St Heliers Avenue

CH CON ENDS 02.05.2024 VALID PPN (B)

Licence - 1445/3/2024/01129/LAPREN

Name and addresses:

REDACTED

Premises name: Hove Fitness Club

Premises address: 2 St Heliers Avenue, Hove BN3 5RE

To whom it may concern,

We are pleased by the recent arrival of Hove Fitness Club and their investment in the former Sports Direct site on St Heliers Avenue, Hove as a community focussed gym, following a lengthy period of closure. While this is welcome, we do wish to express concerns about the application for an alcohol licence, and also to play recorded music, and particularly the precedent this could set.

The premises is uniquely located, set back off St Heliers Avenue and surrounded on all sides by residential properties and a secluded green space, Davis Park. While there are some commercial premises nearby, these all front onto Portland Road and are generally early closing. The predominant character of the area is residential, and overwhelmingly it is quiet. The very limited amount of background noise, particularly in the evenings, makes the surrounding properties particularly sensitive to disturbance from noise.

We therefore ask that due consideration is given to maintaining quality of life and environment for us and other neighbouring properties. The representations below are made on the grounds of the prevention of public nuisance, due to increased noise within and outside the premises, particularly in the evening.

While we do not wish to oppose the application, we do ask that a condition of licence be made that would restrict the sale of alcohol strictly to gym members only. We would ask that the license be conditioned to conclude at 9.30pm, 30 minutes before the closing time of the premises (10.00pm), as would seem usual practice for licenced premises. We would also ask the license be conditioned that no alcohol can be consumed outside of the premises.

It would be inappropriate for the gym to operate a public bar, or set any future precedent for that to happen. A public bar would not be in keeping with the nature and use of the site, as a gym, or the surrounding wholly residential area, as described. Nor should any precedent be set for the bar to open and operate beyond gym hours or for alcohol to be consumed outside.

We do experience some noise from the gym, from the recorded music and PA system used for fitness classes by the instructors, including on the weekend and mornings. This has been improved by the recent upgrades to the building, specifically new air conditioning, by the new occupiers (meaning windows are now kept closed during classes), but it is still clearly audible. Currently, noise of music/PA from the premises does not take place in the later evening, when the gym is open. Therefore, we request that doors and windows should not be open in the evenings if PA/recorded music is being used in the cafe/bar area.

The entrance/exit to the gym opens directly onto the back of our and other properties within this quiet and secluded area. Any noise of people leaving from social activity in the bar is likely to be louder than the noise made by regular gym goers, particularly in summer months when we and other homes keep windows open. We request that the gym operators place signs on the exit to the building and in the car park to remind members and their guests to leave quietly.

These representations are made to explain our concerns given that limited information is presented in the application itself about exactly who the licence is intended to serve and the statement to operate 'as a social'. We ask you to consider appropriate conditions to any licence, as we have set out, that would allow the gym to meet its apparent aims while respecting and not adversely impacting on ourselves and neighbouring properties.

We would be grateful to receive confirmation that our representations have been received.

Yours sincerely,

REDACTED

