

# Public Document Pack

## JOHN WARD

Head of Finance and Governance Services

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A meeting of **Alcohol and Entertainment Licensing Sub-Committee** will be held in Virtually on **Monday 4 October 2021** at **9.30 am**

MEMBERS: Mr J Elliott, Mr G McAra and Mr A Sutton

## AGENDA

### Part 1

- 1 **To elect a Chairman for this Hearing**
- 2 **Declarations of Interests**  
Members and officers are reminded to make any declarations of disclosable pecuniary, personal and/or prejudicial interests they may have in respect of matters on the agenda for this meeting.
- 3 **Licensing Hearings (Pages 1 - 87)**  
Woodies and the Annex, 10-11 and 13 St Pancras, Chichester, West Sussex, PO19 7SJ  
Application for a Variation of a Premises Licence  
Chair opens the Hearing.
  - (a) Items arising from Regulation 6 Notice (Notice of Hearing).
  - (b) Notice of any representations withdrawn.
  - (c) The procedure will then follow the Sub-Committee protocol and procedure note attached
- 4 **Consideration of any late items as follows:**
  - (a) items added to the agenda papers and made available for public inspection;
  - (b) items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting.

### NOTES

1. The press and public may be excluded from the meeting during any item of business whenever it is likely that there would be disclosure of exempt information as defined in section 100I of and Schedule 12A to the Local Government Act 1972
2. The press and public may view the agenda papers within Part 1 of the agenda on Chichester District Council's website at <http://www.chichester.gov.uk/committees>.

3. This meeting will be audio recorded and the recording will be retained in accordance with the council's information and data policies. If a member of the public makes a representation to the meeting they will be deemed to have consented to being audio recorded.

## 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.

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

**Alcohol and Entertainment Licensing Sub-Committee**

**Date & Time:** Monday 4<sup>th</sup> October 2021 at 09:30

**Venue:** Online via 'Zoom' platform

**PREMISES LICENCE VARIATION APPLICATION  
(Application Number - 21/01077/LAPRE1)**

Woodies and the Annex, 10-11 and 13 St Pancras, Chichester,  
West Sussex, PO19 7SJ

**1. RECOMMENDATIONS**

- 1.1 That the Sub-Committee consider and determine an application made by Woodies Chichester Ltd to vary an existing Premises Licence.**
- 1.2 If the determination is to grant the Premises Licence variation, to give consideration as to whether it is appropriate to attach conditions to ensure the statutory licensing objectives are promoted.**
- 1.3 The Sub-Committee is to give reasons for its decision.**

**2. REASONS FOR HEARING**

- 2.1** The Premises Licence variation application submitted by Woodies Chichester Limited of PO Box 9349, Royal Mail Group Bloomsbury Bar and Grill, Verwood, Dorset, BH24 9GF has been the subject of 14 (fourteen) relevant representations, all in opposition to the application. A representation was received from the Environmental Protection Team at Chichester District Council in their role as a statutory responsible authority under the Licensing Act 2003, with all other representations from local residents. The representation received from Phil Johnson is both as a resident and as the Chair of Eastgate Development Residents' Association.

**3. BACKGROUND**

Included in this report are the following attachments:

- 3.1** Copy of the Alcohol and Entertainment Licensing Sub-Committee Protocol and Procedure.
- 3.2** A plan depicting the application site and local area in relation to the representations received by the Licensing Authority (**Attachment A**).

- 3.3 Copy of the complete Premises Licence variation application (**Attachment B**).
- 3.4 Copy of all relevant representations (**Attachment C**).
- 3.5 Copy of the existing Premises Licence (No. 3815/21/01136/LAPRED) which this application seeks to vary (**Attachment D**).
- 3.6 'Woodies and The Annex' constitutes one complete premises and is operated solely by Woodies Chichester Ltd. The part of the premises known as 'Woodies' is contained within 10 and 11 St Pancras, with 'The Annex' being in 13 St Pancras. There is however an internal connecting door between 10/11 and 13 St Pancras, so access is provided throughout the premises.
- 3.7 With respect to the current Premises Licence (No. 3815/21/01136/LAPRED), and with reference to the various terms and conditions attached to that licence, it is appropriate for the sake of clarity to provide the following information.

The original Premises Licence was applied for on the 17<sup>th</sup> September 2020 and attracted 18 relevant representations. The application was subsequently presented to and considered by the Alcohol and Entertainment Licensing Sub-Committee at a hearing held on the 12<sup>th</sup> November 2020. At the conclusion of that hearing, the Sub-Committee determined to grant a Premises Licence, but decided not to grant the application entirely as applied for.

The Sub-Committee determined to reduce the hours that had been applied for in respect of the performance of live music and playing of recorded music as forms of regulated entertainment. The granted days and hours were as follows:

*Standard Days and Timings*

Friday and Saturday 23:00 - 00:00

*Non Standard Timings*

New Year's Eve 23:00 - 00:00 (Woodies)

New Year's Eve 23:00 - 00:45 (The Annex)

Woodies Chichester Ltd subsequently appealed the Licensing Authority's decision to the Magistrates' Court.

As the respondent to the appeal, the Sub-Committee met and considered the contents of the appeal and reconsidered their original decision. After very careful consideration, the Sub-Committee determined by way of a Consent Order to agree with Woodies Chichester Ltd a proposed alteration to their original determination. This Consent Order was subsequently presented to the Magistrates' Court for their consideration. The Magistrates' Court agreed and issued a signed Consent Order which was issued to Woodies Chichester Ltd as the appellant and the Licensing Authority as the respondent to the appeal. The Consent Order stated the following amendments to the Premises Licence only in respect of the performance of live music and playing of recorded music:

*Standard Days and Timings*

Friday and Saturday 23:00 - 00:00 (Woodies)

Friday and Saturday 23:00 - 00:30 (The Annex)

*Non Standard Timings*

New Year's Eve 23:00 - 00:00 (Woodies)

New Year's Eve 23:00 - 00:45 (The Annex)

An amended Premises Licence was subsequently issued by the Licensing Authority to Woodies Chichester Ltd on the 11<sup>th</sup> June 2021. The Premises Licence provided at Attachment D includes these amendments although has since been updated to reflect a recent change of Designated Premises Supervisor at the premises.

