

## Appendix C

### REP A

From: **REDACTED**

Sent: 14 April 2025 11:04

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

Subject: Burger King application: 1445/3/2025/02227/LAPREN

### **DL CON END 23.04.2025 VALID PCD and PPN (A)**

14<sup>th</sup> April 2025

**REDACTED**

**REDACTED**

**REDACTED**

### **Re: Burger King, Hove retail Park. Opening Hours extension-**

Burger King application:

**1445/3/2025/02227/LAPREN**

Dear Sirs,

We are residents in **REDACTED** overlooking the Burger King located in Hove Retail Park. We would like to object to the proposed opening hours extension application made by Leon Kennedy Ltd. for the following reasons.

#### **Air pollution:**

- Burger King is one of the major environmental polluters in this area. From the time they open until they close there is a steady stream of acrid blue smoke emanating from vents located on their site. This is an oil based pollutant which smells foul. During the day it can be smelt in our rooms and in our back gardens. Allowing Burger King an additional ten or twelve hours opening extends the time that we will be exposed to these harmful airborne emissions- ALL DAY AND ALL NIGHT. This is unacceptable.

#### **Anti social/noise:**

- All night opening increases the potential for people to congregate and to create a noise nuisance particularly over weekend and bank holiday periods. There is a culture of "boy racers" in the retail car park doing 'wheelies' late at night. Late night opening will increase this.

- The longer hours will also mean that there will be more vehicles arriving throughout the night (both customer and retail related) which again is unacceptable in a residential area.
- These vehicles will also contribute additional POLLUTION levels to that mentioned above.

It is for these reasons that we are objecting to the extension of opening hours for this retail unit.

Yours sincerely,

**REDACTED**

**REP B**

From: **REDACTED**

Sent: 14 April 2025 15:56

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

Subject: OBJECTION to Burger King application to extend licence to (Goldstone Retail Park

Burger King's application to extend its licence to sell food (Goldstone Retail Park) – objection 14<sup>th</sup> April 2025

**DL CON END 23.04.2025 VALID PCD and PPN (B)**

Ref: **1445/3/2025/02227/LAPREN**

<https://licensingregister.brighton-hove.gov.uk/licence/14453202502227lapren>

I am one of the residents of **REDACTED**, which is immediately adjacent to the Goldstone Retail Park.

I wish to make an objection to this licence application on the grounds of:

- the prevention of crime and disorder
- the prevention of public nuisance

The residents of **REDACTED**, are impacted by anything that happens in the Goldstone Retail Park, which we overlook, only a few metres away.

We fear that all night opening would encourage noisy, loitering around the retail park and along **REDACTED**. There would also be more traffic (from both customers and supply lorries). Noise disturbance at night would be inevitable.

We have already experienced problems with antisocial activity in the retail park and in **REDACTED**, particularly at night, e.g.

- Theft from property and vehicles.
- Graffiti.
- Noise at night from gangs of young people.
- Young people performing “wheelies” in the car park on motorbikes.
- Urinating in the street (typically, at night during school holidays).
- Discarded Burger King cartons and cups. Sometimes food is discarded (which attracts rats and foxes etc.)

- Bottles being thrown, leaving broken glass in the road.

If Burger King is licenced to sell refreshments all through the night, there will be yet more antisocial activity.

The population of the area will shortly be multiplied nearly ten-fold when the new developments south of the retail park are inhabited. What will the area be like then?

**REDACTED**  
**REDACTED**  
**REDACTED**  
**REDACTED**

#### **REP C**

From: **REDACTED**

Sent: 15 April 2025 12:37

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

Subject: Burger King application.

#### **DL CON END 23.04.2025 VALID PPN (C)**

Ref 1445/3/2025/02227/LAPREN

Dear Licensing team,

I've just found out that Burger King wish to apply for a late license at Goldstone retail park in Hove.

I wish to strongly object to this application.

As a near neighbour I have found that the premises already pollute the local environment with smoke and oil based smells and noise - especially noticeable on warm evenings when windows are open which is most concerning for my children who are at the front of the house facing the premises.

Also a big nuisance is the litter already caused by Burger King which manifests as food/drink waste and the wrappers and containers which I frequently have to pick up from the street and driveway around my house, especially as there are no public litter bins on the local streets.

As an aside to this even the local public bins in Hove Park are frequently overwhelmed by the amount of rubbish already generated by this takeaway and is regularly strewn around the park by local wildlife on any given morning. The local taxpayer essentially picks up the cost of clean up and disposing of vast amounts of this un-recyclable waste and rubbish from this corporate business and laid on us to pick up the bill.

I hope these considerations are duly taken into account.

