

CHICHESTER DISTRICT COUNCIL

THE LICENSING ACT 2003 (THE 'ACT')

THE LICENSING ACT 2003 HEARING REGULATIONS 2005

SUB-COMMITTEE PROTOCOL AND PROCEDURE NOTE

A. PROTOCOL

1. The Notice of Meeting

- (a) The Notice of Sub-Committee meeting issued by the Council shall be accompanied by the following:
 - (i) A report of the Licensing Officer which shall include:
 - (a) Conditions the Licensing Officer considers relevant in the event that the application is granted;
 - (b) Any matters which in his opinion require clarification; and
 - (c) Observations on the application in relation to the Licensing Objectives, National Guidance and local policy.
 - (ii) Where relevant, the notices which have been given by the applicant and other parties under the Act.
- (b) The Notice of Meeting shall be served upon:
 - (i) The applicant (together with copies of relevant representations under the Act);
 - (ii) Persons who have made relevant representations under the Act; and
 - (iii) Where appropriate the Chief Officer of Police who has given notice under the Act.

2. Appearances and Submissions

(a) Constitution of the Sub Committee

A Member of a Ward in which the premises are located and is the subject of an application shall not be a Member of the Sub-Committee determining such application.

(b) Parties entitled to appear

In accordance with the Licensing Act 2003 (Hearings) Regulations 2005 any person making relevant representations, the applicant and the Licensing Officer may attend the hearing and may be assisted or represented by any person whether or not the person is legally qualified.

(c) **At the Hearing**

Any party shall be entitled to:

- (i) Respond to any point in support of their application or representation which the Licensing Authority (the 'Authority') has given notice that it may require further clarification on;
- (ii) Normally to put questions to any other party; and
- (iii) Address the Sub-Committee.

(d) **Consequences of non-attendance**

- (i) The Sub-Committee will normally proceed with a hearing where a party has informed the Authority that it does not intend to attend or be represented at the hearing.
- (ii) Where a party has not so indicated but fails to attend or to be represented at the hearing the Sub-Committee may, at its discretion, where it is considered necessary in the public interest, adjourn the hearing to a later date or hold the hearing in the party's absence subject to, (in the latter case), the Sub-Committee considering the application or representations made by the absent party.

(e) **Submissions to the Sub Committee**

- (i) Subject to each party being given an equal maximum time the Sub-Committee may, at its discretion, where it considers appropriate in the public interest, advise parties that it will impose a time limit on speeches or submissions to be made to it.
- (ii) The Sub-Committee may, at its discretion, request that where a number of relevant representations repeat or in substance repeat a representation, that a representative of those making such representations make submissions to it on behalf of the other parties.
- (iii) The production of draft conditions by the Licensing Officer shall not be construed as influencing the Sub-Committee in advance of hearing representations and are produced for administrative convenience in the event that, following formal determination of the application, the Sub-Committee considers it appropriate to grant consent but with such conditions as it may consider appropriate.
- (iv) The Sub-Committee shall not have regard to any information first produced by a party at the hearing without first obtaining the consent of other parties present at the hearing.

(f) **Conduct at the Hearing**

- (i) The Sub-Committee may, at its discretion, require a person to leave the hearing and refuse to permit that person to return or to return only on such conditions as the Sub-Committee specifies if, in its opinion, that person is behaving in a disruptive manner, provided that such person may submit written evidence in accordance with the Regulations.

- (ii) Any irregularity arising from any failure to accord with this procedure shall not make the hearing void. If any person has clearly been prejudiced the Authority will take appropriate steps to rectify the irregularity before reaching its determination. Clerical mistakes in a document arising from accidental slip or omission may be corrected by the Authority.
- (iii) The public (including any parties or their representatives) may be excluded from part of the hearing where the public interest in so doing outweighs the public interest in the hearing taking place in public.
- (iv) The Sub-Committee may adjourn the hearing to a specified date where it considers it necessary to obtain further information or to facilitate representations or to assess such representation at or in the vicinity of the premises.

B. Procedure at the Hearing

1. Order of Presentation

- (a) The procedure of the Sub-Committee is as follows:
 - (i) Chair opens the meeting, introducing Members of the Sub-Committee and officers present to the applicant and members of the public, explains the nature of the decision to be taken and the procedure to be followed, and shall consider any request made by a party under the Regulations for permission for another person to appear at the Hearing, such permission not to be unreasonably withheld.
 - (ii) The Licensing Officer outlines the application, any relevant representations and relevancies to the local authority licensing policy statement and statutory guidance (optional).
 - (iii) Members to ask any relevant questions of the officer.
 - (iv) Licensing Officer introduces applicant (if present) and invites him or her, or person representing them, to address the committee or clarify any information arising from the officers' outline, if necessary.
 - (v) Licensing Officer to invite those parties making representations to address the Sub-Committee.
 - (vi) Members to ask any relevant questions of those parties making representations.
 - (vii) Applicant or person representing them to ask any relevant questions of those parties making representations.
 - (viii) Applicant or person representing them addresses the Sub-Committee.
 - (ix) Members may ask any relevant questions of the applicant or person representing them.
 - (x) Parties that made representations to ask any relevant questions of the applicant or person representing them.
 - (xi) Chair to invite applicant or those representing them, and any parties making representations, to briefly summarise their points if they wish.

- (xii) Chair invites Licensing Officer to comment on the effect of any evidence submitted in relation to local Licensing Authority's policies.
- (xiii) Chair asks all parties that they are satisfied they have said all they wish to.
- (xiv) Members of the Sub-Committee retire and discuss and make their decision.
- (xv) Chair relays the decision and the reasons given for the decision and any conditions placed upon the licence (if granted) and the licensing objective that they relate to.

NB (b) Decision

- (i) The Sub-Committee shall assess the application:
 - (a) Against the four Licensing Objectives being
 - The Prevention of Crime and Disorder;
 - Public Safety;
 - The prevention of public nuisance;
 - The protection of children from harm; and
 - (b) Any relevant national guidance and local policy.