**4 SUMMARY OF THE PREMISES LICENCE VARIATION APPLICATION**

- 4.1 A copy of the complete application is reproduced in full at Attachment B.
- 4.2 Woodies Chichester Ltd submitted a valid application on 9<sup>th</sup> August 2021. As part of the application process, statutory public notices were displayed by the applicant at the application site during the representation period; this ran between 9<sup>th</sup> August 2021 and 6<sup>th</sup> September 2021 inclusive. In addition, a copy of the public notice was also published in the Chichester Observer on 19<sup>th</sup> August 2021.
- 4.3 The applicant states within the application that the nature of the proposed variation is *'To extend the hours for the sale of alcohol, late night refreshment and regulated entertainment on a Thursday'*.
- 4.4 With respect to the forms of 'regulated entertainment' that the applicant wishes to vary, these are the existing forms of regulated entertainment and include both the performance of live music and playing of recorded music.
- 4.5 The table below sets out the standard days and timings that the current Premises Licence authorises licensable activities to take place, along with the proposed changes applied for:

<b>Licensable Activity</b>	<b>Current Days and Timings</b>	<b>Proposed Variation</b>
Performance of Live Music	Friday and Saturday 23:00 - 00:00 ( <b>Woodies</b> ) Friday and Saturday 23:00 - 00:30 ( <b>The Annex</b> ) New Year's Eve 23:00 - 00:00 ( <b>Woodies</b> ) New Year's Eve 23:00 - 00:45 ( <b>The Annex</b> )  (Permitted indoors only)	Add 'Thursday':  23:00 - 00:00 ( <b>Woodies</b> ) 23:00 - 00:30 ( <b>The Annex</b> )  (Permitted indoors only)

<p>Playing of Recorded Music</p>	<p>Friday and Saturday 23:00 - 00:00 (<b>Woodies</b>)</p> <p>Friday and Saturday 23:00 - 00:30 (<b>The Annex</b>)</p> <p>New Year's Eve 23:00 - 00:00 (<b>Woodies</b>)</p> <p>New Year's Eve 23:00 - 00:45 (<b>The Annex</b>)</p> <p><i>(Permitted indoors only)</i></p>	<p>Add 'Thursday':</p> <p>23:00 - 00:00 (<b>Woodies</b>)</p> <p>23:00 - 00:30 (<b>The Annex</b>)</p> <p><i>(Permitted indoors only)</i></p>
<p>Late Night Refreshment</p>	<p>Friday and Saturday 23:00 - 01:00</p> <p>Sunday to Thursday 23:00 - 00:00</p> <p>New Year's Eve 23:00 - 01:00</p> <p><i>(Permitted indoors only and in <b>Woodies and The Annex</b>)</i></p>	<p>Vary 'Thursday' to:</p> <p>23:00 - 01:00</p> <p><i>(Permitted indoors only and in <b>Woodies and The Annex</b>)</i></p>
<p>Retail Sale of Alcohol</p>	<p>Friday and Saturday 10:00 - 00:45</p> <p>Sunday to Thursday 10:00 - 23:45</p> <p>New Year's Eve 10:00 - 00:45</p> <p><i>(Permitted indoors only in <b>Woodies and The Annex</b> and for consumption both 'on and 'off' the premises)</i></p>	<p>Vary 'Thursday' to:</p> <p>10:00 - 00:45</p> <p><i>(Permitted indoors only in <b>Woodies and The Annex</b> and for consumption both 'on and 'off' the premises)</i></p>
<p>The opening hours of the premises</p>	<p>Friday and Saturday 10:00 - 01:00</p> <p>Sunday to Thursday 10:00 - 00:00</p> <p>New Year's Eve - 10:00 - 01:00</p>	<p>Vary 'Thursday' to:</p> <p>10:00 – 01:00</p>

4.6 The applicant states within Box M of the application form that *'The existing conditions on the premises licence are sufficient to promote the licensing objectives during the extended hours on a Thursday'*; the application form is included at Attachment B.

4.7 The Designated Premises Supervisor on the current Premises Licence is Mr Michael O'Neil. Mr O'Neil holds a Personal Licence granted by London Borough of Southwark (Personal Licence Number: 843606) and most recently took on the position of Designated Premises Supervisor at the premises on the 18<sup>th</sup> August 2021.

## **5 THE PROCESS AND PROMOTION OF LICENSING OBJECTIVES**

5.1 The legislation provides a clear focus on the promotion of four licensing objectives which must be addressed when licensing functions are undertaken. Each objective is of equal importance. 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 2020-2022, the revised statutory Guidance published by the Home Office (April 2018) under section 182 of the Licensing Act 2003 along with relevant matters raised in any representation(s).

## **6 RELEVANT REPRESENTATION(S)**

6.1 A representation is "relevant" if it relates to the likely effect of the grant of a licence on the promotion of at least one or more of the licensing objectives. Representations can be in opposition or in support of an application. As stated at paragraph 2.1 above, the application attracted 14 relevant representations, all of which are in opposition. All representations are reproduced in full at Attachment C.

6.2 As outlined at paragraph 2.1, representations were received from members of the public along with the Environmental Protection Team.

6.3 Whilst the various representations make reference to a number of matters, it is evident that the main areas of concern particularly relate to the likely effect on the promotion of the Public Safety and Public Nuisance licensing objectives should the application be granted as applied for.

6.4 All parties that submitted a relevant representation to the application were sent the statutory Notice of Hearing as was the applicant and/or their representative. The notice invited the various parties to attend the hearing and specifically asked whether they wished to be represented at the hearing.

## **7 MEDIATION**

7.1 Whilst the Environmental Protection Team determined to submit a representation in respect of the application, discussions have since been held between the applicant and the Environmental Protection Team regarding their concerns. At the time of writing this report, no position has been agreed between the two parties, however it is understood that mediation is ongoing. Mediation with no other parties has taken place.