**REDACTED**  
**REDACTED**  
**REDACTED**

#### **REP D**

From: **REDACTED**

Sent: 15 April 2025 19:30

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

Subject: 1445/3/2025/02227/LAPREN

#### **DL CON END 23.04.2025 VALID PCD and PPN (D)**

Dear colleagues

As a resident of **REDACTED**, I am writing to express my strongest objection to the proposed extension to opening hours at Burger King.

It can not be necessary to have access to junk food 24/7.

Extending the opening hours will mean cars in the car park when it is normally empty. This leads to increased pollution, noise and risk of accidents.

It will lead to large gatherings of young people with increased risk of noise, crime and disorder.

None of the above is appropriate in a residential area.

I urge you to reject this application.

Thank you

**REDACTED**  
**REDACTED**  
**REDACTED**

**REP E**

**From:** Cllr Jacqueline O'Quinn <**REDACTED**>

**Sent:** 16 April 2025 08:54

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

**Subject:** Objection to Licence application form Burger King - Hove Retail Park

15<sup>th</sup> April 2025

**DL CON END 23.04.2025 VALID PCD and PPN (E)**

Dear officer,

I am writing to object to the following Licence application for Burger King:  
Licence-1445/3/2025/02227/LAPREN

The applicant is Leon Kennedy Ltd. and the address of the premises is:

Burger King  
Goldstone Retail Park  
Newtown Road  
Hove  
BN3 7PN

I am objecting on behalf of residents in the surrounding area as the Eastern side of Hove Retail Park is heavily residential. The grounds for objection are:

- the prevention of crime and disorder
- the prevention of public nuisance

At present Burger King has a license to sell food both as a restaurant and a takeaway for the following times:  
Monday to Thursday 10am-10pm  
Fridays and Saturdays 10am-11pm  
Sundays 11am-10pm

The above hours have worked well for local residents as they are not disturbed by people visiting the restaurant and drive-in during these hours. However, the applicant is now asking for the following licence:  
24 hour opening every day of the week  
late night refreshments from 11pm-5am every day of the week

These hours would undoubtedly raise many concerns for local residents for at present Goldstone Retail Park has no premises open past 10pm and this has been the case since it's inception. If the hours were to be extended as requested there would be considerable public nuisance due to the noise of people coming and going to Burger King, either in cars or on foot into the early hours of the morning. People talking and sometimes shouting, the noise of car doors opening and closing and engines being started up would all be heard quite clearly by local residents who have already fought a number of battles, and won, to ensure that the delivery of goods to retail outlets in the park are not at unsociable hours. There is also the issue of delivery drivers, either by car or by motorbike as this would cause further public nuisance to local residents. This site would no doubt be attractive because of the easy parking but delivery drivers coming and going until the early hours would present serious issues for local residents. Sound tends to carry more in this area as the retail park is set below many of the surrounding properties and thus the sound is amplified – a bit like an amphitheatre.

There is also a considerable risk that young people would congregate in the Hove Retail Car park late into the night and cause considerable disturbance to local residents. The Retail Park could quite easily become a magnet for this type of gathering as it's both convenient and away from the kind of surveillance there might be in more central areas of Hove and Brighton. Such gatherings could lead to crime and disorder as late night refreshment venues often attract people who have been drinking heavily, and altercations ensue, even though the late night refreshment premises themselves do not sell alcohol. This is often a major issue in more central late night refreshment premises in the city and the cause of many fights.

Cllr Muten has concerns about the potential for increased traffic choosing to come to this area late at night, both private vehicles and delivery vehicles, and that there might be increased speeding and greater risk of accidents as a result.

Thus, I urge you very strongly to not grant this licence to Leon Kennedy Ltd.  
Regards

Jackie O'Quinn Goldsmid Ward Councillor  
Birgit Miller Goldsmid Ward Councillor  
Trevor Muten Goldsmid Ward Councillor

**REP F**

**From: REDACTED**

**Sent:** 16 April 2025 12:30

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

**Subject:** Re: Ref: 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (F)**

Dear All

I object to Burger King becoming a 24 hours business as I expect this will attract more antisocial behaviour into the area including crime and disorder. I often hear cars be raced, revved up loudly and unnecessarily and spun in the car park area at night time.

I believe this extension to 24 hours will also increase public nuisance incidents. These could include Environmental pollution & Excessive noise.

I am disappointed that pollution is not a consideration for this committee. The environment should be primary in all decision making. Running for 24 hours would mean more smoke is emitted. Furthermore so should society and in this case societies health as we do not need it and it does great damage to the population and cost to the NHS of this primary diet in Ultra High Proceed Food which is what Burger King offers. I do not think there will be a significant creation of jobs and besides night shifts should be avoided as much as possible because these hours are also not natural for humans. Please do not give into the greed of the corporetates. Start making a stand and represent your people properly.