(ii) Legal Advice

The Sub-Committee may request the assistance of the Council's legal officer at any time. Where practicable, the legal officer shall ensure that any legal advice given to the Sub-Committee not previously given during the course of hearing, shall be made known to the applicant and those making relevant representations and he shall give them the opportunity of making representations on such advice before the Sub-Committee makes its decision.

(iii) Confirming the Decision

Written confirmation of the decision including any conditions in the event that the application is granted and reasons for the decision and, if relevant conditions, will be given within five working days of the hearing.

Representors

Application Summary	
Application Reference:	15/00602/LAPRE
Licence Address:	Ground Floor 150 St Pancras Chichester West Sussex PO19 7SH
Licence Details:	Premises Licence

Valid Representations:

1. Representor Details:	
Name:	Environmental Management Team
Address:	Housing & Environment Services Chichester District Council East Pallant House 1 East Pallant Chichester West Sussex
Contact Details:	environmentalmanagement@chichester.gov.uk
Objection Type:	The Prevention of Public Nuisance
Date of Rep:	10.09.15

2. Representor Details:	
Name:	Chief Officer Of Sussex Police
Address:	C/o Licensing Officer Centenary House Durrington Lane Worthing West Sussex BN13 2QB
Contact Details:	WS_Licensing_WOR@sussex.pnn.police.uk
Objection Type:	Crime&Disorder,Public Nuis,Protect Child
Date of Rep:	28.08.15
Comments:	18.09.2015 email representation withdrawn

3. Support of Application	
Name:	Mr Max Malkin
Address:	Western Sussex CAMRA
Contact Details:	max.malkin@mypostoffice.co.uk
Objection Type:	Positive rep - supporting Applicant
Date of Rep:	07.09.15

Licensing Authority, Chichester District Council, East Pallant House, East Pallant,
Chichester, West Sussex, PO19 1TY

Alcohol and Entertainment Licensing Sub-Committee

Date and Time: Tuesday 24th November 2015 at 9.30am
Venue: Committee Room 2, East Pallant House, Chichester District Council, East Pallant,
Chichester, West Sussex, PO19 1TY

Application for a PREMISES LICENCE

'Old Antique Brewery'
150 St Pancras
Chichester
West Sussex
PO19 7SH

1. RECOMMENDATIONS

- 1.1 That the Sub-Committee considers and determines the application from Old Antique Brewery Ltd for a Premises Licence.
- 1.2 If the determination is to grant a Premises Licence, to give consideration as to whether it is appropriate to attach conditions to ensure the Licensing Objectives are met.
- 1.3 The Sub-Committee is to give reasons for its decision.

2. REASONS FOR HEARING

- 2.1 The Premises Licence application submitted by Old Antique Brewery Ltd, in its capacity as a limited company, has been the subject of three (3) relevant representations. Representations were received from two Responsible Authorities under the Licensing Act 2003 (the 'Act') namely Sussex Police and the local authority with responsibility for Environmental Health along with a third representation in support of the application from a Mr Max Malkin who is the Western Sussex representative of 'CAMRA' (Campaign for Real Ale). It is important to highlight that on receipt of the application Sussex Police entered into successful mediation with the applicant and agreed conditions, in principle, being added to the Premises Licence, if granted. Further details of the conditions agreed in principle are included at Section 6 of this report.

3. BACKGROUND

Included in this report are the relevant attachments as follows:

- 3.1 Copy of the Alcohol and Entertainment Licensing Sub-Committee Protocol and Procedure.

- 3.2 A plan depicting the local area, application site and location of representors. **(Attachment A)**.
- 3.3 A copy of the plan which accompanied the application depicting the layout of the proposed licensed premises. **(Attachment B)**
- 3.4 A copy of the Premises Licence application form (15/00602/LAPRE). **(Attachment C)**
- 3.5 Copies of all original relevant representations (including representation in support of application) and evidence of successful mediation between the applicant and Sussex Police. **(Attachment D)**

4 SUMMARY OF THE PREMISES LICENCE APPLICATION

- 4.1 A copy of the original Premises Licence application (case reference 15/00602/LAPRE) is reproduced in full at Attachment C.
- 4.2 A valid application was submitted by Old Antique Brewery Ltd on 13th August 2015. The statutory public notice was displayed at the premises during the representation period which ran until 10th September and an advert was also published in the Observer Newspaper series on 27th August 2015.
- 4.3 The application seeks the grant of the licensable activities of the 'supply of alcohol' for consumption 'on' and 'off' the premises, late night refreshment and recorded music as a form of regulated entertainment on specified occasions, namely Christmas Eve and New Years Eve only. Below are the standard days and timings associated with the application along with the proposed hours the premises would be open to the public.

Proposed Licensable Activity	Standard days and timings
<p style="text-align: center;">J</p> <p style="text-align: center;">'Supply of alcohol' (consumption 'on' and 'off' the premises)</p>	<p style="text-align: center;">Everyday 10.00 to 23.30</p> <ul style="list-style-type: none"> • Non-standard timings on Christmas Eve and New Years Eve of 10.00 to 00.00 (midnight)
<p style="text-align: center;">I</p> <p style="text-align: center;">'Late night refreshment' (Indoors only)</p>	<p style="text-align: center;">Everyday 23.00 to 00.30</p>
<p style="text-align: center;">F</p> <p style="text-align: center;">'Recorded music' (Indoors only)</p>	<p style="text-align: center;">Season variation only on Christmas Eve and New Years Eve of 23.00 to 00.30</p>

L Hours premises are open to the public'	Everyday 10.00 to 23.30 <ul style="list-style-type: none"> • Non-standard timings on Christmas Eve and New Years Eve of 10.00 to 01.00
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4.4 Within the application form when asked to give a 'general description' of the premises the applicant described it as - *"We propose to set up what has become known as a 'micro pub' at the site in St Pancras. The micro pub concept has grown in popularity over the last ten years and can be seen as an alternative to the common modern pub and more of a return to the old fashioned Tavern or Ale House."*

"The micro pub will offer real ales, wines and ciders both locally and nationally sourced. The micro pub will not have any games machines or loud music.....the ambience will be that of a warm, cosy environment where one can enjoy conversation or perhaps a traditional pub game of cribbage or bar skittles."

"Food will be available but limited to pub snacks and that which can be prepared behind the bar – pork pies, scotch eggs, cheese boards etc."