## **8 CONSIDERATION**

- 8.1 In reaching its determination, the Sub-Committee must take into consideration the promotion of the four statutory licensing objectives, the Council's Statement of Licensing Policy, the current Home Office Guidance along with written and/or oral evidence during the hearing.
- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 All applications before the Sub-Committee must be considered against the backdrop of anti-discriminatory legislation including the Equality Act 2010 and in accordance with the Council's current Equality Strategy.
- 8.6 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 Responsible Authorities and any other person(s).
- 8.7 The Sub-Committee is required to give reasons for their decision.

## **9. OPTIONS OPEN TO THE SUB-COMMITTEE**

9.1 When considering this application the following options are available to the Sub-Committee:

- (a) Grant the Premises Licence variation as applied for;
- (b) Grant the Premises Licence variation as applied for along with any additional conditions considered appropriate to promote one or more of the licensing objectives on which relevant representations have been received.
- (c) Grant the Premises Licence variation but exclude certain licensable activities from the licence or reduce the hours being sought during which the licensable activities may take place; or
- (d) Reject the whole or part of the Premises Licence variation application.

## **9 BACKGROUND PAPERS**

- Licensing Act 2003
- Home Office Guidance issued under section 182 of the Licensing Act 2003 (April 2018)
- Chichester District Council's Statement of Licensing Policy 2020-2022

## **10 ATTACHMENTS**

**Attachment A:** A plan depicting the application site and local area in relation to the representations received by the Licensing Authority.

**Attachment B:** Copy of the complete Premises Licence variation application.

**Attachment C:** Copy of all relevant representations.

**Attachment D:** Copy of Premises Licence No. 3815/21/01136/LAPRED.

**Contact:** Mr D Knowles-Ley  
Licensing Manager  
Licensing Team  
[dknowles-ley@chichester.gov.uk](mailto:dknowles-ley@chichester.gov.uk)  
01243 534743

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**21/01077/LAPRE1 – Woodies and The Annex, 10, 11 and 13 St Pancras, Chichester – Relevant Representations Received**

<b>Responsible Authority</b>	<b>Environmental Protection</b>
------------------------------	---------------------------------

<b>Public</b>	<b>Name of Representor</b>	<b>Address</b>	<b>Stance</b>
1	Sarah Hannafin	153 St Pancras, Chichester, PO19 7SH	<b>OBJECT</b>
2	A Foxell	Not Available	<b>OBJECT</b>
3	Chris Casburn & Bernard Buckley	25 New Park Road, Chichester, PO19 7YF	<b>OBJECT</b>
4	Debra And Paul Roberts	21 New Park Road, Chichester, PO19 7YF	<b>OBJECT</b>
5	Matt And Adele Ridley	155 St Pancras, Chichester, PO19 7SH	<b>OBJECT</b>
6	Phil Johnson	Chair, Eastgate Development Resident's Association, 14 Richmond House, Church Square, Chichester, PO19 7BG	<b>OBJECT</b>
7	Philip E. D. Robinson	27 New Park Road, Chichester, PO19 7YF	<b>OBJECT</b>
8	Richard And Helen Levy	2 Lower Walls Walk, Chichester, PO19 7BH	<b>OBJECT</b>
9	Celia Carden	154 St Pancras, Chichester, PO19 7SH	<b>OBJECT</b>
10	Nigel And Susie Brookes	7 Lower Walls Walk, Chichester, PO19 7BH	<b>OBJECT</b>
11	Fiona Heard	23 New Park Road, Chichester, PO19 7YF	<b>OBJECT</b>
12	Caroline Clarke-Jervoise	New Park Road	<b>OBJECT</b>
13	Scott and Mary Livingstone	152 St Pancras, Chichester, PO19 7SH	<b>OBJECT</b>

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# **ATTACHMENT A**

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Woodies and The Annex  
 10-11 And 13  
 St Pancras  
 Chichester  
 West Sussex  
 PO19 7SJ  
 21/01077/LAPRE1

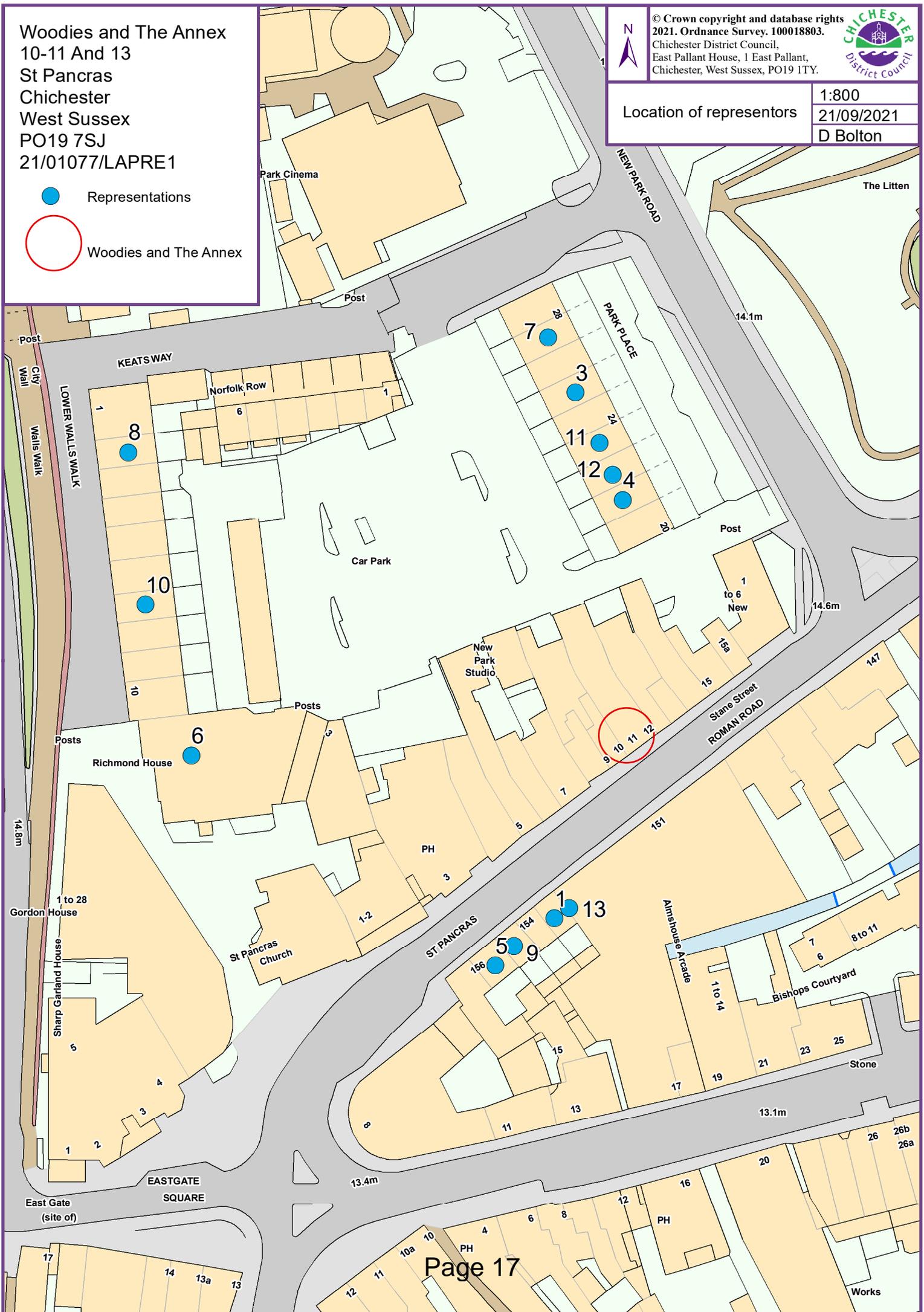
- Representations
- Woodies and The Annex