Best C

**REDACTED**  
**REDACTED**

**REP G**

Donna Lynsdale  
Licensing Team  
Brighton & Hove City Council  
Bartholomew House  
Bartholomew Square  
Brighton  
BN1 1JP

Date: 16 April 2025  
Our Ref: 2025/00773/LICREP/EH  
Phone: 01273 292100  
e-mail: **REDACTED**

**DL CON END 23.04.2025 VALID PCD and PPN (G)**

Dear Donna Lynsdale

**Licensing Act 2003 - Representation regarding the application for a New Premises Licence for Burger King, Goldstone Retail Park, Newtown Road, Hove, BN3 7PN**  
**Premises Licence Application Reference - 2025/02227/LAPREN**

I refer to the application made by Leon Kennedy Ltd for a new Premises Licence for the provision of Late-Night Refreshment at Burger King, Goldstone Retail Park, Newtown Road, Hove, BN3 7PN.

The Licensing Team, in its role as a Responsible Authority, has concerns about this application and I am submitting this representation on the grounds of the Prevention of Crime and Disorder, the Prevention of Public Nuisance and to uphold our Statement of Licensing Policy (SoLP).

The applicant has applied for a Premises Licence for late night refreshment every day 23:00hrs – 05:00hrs via the drive-thru facility.

It is recognised that this premises is not in either the Cumulative Impact Zone (CIZ) or Special Stress Area (SSA). However, this representation is submitted as there are concerns that the application does not meet the requirements of the Council's SoLP, with regards to applications made for late night takeaways.

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

The Matrix Model, on page 18 of the Council's SoLP, states that in all other areas outside of CIZ and SSA, new applications for late night takeaways off licences shall be granted up to 12:00midnight. The policy does state that each application is still considered on its individual merit and there is discretion to depart from the policy where justified. However, departure from the Matrix Model is only expected in exceptional circumstances.

The applicant has offered conditions within the operating schedule. However, I do not believe they have demonstrated exceptional circumstances to depart from our policy or how the grant of a late-night refreshment licence until 05:00am would not impact on the area.

The Licensing Team makes this representation to uphold the Council's SoLP, which we believe this application contradicts, as The Matrix states that no late-night takeaways beyond 12:00midnight should be granted in "Other Areas" and request the Panel determine the outcome of this application.

Yours sincerely

**REDACTED**

**Corinne Hardcastle**  
**Licensing Officer**  
**Regulatory Services - Licensing Team**

**REP H**

**From: REDACTED**

**Sent:** 15 April 2025 18:33

**Subject:** 1445/3/2025/02227/LAPREN,

**DL CON END 23.04.2025 VALID PCD and PPN (H)**

Dear Sir/Madam,

I would like to object to the 24 hour extension to the Burger King Restaurant in Goldstone Retail Park.

It would create a nuisance and anti social behaviour to **REDACTED** where I live and hoVE  
pARK IN GENERAL.

Kind Regards

**REDACTED**  
**REDACTED**  
**REDACTED**  
**REDACTED**

**REP I**

From: **REDACTED**

Sent: 15 April 2025 20:24

To: EHL Licensing <[ehl.licensing@brighton-hove.gov.uk](mailto:ehl.licensing@brighton-hove.gov.uk)>

Subject: Burger King licence application - goldstone retail park

**DL CON END 23.04.2025 VALID PCD and PPN (I)**

I am writing to object to the extension of the licence for Burger King. The restaurant already attracts large numbers of teenagers who often make a nuisance of themselves unfortunately. When large crowds of teams gather outside Burger King, they make lots of noise causing a public nuisance. By extending the opening hours throughout the night it will encourage these young people to gather late at night, presumably many of them under the influence of alcohol.

There are many youngsters, for whom it is not their fault as they have nowhere else to go, that are often seen using the trolleys in the car park as a form of entertainment. I fear that an extension of the opening hours of the restaurant will be an attraction. There have been a number of fights in Burger King, documented on social media and in local news. These have happened in the evenings amongst teenagers who have been consuming alcohol in hove Park.

Again, by extending the license, it is inviting more of those occasions to occur. Whilst the retail park is an important business centre, there needs to be closing time for these businesses to allow local residence to sleep, there are many families in the area and with more new flats being built, there are many people who deserve some point in the day when things might be peaceful. Down Goldstone Lane, there are often large groups of people who have come out of Burger King, and as they leave they drop litter, move bins take trolleys down the street et cetera. We have had our car scraped on numerous occasions as well as our wing mirrors bashed off. Again, by teenagers, who are the main target market of Burger King and would be the main users late at night.