"The target audience and expected customer base will probably be of the 40+ age range with an average age of around 55.....The absence of games, machines, music and TV's for sporting events etc. will help to avoid attracting large crowds of young people..."

4.5 The applicant provided additional information in their Operating Schedule as to how they intended to promote the Licensing Objectives. These are set out within the original application form at Section 'M' which is reproduced at Attachment C. Where appropriate these would be translated into conditions if the application is successful and a Licence granted to Old Antique Brewery Ltd.

4.6 At the time of the Premises Licence application being submitted Mr Lawrence Keen, Director/Owner of Old Antique Brewery Ltd, specified himself as the Designated Premises Supervisor ('DPS') to appear on the Licence, if granted. Chichester District Council issued Mr Keen with his Personal Licence on 7th September 2015.

5 THE PROCESS AND PROMOTION OF LICENSING OBJECTIVES

5.1 The legislation provides clear focus on the promotion of four licensing objectives which must be addressed when licensing functions are undertaken. The licensing objectives are:

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

5.2 In carrying out its licensing functions, the Licensing Authority must also have regard to its current Statement of Licensing Policy and Guidance published by the Home Office (March 2015) along with the relevant matters raised in the representations.

6 RELEVANT REPRESENTATIONS

- 6.1 The three relevant representations received in respect of this application are reproduced in full at Attachment D including the comment of support. The concerns highlighted, in particular, by the local authority with responsibility for Environmental Health under the Licensing Objective of 'Prevention of Public Nuisance' related to the following points;

"The licensing application contains insufficient information about the prevention of public nuisance with respect to noise."

Further comment was offered in relation to an existing residential property above the application site and there being no information provided by the applicant in relation to the level, if any, of sound insulation between the two properties.

The responsible authority went on to say that *"It is possible that even ordinary use of the pub as described in the licence application could disproportionately affect the above residential property....."*

- 6.2 As mentioned above at Paragraph 2.1 Sussex Police entered into discussion with the Old Antique Brewery Ltd on receipt of the application and as a result of that mediation the initial concerns held by Sussex Police were addressed by way of the applicant agreeing to the following conditions being attached to the licence, if granted.

- *Any patron under the age of 18 years must be accompanied by a responsible person aged 18 or over.*
- *SIA (Security Industry Authority) trained and licensed door supervisors shall be employed on occasions when a requirement is identified by the licence holder's risk assessment or requested by Sussex Police. (A minimum of 48 hours written notice required from the Police Licensing Team).*
- *A documented risk assessment must be written, which identifies the activities undertaken at the premises and the controls necessary to promote the licensing objectives. This will include the need for SIA door supervisors, Polycarbonate drinking vessels for use both externally and internally. It will include written emendations demonstrating what considerations have been made for any additional special events which may arise during the year. This document shall be immediately available for inspection by the Police and Licensing Authority, upon request.*

Finally a written representation of support in favour of the application was received by the Licensing Authority from the Western Sussex representative of the Campaign for Real Ale ('CAMRA'). This is also included at Attachment D and comments on the positive attributes associated with a 'micro pub'.

- 6.3 All those who made relevant representations have been invited to attend.

7 CONSIDERATION

- 7.1 In reaching its determination the Sub-Committee must take into consideration the four Licensing Objectives, the Council's Statement of Licensing Policy, the current Home Office Guidance and written and/or oral evidence during the hearing
- 7.2 It is very important to note that these are the only matters to be addressed by the Licensing Authority when considering this application. The Licensing Objectives are the only grounds on which representations can be made, and the only grounds on which the Licensing Authority will be able to refuse an application or impose appropriate conditions in addition to mandatory conditions and those proposed by the applicant in their Operating Schedule.
- 7.3 Human Rights considerations must be taken into account fully in balancing licensing issues, in particular, article 1 of the first protocol and articles 6 and 8. Article 1 relates to the protection of property and the peaceful enjoyment of possessions and property (holding a licence would be considered a possession). Article 8 relates to the right to respect for private and family life, home and correspondence. Article 6 relates to the right to a fair trial. These are however qualified rights and can be deprived of "in the public interest". Interference is permissible if what is done: -
- Has its basis in law;
 - Is necessary in a democratic society to fulfil a pressing need or pursue a legitimate aim,
 - Is proportionate to the aims being pursued; and,
 - Is related to the prevention of crime or, the protection of public order or health or the protection of the rights and freedoms of others.
- 7.4 The Sub-Committee must consider each application on its own merits, and in accordance with the principles of natural justice, as well as the provisions of the Licensing Act 2003. All relevant factors must be taken into account, and all irrelevant factors must be disregarded.
- 7.5 All applications before the Sub-Committee must be considered against the backdrop of anti-discriminatory legislation, such as the Race Relations Act 1976 as amended 2000, and the Sex Discrimination Act 1975, and also in accordance with the Council's stated policy on Equal Opportunities.
- 7.6 In accordance with Section 17 of the Crime and Disorder Act 1998 the Council is under a duty to exercise its functions with due regard to the likely effect on, and the need to do all it reasonably can to prevent, crime and disorder in its areas. The possible crime and disorder implications are clearly relevant factors in the consideration of all applications and this is re-emphasised by the Licensing Act 2003 itself. In giving "due regard" to these possible implications members will consider and weigh up all the information available and representations made, including those from Persons and the Responsible Authorities.
- 7.7 The Sub-Committee are required to give reasons for their decision.

8. OPTIONS OPEN TO THE SUB-COMMITTEE

8.1 When considering this application for a Premises Licence the following options are available to the Sub-Committee:

- a. To grant the Premises Licence, as requested,
- b. To grant the Premises Licence, as requested, with additional conditions appropriate to the promotion of the specific Licensing Objectives on which relevant representations have been received,
- c. Reject the whole or part of the Premises Licence application.

8.2 The Sub-Committee may also:

- d. Grant the Premises Licence but exclude certain licensable activities from the licence,
- e. Grant different conditions to different parts of the premises or to different Licensable Activities.