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 2021. Ordnance Survey. 100018803.  
 Chichester District Council,  
 East Pallant House, 1 East Pallant,  
 Chichester, West Sussex, PO19 1TY.



Location of representors	1:800
	21/09/2021
	D Bolton



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# **ATTACHMENT B**

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Application to vary a premises licence 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 that 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 Woodies Chichester Limited being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence Number

3815/21/00528/LAPRED

Part 1 – Premises details

Postal address of premises or, if none, Ordnance Survey map reference or description	
Woodies Annex, 10-13 St Pancras	
Post town Chichester	Post code PO19 7SJ

Telephone number of premises (if any)

Non-domestic rateable value of premises

£27,750

Part 2 – Applicant Details

Daytime contact telephone number

Email address (optional)

Current postal address if different from premises address

Woodies Chichester Limited, PO Box 4349, Verwood

Post Town

Dorset

Postcode

BH24 9GF

Part 3 – Variation

Do you want the proposed variation to have effect as soon as possible?

Please tick  $\pi$  yes

If not do you want the variation to take effect from

Day      Month      Year

--	--	--	--	--	--	--	--

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

Do you want the proposed variation to have effect in relation to the introduction of the late-night levy?  
(Please see Guidance Note 1)

yes       no

Please describe briefly the nature of the proposed variation (please read guidance note 2)

To extend the hours for the sale of alcohol, late night refreshment and regulated entertainment on a Thursday.

## Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Please tick  $\pi$  yes

### Provision of regulated entertainment (Please see guidance note 3)

- 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)

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

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon	.....	.....	<u>Please give further details here</u> (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....			
Thur	.....	.....	<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Fri	.....	.....			
Sat	.....	.....			
Sun	.....	.....	<u>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</u> (please read guidance note 7)		

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick { Y } (please read guidance note 4).</u>	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here (please read guidance note 5)</u>		
Mon	.....	.....			
Tue	.....	.....			
Wed	.....	.....	<u>State any seasonal variations for the exhibition of films (please read guidance note 6)</u>		
Thur	.....	.....			
Fri	.....	.....	<u>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 7)</u>		
Sat	.....	.....			
Sun	.....	.....			

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details (please read guidance note 5)</u>		
Day	Start	Finish			
Mon	.....	.....			
Tue	.....	.....	<u>State any seasonal variations for indoor sporting events (please read guidance note 6)</u>		
Wed	.....	.....			
Thur	.....	.....	<u>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 7)</u>		
Fri	.....	.....			
Sat	.....	.....			
Sun	.....	.....			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick { Y } (please read guidance note 4).</u>	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here (please read guidance note 5)</u>		
Mon	.....	.....			
Tue	.....	.....			
Wed	.....	.....	<u>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)</u>		
Thur	.....	.....			
Fri	.....	.....	<u>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 7)</u>		
Sat	.....	.....			
Sun	.....	.....			

## E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	$\pi$
Day	Start	Finish		Outdoors	
				Both	
Mon	.....	.....	Please give further details here (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....	State any seasonal variations for the performance of live music (please read guidance note 6)		
Thur	23:00	00:30			
Fri	.....	.....	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 7)		
Sat	.....	.....			
Sun	.....	.....		Live music to end at 00:00 in Woodies side of the premises i.e. only to 00:30 in the Annex New Year's Eve, the terminal time will be 00:45 in The Annex.	

## F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	$\pi$
Day	Start	Finish		Outdoors	
				Both	
Mon	.....	.....	Please give further details here (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....	State any seasonal variations for playing recorded music (please read guidance note 6)		
Thur	23:00	00:30			
Fri	.....	.....	Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat	.....	.....			
Sun	.....	.....		Recorded music to end at 00:00 in Woodies side of the premises. i.e. only to 00:30 in the Annex New Year's Eve, the terminal time will be 00:45 in The Annex.	

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick {Y}</u> . (please read guidance note 4).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon	.....	.....	<u>Please give further details here</u> (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur	.....	.....			
Fri	.....	.....	<u>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</u> (please read guidance note 7)		
Sat	.....	.....			
Sun	.....	.....			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick {Y}</u> . (please read guidance note 4).	Indoors	
				Outdoors	
				Both	
Mon	.....	.....	<u>Please give further details here</u> (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Thur	.....	.....			
Fri	.....	.....	<u>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	.....	.....			
Sun	.....	.....			