**REDACTED**  
**REDACTED**

**REP J**



From: **REDACTED**  
Sent: 19 April 2025 13:54  
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>  
Subject: 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (J)**

to whom it may concern

I would like to raise an objection to the Application by Burger King on the Goldstone retail park to extend their opening to 24 hours from the current maximum of 10 am to 11 pm.

I feel that this will bring an undue amount of noise and pollution at times when Otherwise, the neighbourhood , which is residential, is quieter .

It may increase other antisocial behaviour such as litter dropping and outdoor urination, Which is already a problem here.

I feel that this is an unacceptable and unnecessary application And will be detrimental to the residential area surrounding it.

Yours sincerely

**REDACTED**  
**REDACTED**

**REP K**

From: **REDACTED**  
Sent: 19 April 2025 12:49  
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>  
Subject: Quote Ref:1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (K)**

Hello

I am sending this email to object to the application for a 24 hour licence for Burger King in Goldstone Retail Park. I believe the granting of this licence will attract a cohort of intoxicated young adults when the surrounding pubs empty out, as there are no alternatives in the area to get food late at night. Many of these will wander into Goldstone Lane, generating noise and causing disruption. Indeed this happens on occasion presently and this licence would only increase this behaviour substantially.

Additionally I would rather not have to endure the smell of the plume of oil coming out of their vents all through the night as happens during the day.

Finally the retail park is occasionally used as a racing ground for boy racers when the car park empties out in the evening. This generates a lot of noise. I'd rather not give these guys the opportunity to continue racing all through the night as I'd imagine the barriers to the car park will never be closed if Burger King is open for 24 hours.

Regards

REDACTED  
REDACTED  
REDACTED  
REDACTED

**REP L**

**From: REDACTED**

**Sent:** 19 April 2025 10:07

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

**Subject:** 1445/3/2025/02227/LAPREN 24 hour licence application Burger King

**DL CON END 23.04.2025 VALID PCD and PPN (L)**

Hello,

I am writing regarding the licence application

1445/3/2025/02227/LAPREN

For Burger King in Goldstone Retail Park to extend their opening hours to 24 hours a day every day.

**REDACTED**  
**REDACTED**

Prevention of crime and disorder.

I am very worried that the combination of all night night fast food and a large car park will pull people from all over the district to hang around the car park throughout the night. This will increase the drug taking problem already becoming visible in Hove Park late at night, with drug dealing and threatening behaviour now being validated by the availability of all night fast food.

Don't the Police already have enough to do without having to increase their presence in what should be a quiet residential suburb? Or are the residents simply supposed to put up with this so Burger King can make a bit more money? Maybe they could pay for extra Policing out of their increased profit. Are they offering anything good to the local community except cheap food?

Prevention of Public Nuisance

The car park is already a haven for guys in cars or sometimes motorbikes late at night. This involves a certain amount of engine noise but that usually dies down by midnight. My concern is we will now be dealing with loud engines all through the night when these guys have their 'meets' in the car park.

Given that the area has now almost completely moved away from the old industrial areas and is now already being filled with new high density housing - right next to the car park - surely Burger King have to understand that the residents, both new and old, have the right peace and quiet after midnight, the right to nights sleep.

Will Burger King be making sure their customers and the activities being open all night will attract won't be causing a nuisance after midnight?. I doubt it.

In addition given it is a drive through a major problem will be queues of their customers vehicles all night long which will be a nightmare in terms of engine noise and headlights for all the residents surrounding the car park.

Again who is going to cover the cost of the extra policing this will inevitably require as noise and other complaints mount up? What have Burger King offered to pay for?

Thank you for your consideration,  
**REDACTED**

**REP M**

**From: REDACTED**

**Sent:** 19 April 2025 08:09

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

**Subject:** Objection to a 24hr License. 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (M)**

Objection's to the extended license to Burger King Goldstone Retail Park.

Dear Sirs/Madams

I am a resident of **REDACTED**. I live at No. **REDACTED** on the corner and overlook the Burger King.

I implore you not to extend the License to this premises.

Hove park and Goldstone valley is a residential area, we have a retail park that serves us well, which opens in the morning and closes up at night. We already suffer from the noise and the problems produced during the day, the smell, the delivery drivers both on bicycles and motorbikes, who do not respect the laws of the roads or pavements, an abundance of litter and anti social behaviour with the outside tables at the Burger King.

Once the retail park closes, the gates are closed and there is no longer vehicle access and the we as residence get a little respite before it starts again, please do not take that away from us.

If you allow this fast food establishment to remain open, you will turn it into a destination for people looking for something to do during the night. As a resident I have already witness drug deals, gangs of undesirables and troublemakers in broad daylight, there is no policing, and Burger King do nothing to control their customer, and take no responsibility once their customers walk out the door.