9 BACKGROUND PAPERS

Licensing Act 2003

Home Office Guidance issued under section 182 of the Licensing Act 2003 (March 2015)

Chichester District Council's Statement of Licensing Policy

10 ATTACHMENTS

Attachment A - Plan of the local area, application site and representors

Attachment B - Copy of the plan depicting proposed layout of the premises

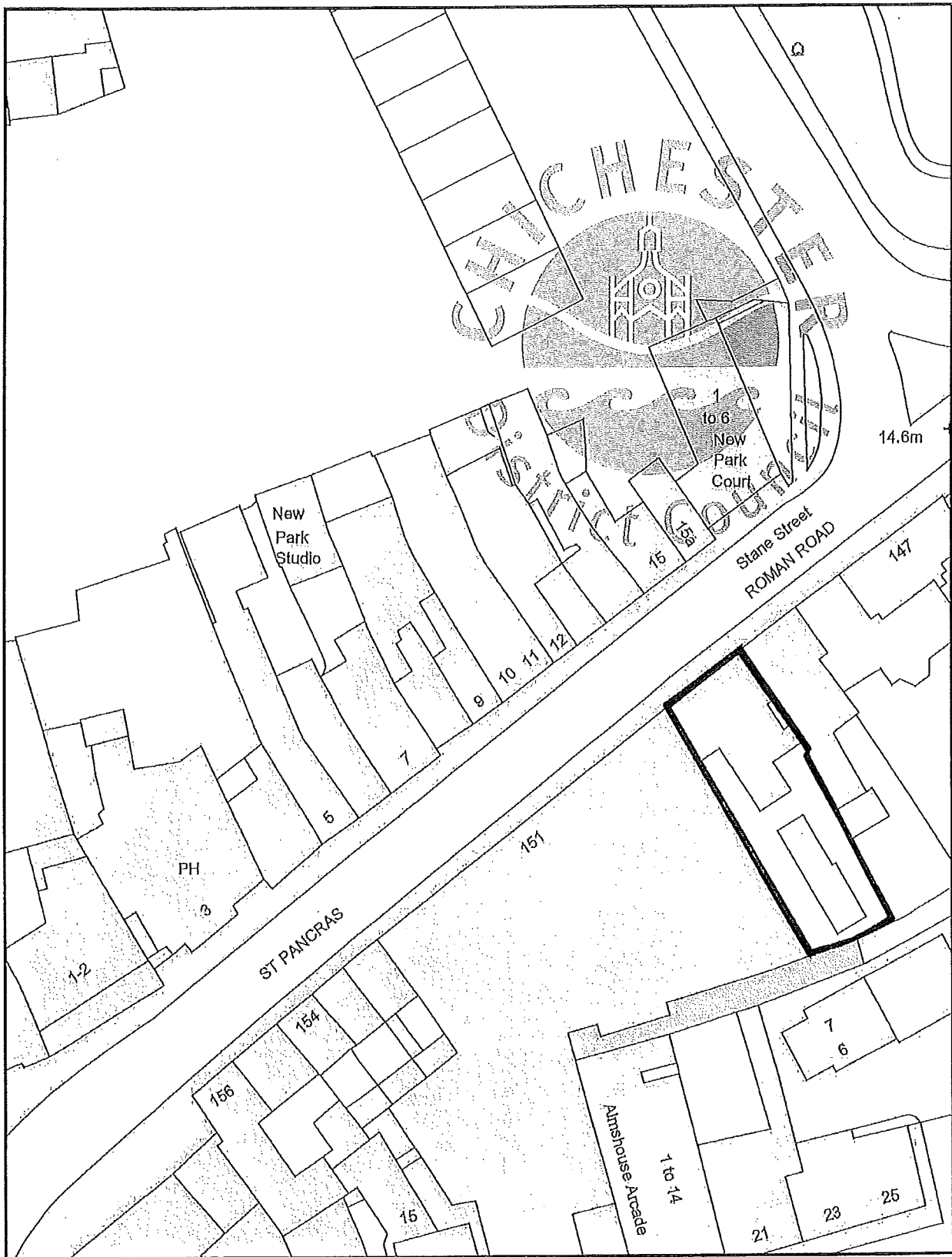
Attachment C - Copy of the original application (3815/15/00602/LAPRE)