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon	.....	.....	<u>Please give further details here</u> (please read guidance note 5)		
Tue	.....	.....			
Wed	.....	.....	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur	23:00	01:00			
Fri	.....	.....	<u>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</u> (please read guidance note 7)		
Sat	.....	.....			
Sun	.....	.....		New Years Eve 10:00 to 01:00	

J

Supply of alcohol Standard days and timings (please read guidance note 8)			<u>Will the supply of alcohol be for consumption</u> (Please tick box Y) (please read guidance note 9)	On the premises	
Day	Start	Finish		Off the premises	
				Both	π
Mon	.....	.....	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)		
Tue	.....	.....			
Wed	.....	.....			
Thur	10:00	00:45	<u>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</u> (please read guidance note 7)		
Fri	.....	.....			
Sat	.....	.....			
Sun	.....	.....			

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 10)

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variation</u> (please read guidance note 6)  New Year's Eve: 10:00 to 01:00
Day	Start	Finish	
Mon	10:00	00:00	
Tue	10:00	00:00	
Wed	10:00	00:00	
Thur	10:00	01:00	
Fri	10:00	01:00	
Sat	10:00	01:00	
Sun	10:00	00:00	
			<u>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7)

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

Please tick  $\pi$  yes

I have enclosed the premises licence

I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

The Licence is still with the Council for a DPS Variation application.

## M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 11)

The existing conditions on the premises licence are sufficient to promote the licensing objectives during the extended hours on a Thursday.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late-night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

**Part 5 – Signatures** (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent. (Please read guidance note 13). If signing on behalf of the applicant please state in what capacity.

Signature: [REDACTED] .....

Date: 9.8.2021

Capacity: Solicitors.....

Where the premises licence is jointly held signature of 2<sup>nd</sup> applicant (the current premises licence holder) or 2<sup>nd</sup> applicant’s solicitor or other authorised agent. (Please read guidance note 14). If signing on behalf of the applicant please state in what capacity.

Signature: John Gaunt & Partners .....

Date: .....

Capacity: Solicitors.....

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)	
John Gaunt & Partners Units 39-41 Haslar Marine Technology Park Haslar Road	
Post town Gosport	Post code PO12 2AG
Telephone number (if any) 03300 584150	
If you would prefer us to correspond with you by email your email address (optional) LKingswell@john-gaunt.co.uk	

**Notes for Guidance**

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for ‘not-for-profit’ film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.

Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.

Live music: no licence permission is required for:

- o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
- o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
- o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
- o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
- o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

Recorded Music: no licence permission is required for:

- o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
- o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
- o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:

- o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
- o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
- o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
- o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
5. For example state 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.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
8. 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.
9. 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 to 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'.
10. 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.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

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# ATTACHMENT C

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**Subject:** FW: Ref: 21/01077/LAPRE1 - Variation of Premises Licence Woodies

---

**From:** Paul Thomson <[pthomson@chichester.gov.uk](mailto:pthomson@chichester.gov.uk)>  
**Sent:** 26 August 2021 17:25  
**To:** Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
**Cc:** Helena Giudici <[hgiudici@chichester.gov.uk](mailto:hgiudici@chichester.gov.uk)>; Emma Burle <[eburle@chichester.gov.uk](mailto:eburle@chichester.gov.uk)>; 'Jon Wallsgrove' <[JWallsgrove@john-gaunt.co.uk](mailto:JWallsgrove@john-gaunt.co.uk)>; 'LKingswell@john-gaunt.co.uk' <[LKingswell@john-gaunt.co.uk](mailto:LKingswell@john-gaunt.co.uk)>  
**Subject:** Ref: 21/01077/LAPRE1 - Variation of Premises Licence Woodies

Dear Licensing,

Thank you for consulting, with regard to the above.

Our department provides this representation to document that we cannot currently be supportive of the variation application to extend the hours for the sale of alcohol, late night refreshment and regulated entertainment at Woodies, Chichester on a Thursday as it has not been adequately demonstrated, through the application, as to how it is intended to prevent the potential for public nuisance.

The following comments are provided to clarify our department's position:

Firstly it should be recognised that a Thursday night is a more sensitive night of the week compared to a Friday or Saturday night as it can be reasonably asserted that neighbouring residents are more likely to need to work on a Friday.

Our department was agreeable to a series of TENS taking place on a Thursday night from the end of July in to August 2021. This was an attempt to trial the proposed variation. It is understood the TENS scheduled for the 29<sup>th</sup> July did not take place. In addition, our department visited site on Friday 30<sup>th</sup> July 2021 to assess for ourselves any noise experienced from activities.

Below are a list of complaints received by our department subsequent to the TENS trial. The complaints are from three separate households and three relate to noise complaints relating to Thursday 5<sup>th</sup> August.

Complaint ref	Issues raised
21/02633/NOIMUS	Loud music on Sat 14 Aug 8pm till late. Bass carries up the street. Does licence have noise levels set ?
21/02587/NOIMUS	Loud music on Thurs 5 August until 1230pm. Does not think building suitable for late night entertainment.
21/02579/NOIMUS	Loud music on a weeknight Thursday 5 <sup>th</sup> Aug.

21/02586/NOIMUS

Loud music and shouting between 10pm and 12.30pm on Thurs 5 Aug – is this allowed as licence says close at 11pm

On Friday 31<sup>st</sup> August I made a pre-arranged visit between 22:00 to 23:00 to speak to the then acting Manager, Matt Hewitt, to assess noise control. It was a warm summer's evening and Goodwood races had taken place during the day so the premises was very busy. Covid restrictions had been fully lifted and patrons were allowed to stand at the bar and there was no restriction in numbers. As such, I am satisfied the evening offered a fair representation of a busy night at the venue.

On arrival loud music was breaking out in to St Pancras from a live band at the nearby Nags Head that overshadowed noise from Woodies. The activities at the Nags Head ceased however and it was possible to assess Woodies activities in isolation.

It is a requirement of the current Woodies Premises Licence that "*when regulated entertainment is taking place, all doors and windows of the premises must remain closed other than for access/egress at the front of the premises*". This was not being adhered to when the visit to site was taking place. An air conditioning unit serving the annexe had broken and the doors to the front of the premises were permanently open. Noise breakout from the Woodies door was not considered an issue, however music noise and patron noise from the annexe was clearly evident and potentially disturbing with the annexe door open. When the door to the annexe was shut it did act to attenuate noise levels significantly, however every time it was opened there was an instant increases in noise breakout from within. A lobby door could assist with this issue that was identified. I am not convinced that even with a lobby door that live music could be adequately contained after 23:00.