To allow this for 24 hrs, is asking for trouble, apart from traffic noise, when problems arise, due to drunkenness and disorderly behaviour we will be disturbed by the emergency services that will be called. I have lived, over the last 20 years, under a 7eleven who were given a 24hr license and a pub who were given extended hours, and both times these places attracted antisocial behaviour and frequent visits from the police, and as situations like this now are getting worse not better, it would be madness to bring it to our door steps.

Do not do this, it is not needed, nor wanted, it in no way serves the locals.

I thank you in advance on making the right decision

Sincerely your  
**REDACTED**

**REP N**

**From:** REDACTED

**Sent:** 18 April 2025 11:49

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

**Subject:** Objection to application ref 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (N)**

I wish to lodge an objection to the application for change of licence reference 1445/3/2025/02227/LAPREN submitted on behalf of Burger King, Goldstone Retail Park, BN3 7PN.

I am resident in the vicinity of the premises concerned.

The mostly residential area in which this restaurant/take-away/drive-through facility is located is currently relatively quiet during the late evening and early hours of the morning. There would not be sufficient footfall from current pedestrian or motorised traffic in the area to make operation of the facility in the hours 0000-0500 viable. To generate economic benefit from operating during these hours, the business would have to attract custom from people that are not currently active in this area at that time of day. There is a high potential that consequences of providing a focal point to bring in custom from outside the local area during these hours would include increases in noise, anti-social behaviour and, possibly, criminal activity such as trading in drugs and burglary.

If the full or partial aim of the proposed extension to operating hours is to provide food for delivery services to distribute to a wider area, that would create a potential for increased noise from the vehicles of delivery drivers even if it were operated as a dark kitchen with no direct to consumer services.

The grounds on which my objection is made are prevention of public nuisance and prevention of crime and disorder

Regards,  
**REDACTED**

**REDACTED**  
**REDACTED**  
**REDACTED**

**REP O**

**From:** REDACTED

**Sent:** 22 April 2025 10:42

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

**Subject:** Burger King licensing objection letter

**DL CON END 23.04.2025 VALID PCD and PPN (O)**

Application reference 1445/3/2025/02227/LAPREN

Hi,

As a resident on the **REDACTED** on **REDACTED**, I am writing to object to the proposed 24 hour licence application for the Burger King on Goldstone retail park.

Not only does this have a potential impact to increased traffic in the area at ridiculous hours of the night / morning (noise, pollution and risk of accidents). It also throws up potential anti social behaviour concerns. As a single female property owner I want to feel safe in my home and surrounding areas. Our building has already seen multiple break ins to our car park including bike shed doors being completely removed from their hinges. Adding 2am drunks to this mix is completely unacceptable. The potential littering and environmental impact clearly has also not been considered.

I also understand that local residents were not consulted before this application was made which is also completely unacceptable given the amount of council tax we pay to live in this area.

Anyone that needs a burger at 2am can use Deliveroo or stock their own freezer from Tesco's! This does not need to be at the end of our road and opposite our lovely park.

With thanks and best wishes

**REDACTED**

**REDACTED**

**REDACTED**

**REP P**

**From:** **REDACTED**

**Sent:** 18 April 2025 19:31

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

**Subject:** Burger King

**DL CON END 23.04.2025 VALID PCD and PPN (P)**

To whom it may concern

Burger King has applied to extend their opening to 24 hours from the current maximum of 10am - 11pm. I wish to strongly object to this.

The area already suffers at street level from litter, noise, outdoor urination and much other anti-social behaviour, so the prospect of this becoming round the clock just so that people can indulge in fast food consumption is totally unacceptable. Added to this will be the increase in traffic in a residential area that currently enjoys quieter periods on the roads at night, so higher levels of noise and pollution can be expected, with an increased risk of speeding and accidents.

Your sincerely

**REDACTED**

**REDACTED**

## REP Q

**From:** REDACTED

**Sent:** 21 April 2025 13:05

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

**Subject:** Application Ref: 1445/3/2025/02227/LAPREN - Objection.

### DL CON END 23.04.2025 VALID PCD and PPN (Q)

Dear Brighton & Hove premises licensing.

I am writing to you to object to the proposed 24 hour opening of the Burger King in the Goldstone Retail Park.

The **REDACTED** is less than 50 metres from these premises and am concerned about increased noise, traffic and pollution throughout the night.

Lidl is currently the latest opening retail unit in the retail park and is open to 10pm most evenings. Burger King is currently open to 11pm and serves the late customers in the retail park.

The Burger King backs onto a residential area and all night opening would encourage late night revellers and a constant stream of deliveroo / just eat drivers into the area throughout the night. There are plenty of late night dining spots towards the centre of town, An all night fast food outlet in this area is not needed or wanted.