Attachment D - Copy of all original relevant representations

Contact: Mr L Foord, Licensing Manager

lfoord@chichester.gov.uk

01243 534742



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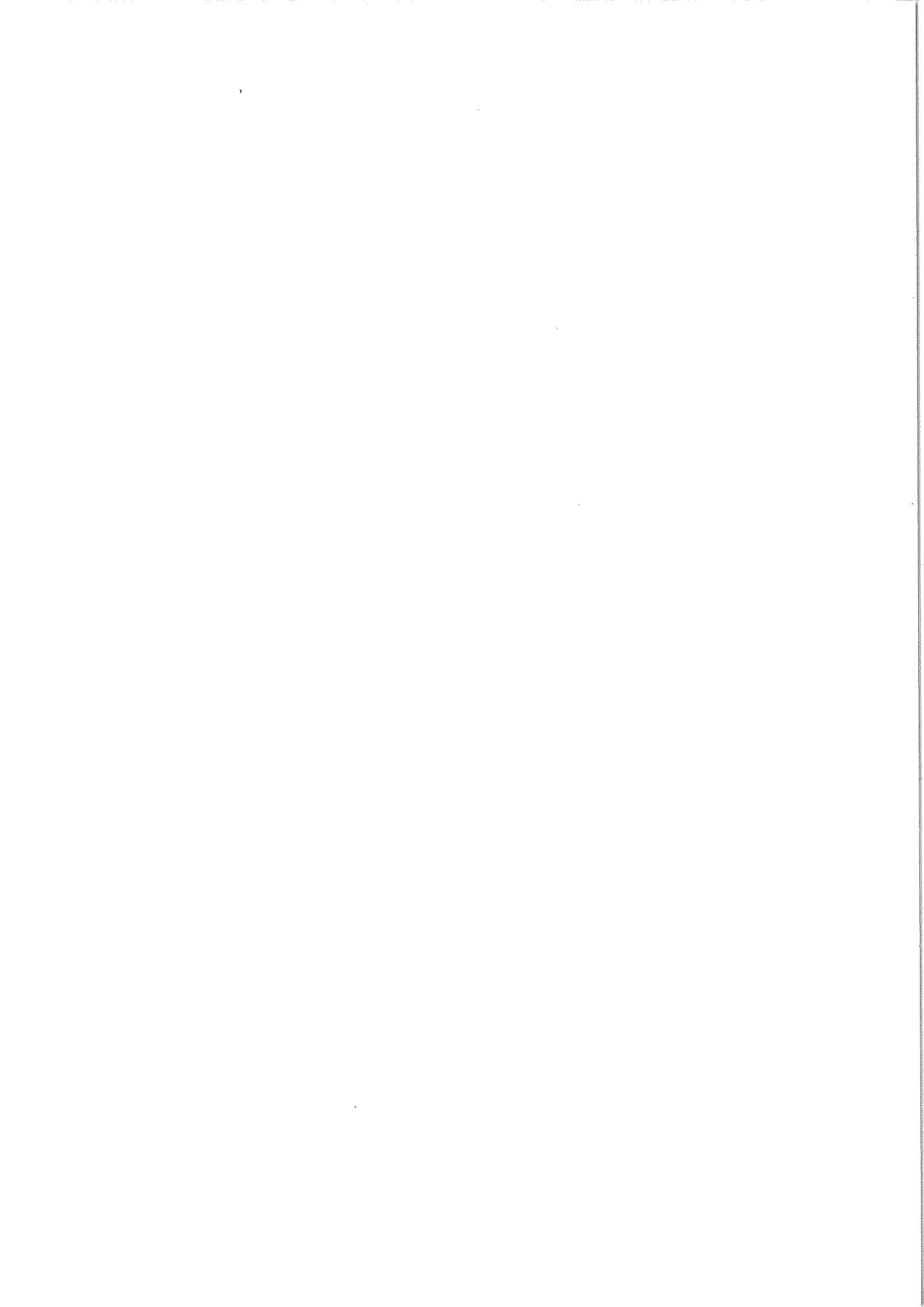


Jul 30, 2015

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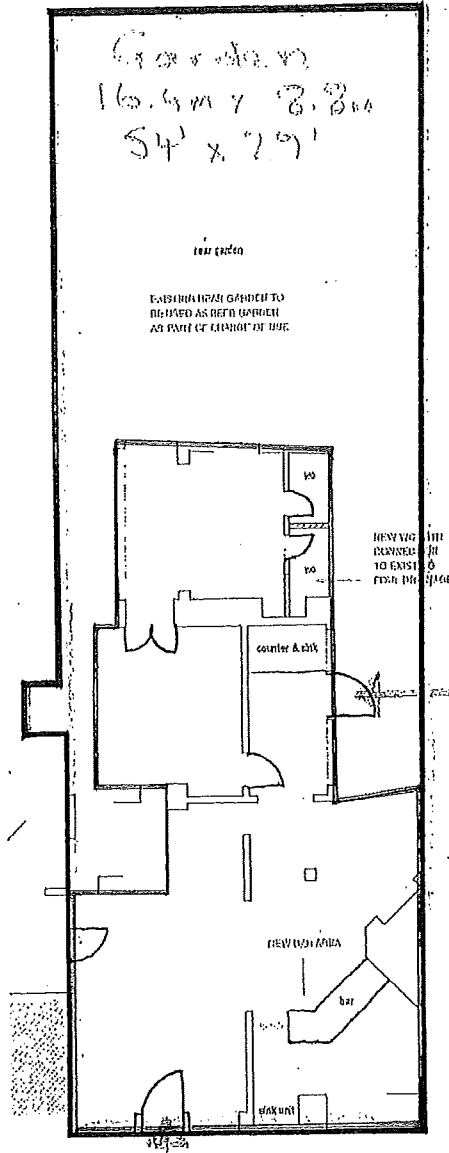
Map center: 486512, 104866