There is another noise control condition imposed on the current Premises Licence "*When regulated entertainment is taking place, a member of staff must monitor the level outside the premises at the front and rear of the property at the nearest residential property at 15 minute intervals to ensure no nuisance is caused to local residents*". It is suggested that this condition is extremely difficult to enforce and likely to be so impractical, as not to be followed. An alternative noise control measure could be to use install a noise limiter to the sound system and have the local Environmental Health Department set an appropriate internal noise level in terms of decibels.

During the evening visit, patrons were allowed to stand outside the annexe door in a small roped off area to smoke. It is not evident how noise can be controlled from this area, either by limiting numbers or preventing going outside after a certain hour namely 23:00.

Noise breakout to the rear of the premises was very well insulated and music noise was not readily audible to the rear car-park area. All doors and windows to the rear were closed. Music played in the rear conservatory restaurant area was incidental music and not high in volume.

It is inevitable that patrons leaving the premises late on a Thursday night, after an evening of drinking, are going to generate an element of noise. Our department is not convinced that this will be adequately controlled and managed and whether the location is appropriate for the later night opening hours during the week.

In summary, operation of the premises after 23:00 on a Thursday led to complaints from local residents. Our department is not satisfied that the potential for public nuisance can be avoided, without the implementation of robust noise control measures and restrictions to the proposed activities that are being applied for. As such, we are not currently in a position to support the proposed variation to the Premises Licence and raise this representation to object.

Any queries, please do not hesitate to contact. We are open to entering discussions with the applicant.

Kind regards



**Paul Thomson**

Senior Environmental Health Officer  
Environmental Protection  
Chichester District Council

Ext: 21099 | Tel: 01243521099 | [pthomson@chichester.gov.uk](mailto:pthomson@chichester.gov.uk) | Fax: 01243776766

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**Subject:** FW: Ref: 21/01077/LAPRE1 - Variation of Premises Licence Woodies

---

**From:** Paul Thomson <[pthomson@chichester.gov.uk](mailto:pthomson@chichester.gov.uk)>  
**Sent:** 01 September 2021 09:05  
**To:** Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
**Subject:** FW: Ref: 21/01077/LAPRE1 - Variation of Premises Licence Woodies

Dear Licensing,

In relation to our department's representation below and for the record, our department visited site on Friday 30<sup>th</sup> July 2021 and not Friday 31<sup>st</sup> Aug as wrongly stated in one section of the email.

Kind regards



Ext: 21099 | Tel: 01243521099 | [pthomson@chichester.gov.uk](mailto:pthomson@chichester.gov.uk) | Fax: 01243776766

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**From:** Paul Thomson  
**Sent:** 26 August 2021 17:26  
**To:** Licensing  
**Cc:** Helena Giudici; Emma Burle; 'Jon Wallsgrove'; 'LKingswell@john-gaunt.co.uk'  
**Subject:** Ref: 21/01077/LAPRE1 - Variation of Premises Licence Woodies

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Our department provides this representation to document that we cannot currently be supportive of the variation application to extend the hours for the sale of alcohol, late night refreshment and regulated entertainment at Woodies, Chichester on a Thursday as it has not been adequately demonstrated, through the application, as to how it is intended to prevent the potential for public nuisance.

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was an instant increases in noise breakout from within. A lobby door could assist with this issue that was identified. I am not convinced that even with a lobby door that live music could be adequately contained after 23:00.

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Any queries, please do not hesitate to contact. We are open to entering discussions with the applicant.

Kind regards



**Paul Thomson**

Senior Environmental Health Officer  
Environmental Protection  
Chichester District Council

Ext: 21099 | Tel: 01243521099 | [pthomson@chichester.gov.uk](mailto:pthomson@chichester.gov.uk) | Fax: 01243776766

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Subject: FW: 21/01077/LAPRE1 Woodies

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From: Sarah Hannafin [REDACTED]  
Sent: 28 August 2021 16:33  
To: Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
Subject: 21/01077/LAPRE1 Woodies

Reference 21/01077/LAPRE1

I am writing to object to the above application by Woodies to vary its licence which was granted on 12<sup>th</sup> November 2020.

When that application was granted, I believe the licensing authority were clearly misled. It was said that Woodies was aiming to become a sophisticated cocktail lounge for diners and was aiming to attract an older clientele. Having seen every day what is happening there, I can assure you there are very few diners in Woodies, the annex is certainly not a sophisticated cocktail lounge as the volume of the music means you would not be able to have a conversation, the clientele clearly being targeted are younger (there is a student night actively promoted) and there is a dancefloor created to make what is basically a night club in a residential area. I would be very surprised if the noise levels currently being experienced by residents at the front of Woodies are acceptable according to licensing/environmental health and have seen on many occasions that they are not currently working to their agreed licenced hours for playing music.

In terms of the application for the variation, my opposition is for the following reasons, all of which go against the current obligations of Woodies and all of which will be exacerbated if the opening hours are extended:

- There are regular occurrences of disorder at the front of the venue and a number of incidents of criminal activity. Fights and arguments on the street in front of the venue and the surrounding road occur regularly. The police and ambulance were most recently called last night (28/8/21).
- There are significant issues with public safety caused by the way the premises is operating. As the back doors are now prevented from being used, all customers enter and exit at the front of the building. The pavement outside is narrow and sometimes 20-30 people might be standing outside (this is the area for smoking and queuing to get in). There is a danger to those customers, many of whom are intoxicated, who often either deliberately, or accidentally, end up standing in the road. As cars come around the bend onto St Pancras, they are faced with people in the road, causing them to swerve or brake; followed by beeping horns and shouting. There is also a safety risk to any members of the public who are trying to walk along the pavement – it

can be impossible to pass the numbers of people outside of Woodies, unless you walk in the road yourself, or attempt to cross the road to use the path on the other side of the road. Trying to pass the venue when there are large, noisy and drunk groups outside is intimidating.