Please do not grant a 24 hour licesnse to this Burger King for the reasons that I have outlined above.

Regards

**REDACTED**

**REDACTED**

**REDACTED**

## REP R

**From:** REDACTED

**Sent:** 22 April 2025 00:33

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

**Subject:** Burger King Goldstone Retail Park

### DL CON END 23.04.2025 VALID PCD and PPN (R)

Application to extend their opening to 24hrs

Application reference:  
1445/3/2025/02227/LAPREN

I strongly object to the above application due to the following reasons:

This Hove Park Area consists mainly of a highly respected Residential Housing Stock. It's probable that by allowing Burger King an extension of its trading hours to 24hrs, the residents of the whole area are going to experience an increase in litter pollution, very late night noise & disturbances, especially during summer months when youths etc can take food & drink into Hove Park on balmy nights after coming from local bars & clubs in

Brighton. I'm sure the majority will not be placing their rubbish in bins provided by the park. The noise level of chat & shouting within early morning hours no doubt will be very amplified.

Who's going to be picking up all the litter & debris of left over food each morning around the area.... The Council? I doubt that will be the case! They have enough on their plate with our bin collections! B/King even less so! Seagulls will become an even greater pest!

How will B/King be able to control all the above? That's very unlikely!

Where are vehicles going to be parked?

The Retail Park has had many a problem in the past with late night car meetings screeching about the place, we don't need that happening again. Will they be parking all around the Park instead?

What could happen next if this was granted?

Nando's next door request the same?

How about mobile food trucks turning up around the area seeing extra late night /early morning trading opportunities ?

This could open up a can of worms on many fronts.

If PM THATCHER was still around & living in Hove it would be:  
NO NO NO!

And it's a NO from me too!!!

REDACTED  
REDACTED  
REDACTED  
REDACTED  
REDACTED

**REP S**

**From:** REDACTED

**Sent:** 23 April 2025 09:22

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

**Subject:** 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PPN (S)**

REDACTED  
REDACTED  
REDACTED  
REDACTED

Application reference 1445/3/2025/02227/LAPREN

## **Application for Burger King to extend opening hours**

We strongly and unequivocally object to Burger King's blatant attempt to prioritise profit over the wellbeing of local residents by proposing a 24-hour 'fast food' operation in a quiet, residential neighbourhood. This area is already suffering from the constant disruption caused by delivery drivers—particularly during the night—and this proposal would significantly worsen an already unacceptable situation.

Opening the restaurant for round-the-clock service would inevitably attract a stream of vehicles at all hours, many of them modified with loud exhausts that frequently shatter the peace and disturb our sleep. The cumulative effect of these disturbances represents a serious and ongoing intrusion into our daily lives and wellbeing.

To extend Burger King's operating hours would be a reckless and deeply inconsiderate decision that demonstrates a complete disregard for the community that lives here. We therefore urge you, in the strongest possible terms, to reject this application outright.

We hope you will refuse this application

**REDACTED**

**REDACTED**

**REDACTED**

**REDACTED**

**REDACTED**

**REP T**

**From: REDACTED**

**Sent:** 22 April 2025 22:12

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

**Subject:** Burger King Late Licence Application - 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PPN (T)**

I am writing as a local resident to object the above application submitted by Burger King to allow 24 hour operations for the following reasons :

1. Noise - If Burger King are allowed to operate 24 hours a day, this will mean we will be subjected to the noise of vehicles throughout the night, particularly from delivery firm cars and motor cycles/scooters.
2. Public Nuisance - Over the time the retail park has been in operation there have been a number of times when late night "car meets" have taken place within the car park. This resulted in large gatherings of cars and people making extreme noise late at night. In the past, this was stopped by ensuring the access gate was closed when businesses close. If Burger King is allowed 24 hour operations, this gate cannot be closed, inviting these gatherings to re-start.
3. Non compliance with Planning Consent - It is odd that this Application has come through this system and not the Planning route. When permission was given for the original Retail Park, conditions were attached limiting opening/operating hours as the site is within a residential area (more so now with new residential developments replacing old factories). Over the years there have been a number of Planning Applications requesting 24 hour operations. These have come from Burger King, Nandos, Lidl and a new proposed coffee shop, and all have been rejected due to the original consent restrictions and location.



I am concerned that as a resident overlooking the premises from approx. 50m no official notification seems to have been given. I'm sure that under Planning processes this would have happened, and it would have been easier, and more transparent, to respond using the online system.

Regards

REDACTED  
REDACTED  
REDACTED  
REDACTED  
REDACTED  
REDACTED

**REP U**

**From: REDACTED**

**Sent:** 22 April 2025 18:02

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

**Subject:** Burger King Goldstone Retail Park Application 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (U)**

Dear Sir/Madam

I am writing to object in the strongest possible terms to this application for the 24 hour opening of these premises.