**BOUNDARY
OF THE
PREMISES**



• BOUNDARY OF THE PREMISES AND AREA FOR THE SALE OF ALCOHOL

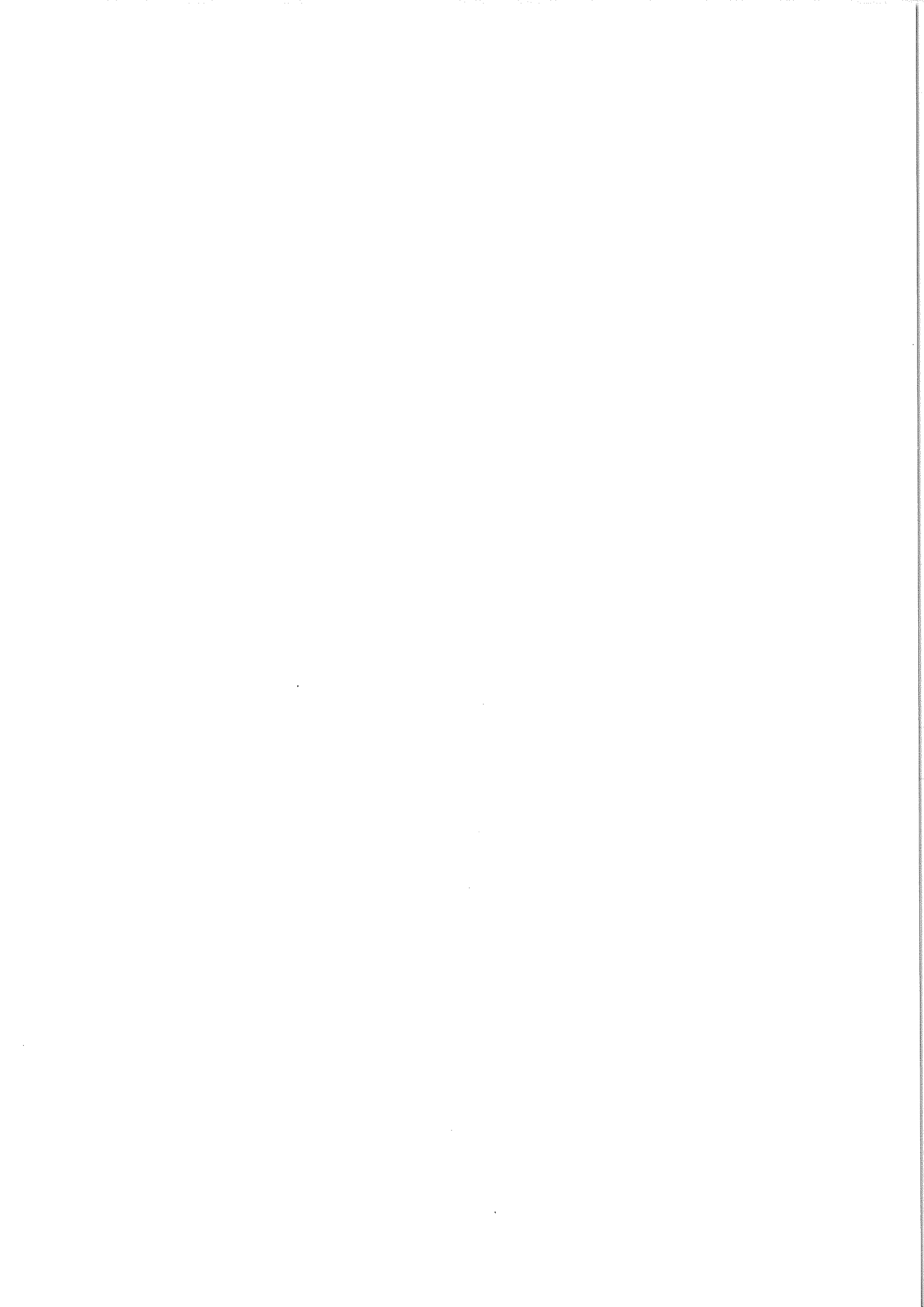
• AREA FOR RECORDED MUSIC AND LATE NIGHT REFRESHMENT



Proposed Ground Floor Plan

EXIT

CLIENT	Mr L Keen	NOTES 1. DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY 2. DRAWINGS ARE NOT TO BE SCALED EXCEPT FOR PLANNING PURPOSES 3. SCALE BAR FOR PLANNING PURPOSES ONLY 4. ROOM DIMENSIONS WHERE SHOWN ARE APPROXIMATE 5. THESE ARE NOT SURVEY DRAWINGS 6. DRAWINGS REMAIN COPYRIGHT OF COURTHOUSE ARCHITECTURAL DESIGN AND CONSULTING REPRESENTATIVE USED BY ANOTHER PARTY WITHOUT PERMISSION ARE PROHIBITED
SITE	50 St Pancras, Chichester, West Sussex	
PROJECT	Change of Use	
DRAWING	001 Existing & Proposed Plans	
DATE	29 08 15	<p>SCALE BAR @ 1:100</p>
SCALE	1:100 @ A2	
STATUS	Planning Only	





FORM: L09

Case Reference Number:
(office use only)

LICENSING AUTHORITY

Chichester District Council, East Pallant House, East Pallant, Chichester, West Sussex, PO19 1TY

Application for a Premises Licence to be granted
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

We Old Antique Brewery Ltd (insert name(s) of applicant) apply for a Premises Licence under Section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant Licensing Authority in accordance with Section 12 of the Licensing Act 2003.

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description 150 ST. PANCRAS	
Post town CHICHESTER	Post code PO19 7SH

Telephone number at premises (if any)	Not available
Non domestic rateable value of premises	£ 12,500 Band B

Part 2 – Applicant Details

Please state whether you are applying for a Premises Licence as:

- Please tick as appropriate
- a) an individual or individuals* please complete section (A)
 - b) a person other than an individual*
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the Chief Officer of Police of a police force in England and Wales please complete section (B)

*If you are applying as a person described in (a) or (b) please confirm:

Please tick

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a

Statutory function; or

A function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (for example, Rev)

Surname

First names

I am 18 years old or over

Please tick if yes

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr Mrs Miss Ms Other title (for example, Rev)

Surname First names

I am 18 years old or over Please tick if yes

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	Old Antique Brewery Ltd
Address	1 Barking Road, London, E6 1PW
Registered number (where applicable)	09582128
Description of applicant (for example, partnership, company, unincorporated association etc.)	LIMITED COMPANY
Telephone number (if any)	[REDACTED]
E-mail address (optional)	[REDACTED]

Part 3 - Operating Schedule

When do you want the Premises Licence to start?

Day		Month		Year			
0	1	1	0	2	0	1	5

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day		Month		Year			

Please give a general description of the premises (please read guidance note 1)

We propose to setup up what has become known as a micro pub at the site in St Pancras. The micro pub concept has grown in popularity over the last 10 years and can be seen as an alternative to the common modern pub and more of a return to the old fashioned Tavern or Ale House.

The micro-pub will offer real ales, wines and ciders both locally and nationally sourced. The micro-pub will not have any games machines, or loud music. All the ales will be fresh, served straight from the barrel and, being free of any tie to a brewery, constantly changing. The ambience will be that of a warm, cosy environment where one can enjoy conversation or perhaps a traditional pub game of cribbage, bar skittles etc.

Food will be available but limited to pub snacks (crisps, nuts etc.) and that which can be prepared behind the bar. Pork pies, scotch eggs, cheese boards etc.

The target audience and expected customer base will probably be of the 40+ age range with an average age of around 55. That said, real ale and craft beers are growing in popularity and the pub would welcome a younger age group as long as the behaviour is in keeping with the micro-pub ethos. In short, the demo-graphic is not one of anti-social yobs. The absence of games, machines, music and TV's for sporting events etc. will help to avoid attracting large crowds of young people who may well be enjoying themselves in such environments, but create noise levels and an atmosphere that make the older customer feel uncomfortable.

Because of the expected demographic, the risk of crime and disorder is greatly diminished but not taken for granted. The pub will be a member of ChiBac to help achieve a safe, secure and responsibly led drinking environment. A zero tolerance policy towards illegal substances will be in operation and I will be seeking advice and training from the relevant authorities on how to identify signs of any such activity. The pub will operate a strict Challenge 25 policy, only id of a passport or driving licence being accepted as proof of age over 18.