- The noise nuisance from Woodies experienced by residents living on St Pancras is horrific. The DJ is set up at the front of the venue, with amplifiers and speakers which have no mechanisms to fix the maximum volume, so noise nuisance experienced by those living on St Pancras is worse than for those living behind the venue. The music is played so loudly that I can hear the lyrics (if there are any) and the house actually vibrates. The music currently continues until 12pm, sometimes 12.30 from Wednesday to Saturday. During the night, large groups are outside drinking, smoking, and shouting (the music is so loud you could not hear anything if you didn't shout). The constant traffic of people into and out of the venue means the door is usually open so any benefit of the doors reducing the noise is completely lost. When the venue closes, noise continues on St Pancras as people leave to go home, wait for taxis, etc. Being a residential area, the people that live here have work, children and other responsibilities. The noise nuisance caused by Woodies impacts negatively on our sleep; it can be impossible to get to sleep with the music and if you do manage it, a sudden increase in volume or altercation with a lot of shouting wakes you up again. Residents have the right to enjoyment of their property and to a decent night's sleep – neither of these is possible in the current circumstances, let alone if the licenced hours were increased.

The venue is clearly not meeting it's current obligations to prevent crime and disorder or public nuisance, and raises concerns over public safety. In these circumstances the licensing authority should not approve their application.

Kind regards

Sarah Hannafin  
153 st Pancras  
Chichester  
Po19 7sh

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Subject: FW: REF: 21/01077/LAPRE1 - Woodies Restaurant

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From: [REDACTED]  
Sent: 21 August 2021 19:56  
To: Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
Subject: REF: 21/01077/LAPRE1 - Woodies Restaurant

Sir

I wish to object most strongly to the proposed revision of the license granted on 12th November 2020 to the above restaurant.

It is already detrimental to one's sleep (and thereby one's health) every time music is played inside Woodies, in spite of this being played indoors, the music is loud enough to penetrate the walls and prevent sleep at a reasonable hour. We live right next door, so are badly affected. To prolong the times that music can be played, and drinks served, would make life intolerable. Their young patrons not only make it very unpleasant (and dangerous) passing the front of Woodies in the evening, but also make a noise in the car park at the rear once Woodies is closed - not to mention the slamming of car doors. This is a residential area, and it is surely the right of every resident to be able to sleep at a reasonable hour?

The other day, people were talking loudly in the car park until 2.10 am...

It is bad enough putting up with noise from the pub overlooking New Park Road Car Park, which often goes on to around midnight, so if an extension of the license were granted to Woodies, great harm to the health (mental and physical) of those living nearby would increase tenfold. This is totally unacceptable, and I urge you to refuse the requested extension to the license.

A. Foxell

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Subject: FW: Woodies revised license

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From: Christopher Casburn [REDACTED]  
Sent: 19 August 2021 16:58  
To: Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
Subject: Woodies revised license

Reference 21/01077/LAPRE1

We wish to object to the above application by Woodies to revise its license granted on 12th November 2021.

At that zoom meeting it was strongly argued by Tim Kelly and his representative that the late licence was required for the Annexe so it could operate as a "sophisticated cocktail lounge" for diners to enjoy after their meal. Although myself and several other complainants argued the real desire was to create a night club in the heart of a residential area, this was vehemently denied. Mr Kelly and his representative promised the committee that they would only be targeting mature customers and absolutely refuted this suggestion.

The request to serve alcohol until 00.45 and to play music until 00.30 is to accommodate their student night. This is targeted at 18+ offering "3 bombs for £10". See promotional material attached.

In addition they are already advertising every other Wednesday as a gay night, presumably planning to use up to 15 Temporary Entertainment Notices to enable this, (as they have already done to accommodate the existing student nights). The venue would, then indeed, fulfil their original desire to run as a night club from Wednesday until the early hours of Sunday morning.

Not only were the committee misled, but since the Covid restrictions were lifted there have already been a number of incidents causing concern and distress to residents.

Shortly after opening an argument in the venue ended when the customer left the building then drove his car into the doorway before re-entering covered in blood. (see image of damaged window sill).

During The Festival of Speed the manager was punched and grabbed around the throat on the Saturday night. The police were called but were already dealing with a more serious attack at The Foundry in Chichester. The manager has since left the business.

The above therefore suggests the venue is already not meeting its obligation of preventing crime and disorder and public safety. Extending the number of late nights to an even younger crowd on Thursdays (and inevitably Wednesdays with TENS) would further exacerbate this.

Whilst the previous manager was responsive to requests to keep rear doors shut, and therefore limit noise to the rear of the building, there have been a few instances where diners in hot weather wedged the door open and where staff nip out from The Annexe for a cigarette break.

The smoking area at the front of the building is already packed with 20+ noisy revellers until the early hours blocking the path and spilling into the road impacting public safety. Increasing the number of late nights will further add to the noise and safety problem in this area.

In summary, the committee was clearly misled about the real plans for the Annexe at the last meeting. (See attached schedule of DJ nights.) Adding late drinking and live music on a Thursday will add additional pressure on a business already struggling to meet its current licensing obligations.

We urge you to reject this application and would further request that Mr Kelly's attendance at the review meeting is mandatory so that he can be personally required to address the above issues and not merely hide behind his appointed representative.

Chris Casburn and Bernard Buckley  
25 New Park Rd, Chichester.