Opening until 11.pm as it does now causes anti- social behavior, particularly noise. All night opening would be a magnet - attracting young people who could combine it with using the adjacent park with the inevitable increase in both noise and litter and the real prospect of drug dealing .

Customers would have to travel through our quiet neighbourhood on foot or from all-night bus services.

Therefore I am objecting on the grounds of crime and disorder and public nuisance.

I am objecting in a personal capacity as a resident of **REDACTED**.

I am also objecting as Chair of Hove Station Neighbourhood Forum on behalf of our 300 members, Since the approval of our statutory Neighbourhood Plan we have continued campaigning for the improvement of our neighbourhood which includes the Goldstone Retail Park .An all night facility such as the one proposed would have an entirely negative neighbourhood impact

Yours faithfully

REDACTED  
REDACTED  
Chair Hove Station Neighbourhood Forum

**REP V**

From: REDACTED

Sent: 23 April 2025 09:06

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

Subject: Burger King 24 hour opening

**DL CON END 23.04.2025 VALID PCD (V)**

Dear sir/madam

It has come to my attention that Burger King in the Goldstone Retail Park, Hove is applying for a 24-hour opening license.

Please note my objections:

1. This is antisocial next to a residential area and we already have rubbish from Burger King distributed on our road.
2. The traffic would be multiplied in the night and make this a busy nighttime area This would encourage antisocial behaviour in the night hours.

Many thanks

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

**REP W**

From: REDACTED

Sent: 23 April 2025 12:04

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

Subject: Burger King Goldstone retail park OBJECTION

**DL CON END 23.04.2025 VALID PCD and PPN (W)**

Dear Sirs

I believe that Burger King have made an application to enable to open 24 hours.

I wish to object to this extension.

1. The fan noise throughout the night will be intolerable. I already can't open windows at night with the fans noise. Having it working through the night will make it impossible to sleep. The site is in a dip and the noise bounces off the wall over and into our street with the houses elevated it is loud.
2. The smell of cooking throughout the night. Residents already suffer from smell of fumes from the site on and off all day and every day. again I don't open windows on that side. Having no respite from the smell will be detrimental to our health. I have complained in the past but nothing is ever done about it.
3. Extra noise. Coming and going of traffic. Having car park open at night will attract boy racers in their cars to use as a play ground. People coming and going making noise throughout the night will make sleep impossible and cause disturbance and stress again affecting our health mentally.
4. Will attract criminals and cause public nuisance. Encourage car park and the park opposite to be used for drug dealing and associated crimes.
5. We already suffer rubbish in streets and the park from Burger King. People walking home after a night out possibly drunk will cause more rubbish pollution.

6. May cause more traffic up and down narrow road especially when the entrance to Newtown Road Fonthill Road goes ahead.

This is a residential area and not an out of town retail park. Many new builds are in the local area including 2 new houses directly opposite Burger King which have just been built and up for sale. The likelihood of those selling will be in jeopardy.

I hope you have the sense to not grant the extension to the opening hours.

Yours faithfully

**REDACTED**  
**REDACTED**  
**REDACTED**  
**REDACTED**  
**REDACTED**

**REP X**

**From: REDACTED**

**Sent:** 23 April 2025 14:03

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

**Subject:** Application ref 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (X)**

**REDACTED**  
**REDACTED**  
**REDACTED**  
23<sup>rd</sup> April 2025

Dear Sir / Madam,

**RE Burger King Application Reference 1445/3/2025/02227/LAPREN**

We write with reference to the above application to extend Burger King's opening hours to 24 hours, and strongly object on the basis:

- Goldstone Retail Park is located in a residential area, and this will lead to increased public nuisance such as increased level of litter and noise, outdoor urination, and other types of anti-social behaviour.
- This site could become a magnet for attracting criminal type activity such as drug dealing.
- This could also increase traffic at a time where residents are sleeping.

Yours sincerely,

**REDACTED**

**REP Y**

**From: REDACTED**

**Sent:** 23 April 2025 14:11

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

**Subject:** Ref: 1445/3/2025/2227/LAPREN : Objection to Burger King 24-Hour Opening Application – Goldstone Retail Park

**DL CON END 23.04.2025 VALID PCD and PPN (Y)**

Subject: Objection to Burger King 24-Hour Opening Application – Goldstone Retail Park

Dear Planning Officer or whoever this concerns,

I am writing to lodge my strongest objection to the current application by Burger King to extend their opening hours to 24 hours at Goldstone Retail Park.