There will be no neon or flashing lights / signs outside of the property and the frontage of the property are to stay as it currently is.

If 5000 or more people are expected to attend the premises at any one time, please state the number expected to attend

N/A

What licensable activities do you intend to carry on from the premises?

(Please see Sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

X

Provision of late night refreshment (if ticking yes, fill in box I)

X

Supply of alcohol (if ticking yes, fill in box J)

X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of a film take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			
Thur			
Fri			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list. (please read guidance note 5)
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both		
Tue						
Wed				State any seasonal variations for the boxing or wrestling entertainment (please read guidance note 4)		
Thur						
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list. (please read guidance note 5)			
Sat						
Sun						

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed					
Thur			State any seasonal variations for the performance of live music (please read guidance note 4)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list. (Please read guidance note 5)		
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	x
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed					
Thur			Xmas Eve & New Years Eve 23:00 to 00:30		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sat					
Sun					

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	x
Day	Start	Finish		Outdoors	
Mon	23:00	00:30	Please give further details here (please read guidance note 3)		
Tue	23:00	00:30			
Wed	23:00	00:30	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23:00	00:30			
Fri	23:00	00:30	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times to those listed in the column on the left, please list. (please read guidance note 5)		
Sat	23:00	00:30			
Sun	23:00	00:30			

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the sale of alcohol be for consumption on or off the premises or both – please tick (✓) (please read guidance note 7)	On the premises	
Day	Start	Finish		Off the premises	
Mon	10:00	23:30	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	23:30			
Wed	10:00	23:30			
Thur	10:00	23:30	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list. (please read guidance note 5) Christmas Eve and New Year's Eve 10:00-00:00		
Fri	10:00	23:30			
Sat	10:00	23:30			
Sun	10:00	23:30			

State the name and details of the individual whom you wish to specify on the licence as Designated Premises Supervisor

Name LAWRENCE KEEN

Address



Postcode



Personal Licence number (if known) in the process of applying for a personal licence

Issuing Licensing Authority (if known) CDC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4) Non standard timings. Where you intend to open the premises to be open to the public at different times from those listed in the column on the left, please list. (please read guidance note 5) Christmas Eve and New Year's Eve 10:00 – 01:00
Day	Start	Finish	
Mon	10:00	00:30	
Tue	10:00	00:30	
Wed	10:00	00:30	
Thur	10:00	00:30	
Fri	10:00	00:30	
Sat	10:00	00:30	
Sun	10:00	00:30	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d, e) (please read guidance note 9)

The micro pub is primarily aimed at the real ale and cider enthusiast. The pub is aimed at the 40+ age group who wish to drink and make conversation in a safe and comfortable environment.

It is envisaged that the lack of loud music, TV's and games machines will engender an atmosphere uncondusive to large crowds which might promote crime and disorder.

Food will be simple and akin to a ploughman's style offering. There may be occasional acoustic music along the lines of folk music. The establishment is an ex Antiques shop with a garden and as such has limited capacity and will not be a beer hall type of establishment.

b) The prevention of crime and disorder

The style of business does not encourage or promote heavy drinking (shots, spirits etc.) however:

- All staff members engaged, or to be engaged, in selling alcohol on the premises will receive full training pertinent to the Licensing Act, specifically with regards to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.
- Induction training will be completed, and fully documented, prior to the sale of alcohol by the staff member and refresher training thereafter at intervals of no less than six (6) months.
- The premises will operate a 'Challenge 25' policy whereby any person attempting to buy alcohol who appears to be under 25 must be asked for photographic ID to prove their age.
- The only form of ID that will be accepted are passports, driving licences with a photograph, or Portman Group, Citizen Card or validated proof of age cards bearing the 'PASS' mark hologram.
- Alcohol for consumption off the premises will be in sealed containers.

c) Public safety

Exit routes will be highlighted in accordance with instructions from the relevant authority. Fire extinguishers, smoke alarms and a fire alarm will be installed in accordance with the Fire Risk Assessment.

d) The prevention of public nuisance

- The Premises Licence holder will ensure that the behaviour of guests whilst using, and when departing from the premises, does not disturb local residents. Notices will be prominently displayed at the premises reminding guests to leave in a quiet and orderly manner, as well as, staff reminding guests of this requirement when the need arises.
- Sound monitoring will take place on any occasion when Regulated Entertainment is provided at the premises to ensure that the level of noise is not excessive.
- All external doors and windows to the immediate room where entertainment is being provided will remain closed, except for doors in active use after 21:00.

- No cooking will take place on the premises and therefore no related smells will be present. There will be no flashing lights, neon signs etc.

e) The protection of children from harm

Given the style of pub this will be, it is unlikely that children would attempt to frequent the pub, however:

- The premises will at all times maintain and operate a sales refusals book and an incident log to record all refusals and incidents of crime and disorder. These records will be made available to a Police Officer or other duly authorised Officer under the Licensing Act 2003, upon request.

Please tick ✓

- | | |
|--|-----|
| • I have made or enclosed payment of the fee. | X |
| • I have enclosed a plan of the premises. | X |
| • I have sent copies of this application and the plan to Responsible Authorities and others where applicable. | CDC |
| • I have enclosed the consent form completed by the individual I wish to be Designated Premises Supervisor, if applicable. | X |
| • I understand that I must now advertise my application. | X |
| • I understand that if I do not comply with the above requirements my application will be rejected. | X |

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s Solicitor or other duly authorised agent (see guidance note 11). **If signing on behalf of the applicant, please state in what capacity.**

Signature **Lawrence Keen**

Date **12.08.2015**

Capacity **Director / Owner**

For joint applications, signature of 2nd applicant or 2nd applicant’s Solicitor or other authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature

Date

Capacity

Contact Name (where not previously given) and address for correspondence associated with this application (please read guidance note 19)

Lawrence Keen

[REDACTED]

Post town

[REDACTED]

Post code

[REDACTED]

Telephone number (if any)

[REDACTED]

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

[REDACTED]

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which would be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example Solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

From:Licensing
Sent:7 Sep 2015 13:37:02 +0100
To:David Knowles-Ley
Subject:FW: re - planning application - re premises licence for Old Ancient Brewery, St Pancras

From: Max [REDACTED]
Sent: 07 September 2015 11:43
To: Licensing
Subject: re - planning application - re premises licence for Old Ancient Brewery, St Pancras

Dear Sir

I heartily recommend your dept approves this planning application / premises licence for the above micro pub & brewery.