I also wish to express my support for the formal objections submitted by ward councillors Jackie O'Quinn, Trevor Muten, and Birgit Miller. As long-standing residents of the area – in our case, for 24 years – we are deeply concerned about the cumulative effect this application will have on the quality of life, environment, and infrastructure of our neighbourhood.

The area is already under significant pressure from what can only be described as overdevelopment, with hundreds of new residents moving into recently constructed high-rise blocks. This rapid increase in density is placing unprecedented strain on local amenities, which are not expanding at the same rate.

The past few years have seen more cigarette butts, litter, broken pavements and rubbish and unkempt trees/ shrubs, pavements and weeds than in previous years since a higher population and less investment in the quality and cleanliness of the area for the long term current paying residents.

The prospect of a fast-food outlet operating round the clock brings with it the likelihood of:

- Increased traffic through residential roads that are currently quiet at night
- Higher levels of noise pollution, particularly from late-night vehicles and customers
- More antisocial behaviour, including public urination, littering, and loitering – issues we already deal with at street level
- Elevated risk of accidents or speeding in the surrounding area
- A deterioration in the residential character and peace of our community

We have also recently been notified, via a flyer from the Fire Station Quarter development and Hyde Housing Association, of plans for a further 300 homes in the immediate vicinity. At an estimated average of three people per household, this would introduce an additional 900–1,000 residents – again, with no corresponding increase in parks, parking, or public space.

There will be more loitering around the area, more noise, more people  
Driving through from outside the Residential

Area as it would become known as a 24 hours operational fast food resource increasing traffic, pollution, noise and encouraging more unhealthy habits with unhealthy food as an additional negative impact to people in the community.

This Burger King application, in the context of such ongoing, large-scale development, does not reflect the interests or wellbeing of long-term local residents.

Please confirm receipt of this objection and provide an update on the status of the application.

Yours sincerely,

**REDACTED**

**REDACTED**  
**REDACTED**  
**REDACTED**

**REP Z**

**From: REDACTED**

**Sent:** 23 April 2025 16:51

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

**Subject:** Objection

**DL CON END 23.04.2025 VALID PCD and PPN (Z)**

As a long-term resident of central Hove since 1997, I agree with the reasonable objections to the detrimental effects this extended opening will very likely have on the area, as outlined in the latest Hove Station Quarter (issue 6), which responsibly flags the existing anti-social problems the area concerned is subject to.

Ward Councillors Jacqui O'Quinn, Trevor Muten and Birgit Miller are correct I believe in objecting to the above application as solidly outlined in this Hove community newsletter, flagging the increased noise, litter and traffic likely from Burger King operating round the clock just so people can indulge in fast food. This increased opening is unacceptable on public health & environmental grounds, and a meaningful public consultation should first take place on any such proposal.

Yours Sincerely,

**REDACTED**  
**REDACTED**

**REP A1**

**From: REDACTED**

**Sent:** 23 April 2025 16:43

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

**Subject:** Objection to application reference 1445/3/2025/02227/LAPREN

**DL CON END 23.04.2025 VALID PCD and PPN (A1)**

Dear Brighton & Hove Council / Licensing and Planning department.

Further to learning of this application by Burger King at the Goldstone Road Retail Park in

Hove, East Sussex to extend their opening hours to 24hrs from their current limit, this is to strongly object to this application as a local resident.

As a long-term resident of central Hove since 1997, I agree with the reasonable objections to the detrimental effects this extended opening will very likely have on the area, as outlined in the latest Hove Station Quarter (issue 6), which responsibly flags the existing anti-social problems the area concerned is subject to.

Ward Councillors Jacqui O'Quinn, Trevor Muten and Birgit Miller are correct I believe in objecting to the above application as solidly outlined in this Hove community newsletter, flagging the increased noise, litter and traffic likely from Burger King operating round the clock just so people can indulge in fast food. This increased opening is unacceptable on public health & environmental grounds, and a meaningful public consultation should first take place on any such proposal.

Yours Sincerely,

**REDACTED**  
**REDACTED**  
**REDACTED**  
**REDACTED**

## **REP B2**

From: **REDACTED**

Sent: 22 April 2025 15:43

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

Subject: Burger King Goldstone Retail Park

## **DL CON END 23.04.2025 VALID PPN (B2)**

Sir,

Ref. 1445/3/2025/02227/LAPREN

As Hove Park is a residential area with local supermarkets that are open late and plenty of 24hour outlets in Brighton, I am objecting to the application for 24 hour opening of Burger King.

If granted there is huge potential for an increase in noise, litter and vehicles would be a nuisance to local residents and cause disturbance at night in what is a residential area.

Yours faithfully

**REDACTED**

**REDACTED**  
**REDACTED**  
**REDACTED**