In recent times we have lost "the Hope" to a convenience store and seen the nearby "Bull Inn" close for ever.

Micro pubs are always well run establishments. They have no games machines, TV screens, fruit machines, pool tables and they do NOT sell lager, that means the younger more boisterous customers have no desire to go into this type of pub. What this type of pub does do is major on Real Ale. 95% of real ale drinkers do NOT smoke - therefore no congregation of people outside the premises and NO fag butts lying around either.

Micro pubs cater for the middle to older generations that like a quiet pint and a chat. Often board games and newspapers are supplied. Food is limited to fresh snacks ie bread & cheese, cobs, scotch eggs, pork pies etc.

The area is well supported by public transport so issues with drinking and driving OR parking.

Max Malkin (Western Sussex Camra - Branch Contact)

This email has been checked for viruses by Avast antivirus software.

www.avast.com

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Chichester District Council



Mr Laurence Foord
Licensing Manager
Chichester District Council
East Pallant House
1 East Pallant
PO19 1TY

If calling please ask for: David Monk
Ext 2149
E-mail
dmonk@chichester.gov.uk

Our ref: DJM/

Your ref:

10 September 2015

Dear Mr Foord

**LICENSING ACT 2003 (aa)
REPRESENTATION BY A RESPONSIBLE AUTHORITY TO A LICENCE APPLICATION**

Your ref: 15/00602/LAPRE
Application: New premises licence
Location: 150 St Pancras, Chichester, West Sussex, PO19 7SH

Formal representation is hereby given by the Environmental Health Authority (A responsible authority under the above Act) to the above event on the grounds of

Prevention of public nuisance

Reasons:

The licensing application contains insufficient information about the prevention of public nuisance with respect to noise.

It is also important to be aware that the application has been made simultaneously with a planning application for change of use. There is a residential property above the premises. There is no information on the sound insulation between the two properties. It is possible that even ordinary use of the pub as described in the licence application could disproportionately affect the above residential property. As the building is listed, if internal works are required then these would also be subject to planning consideration which given the listing may be difficult to obtain.

Yours sincerely



David Monk
Senior Environmental Health Officer
Housing & Environment Services

Cc Maria Tomlinson, Planning Services, Chichester DC



West Sussex Division Neighbourhood Licensing Team

Thursday 27th August 2015

Dear Mr Foord

**APPLICATION FOR A PREMISES LICENCE TO BE GRANTED UNDER THE LICENSING
ACT 2003 FOR THE OLD ANTIQUE BREWERY, 150 ST PANCRAS, CHICHESTER
PO197SH**

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the grant of the above application on the grounds of Prevention of Crime and Disorder, the Prevention of Public Nuisance and the Protection of Children from Harm.

In principle Sussex Police have no objections to the application and what it is proposing. The operating schedule identifies a number of steps for the general day-to-day running of the premises however; Sussex Police require those mentioned below to further promote the licensing objectives. Furthermore the operating schedule fails to satisfy Sussex Police that sufficient measures have been proffered for when the premises is to be open to the public for non standard timings/seasonal variations. In order to effectively promote the licensing objectives, Sussex Police propose the below conditions, which we believe are enforceable, clear and concise.

If the applicant is agreeable to the proposed conditions Sussex Police can resolve this representation.

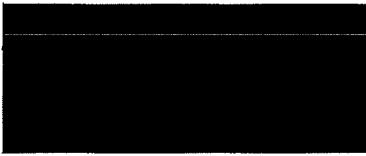
- Any patron under the age of 18 years must be accompanied by a responsible person aged 18 or over.
- SIA trained and licensed door supervisors shall be employed on occasions when a requirement is identified by the licence holder's risk assessment or requested by Sussex Police. (A minimum of 48 hours written notice required from the Police Licensing Team).
- A documented risk assessment must be written, which identifies the activities undertaken at the premises and the controls necessary to promote the licensing objectives. This will include the need for SIA door supervisors, Polycarbonate drinking vessels for use both externally and internally. It will include written emendations demonstrating what considerations have been made for any additional special events which may arise during

Sussex Police, Neighbourhood Licensing Team
Centenary House, Durrington Lane, Worthing,
West Sussex. BN13 2PQ
Telephone: 01273 404030

the year. This document shall be immediately available for inspection by the Police and the Licensing Authority, upon request.

If you wish to discuss this further please do not hesitate to contact me.

Yours sincerely



Chief Inspector Burtenshaw
District Commander

Sussex Police, Neighbourhood Licensing Team
Centenary House, Durrington Lane, Worthing,
West Sussex. BN13 2PQ
Telephone: 01273 404030

Subject:FW: APPLICATION FOR A PREMISES LICENCE TO BE GRANTED UNDER THE LICENSING ACT 2003 FOR THE OLD ANTIQUE BREWERY, 150 ST PANCRAS, CHICHESTER PO197SH

From: Helen.Manley@sussex.pnn.police.uk [Helen.Manley@sussex.pnn.police.uk] on behalf of WS_Licensing_WOR@sussex.pnn.police.uk [WS_Licensing_WOR@sussex.pnn.police.uk]
Sent: 18 September 2015 14:55
To: Laurence Foord; Licensing
Cc: lawrencerkeen_WS_Licensing_WOR@sussex.pnn.police.uk
Subject: RE: APPLICATION FOR A PREMISES LICENCE TO BE GRANTED UNDER THE LICENSING ACT 2003 FOR THE OLD ANTIQUE BREWERY, 150 ST PANCRAS, CHICHESTER PO197SH

Afternoon,

I can confirm subject to the agreed conditions being added to the premises licence Sussex Police have resolved representations.

Kind Regards

Helen

Helen Manley
Assistant Licensing Officer
Neighbourhood Licensing Team, W. Sussex

Tel: 101 Ext. 581179
Mobile: 07771807982
Direct Dial: 01273 404030

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