**OUR LIVE DJ  
EVENTS START  
ON THE FRIDAY  
23RD JULY 2021**

**JULY**

FRIDAY 23/07 DAFUNK &  
DISCOTHEQUE

SATURDAY 24/07 BAMO

WEDNESDAY 28/07 DAME  
DJS

THURSDAY 29/07  
RIORDAN

FRIDAY 30/07 JAMES  
GILL

SATURDAY 31/07 BAMO

**AUGUST**

THURSDAY 5/08  
SOLOMON

FRIDAY 6/08 RIORDAN

SATURDAY 07/08 DAFUNK

WEDNESDAY 12/08 DJ  
LUKAH

FRIDAY 13/07  
DISCOTHEQUE

SATURDAY 14/08 PAUL  
BIRDSEYE

WEDNESDAY 18/08 TBC

THURSDAY 19/08  
SOLOMON

FRIDAY 20/08 MIKE P

SATURDAY 21/08 BAMO

WEDNESDAY 25/08 TBC

THURSDAY 26/08  
RIORDAN

FRIDAY 27/08 BACK TO  
BACK VINYL DJS

SATURDAY 28/08 JAMES  
GILL

**SEPTEMBER**

WEDNESDAY 01/09 TBC

THURSDAY 2/09  
SOLOMON

FRIDAY 3/09 LEE PAYNE

SATURDAY 04/09  
SPIRITCHASER

THURSDAY 09/09  
RIORDAN

FRIDAY 10/09 DAFUNK

SATURDAY 11/09 PAUL  
BIRDSEYE

THURSDAY 16/09  
SOLOMON

FRIDAY 17/09 BACK TO  
BACK VINYL DJS

SATURDAY 18/09 DAFUNK

THURSDAY 23/09  
RIORDAN

FRIDAY 24/09 MIKE  
PANNELL

SATURDAY 25/09 BAMO

THURSDAY 30/09  
SOLOMON

Christopher Casburn

Subject: FW: Licence Application Variation Ref: 21/01077/LAPRE1

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From: Debra Roberts [REDACTED]  
Sent: 02 September 2021 15:02  
To: Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
Subject: Licence Application Variation Ref: 21/01077/LAPRE1

**Objection to Licence Variation 21/01077/LAPRE1**

We wish to register our objection to this licence application.

The recent history of incidents proves that the venue, including its management, is unable to meet its obligation of preventing crime and disorder and to ensure public safety.

It is clear that the committee has been misled on previous applications with regards to the purpose of music and the control of noise.

This proposed variation is a further step to turn the venue into a full on night club which will have a negative effect on the residential neighbourhood. This includes the health of its residents who are already subject to a lack of sleep due to late night noisy customers/staff leaving the venue.

We therefore urge you to refuse the requested extension to the licence.

Debra & Paul Roberts  
21 New Park Road

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Subject: FW: Application 21/01077/LAPRE1 - Woodies

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From: Matt Ridley [REDACTED]  
Sent: 02 September 2021 21:37  
To: Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
Subject: Application 21/01077/LAPRE1 - Woodies

Dear Sirs

We wish to object to the granting of a variation to the existing premises license. Our objection is that this would create an extension to the existing public nuisance caused by the inconsiderate use of this establishment by extending its hours of operation into a weekday and therefore becoming further incompatible with a residential area where occupants have to leave early for work on the following day .

The building is identified as a brasserie and bar. Within the licensing guidance it should therefore be assumed that the playing of amplified recorded music is incidental to the premises sale of alcohol and food. However a major element of the applicant's use of the building in the evenings is the playing of amplified recorded music . Unfortunately this is usually played at a level at which cannot be retained within the premises and thus creates a public nuisance to residents of the local area. The premises are being marketed locally on boards outside of it as a 'discotheque' and advising customers to queue for admittance. This clearly indicates that the intention is not to run the business as a bar after 22.00 but as something more akin to a night club which would require approval under the planning acts

Our property is located approximately 35m from the entrance door to the premises on the other side of the street. However the repetitive bass notes of the music being played can regularly be heard through closed windows above the sound of traffic passing between us and the venue. As our lounge and bedrooms face onto the main street we do not have the option of moving away from the noise.

We have had cause to make a complaint to the council regarding a sound level which greatly exceeded this level of nuisance on a number of occasions including a Thursday evening. On that occasion the sound was so loud that it was impossible to even watch television.

We note that the existing licence requires that when regulated entertainment is taking place, all doors and windows of the premises must be closed other than for access/egress at the front of the premises. Unfortunately as this door is kept open there is no barrier of any kind between the interior of the premises and the road fronting our property.

We also note that the license requires that the external sound be monitored adjacent to the closest residential dwellings at the front and rear of the premises at intervals of 15 minutes to ensure no nuisance is caused to local residents. However it is our experience that the sound levels are increased at regular intervals during the course of the night often associated with the short breaks in the records being played with no regard for nuisance caused. It may be that the noise emanating from the building is intended as a form of advertising to attract customers leaving other establishments in the city as they close. I have walked past the premises and noted the music being played at a high volume with comparatively few customers in the bar in the time between the restaurant customers leaving and the 'clubbers' arriving .

Since moving into our property a couple of years ago we have, on several occasions, received the comment that even residents of the city were unaware that the houses on the one way element of St Pancras were occupied. Noting that the license requires access and egress to Woodies to be via the front entrance I can only assume that Woodies and their patrons are similarly under the impression that this area is one of bars, restaurants and other businesses with no permanent residents. Licenses can require suitable notices within the premises advising that there are local residents. Perhaps this should also be applied in this case regardless of the outcome of this application?

The footpath outside of the building is often blocked by the presence of persons queuing for admittance, smoking, having phone conversations, the presence of door supervisors and the aforementioned boards placed outside by the premises. This could lead to persons unintentionally moving onto the highway. Particularly in the evenings cars and motorbikes pass by at high speeds. We would consider that this would be a relevant health and safety issue questioning the suitability of the building's location.

Accordingly we would ask that this application be rejected and that the existing license be reviewed to ensure that it is compatible with the use of the premises as a night club. The extension of any further late night openings should also be prohibited including the use of temporary licenses on an effectively permanent basis.

Matt and Adele Ridley

155 St Pancras, Chichester

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**21/01077/LAPRE1 1st Variation of Premises Licence  
Woodies/The Annex, 10-11 And 13 St Pancras Chichester West Sussex PO19 7SJ**

I write as Chair of the Eastgate Development Residents' Association (with members in Richmond House, New Park Road, Keats Way and Lower Walls Walk), and as a resident of Richmond House, to object to and to oppose this Application to extend the hours for the sale of alcohol, late night refreshment and regulated entertainment on a Thursday under the current premises licence 3815/21/00528/LAPRED

This Application changes the characteristics of the original licence from a bar/restaurant amenity to include extended live/recorded music more akin to a nightclub/music venue and is contrary to the stated policy of the Applicant in previous Applications to the Licensing Sub-Committee, referenced here to provide context: in June 2019, it was stated that the premises will not attract a younger crowd, with the music suitable for current customers, not a younger clientele such as 25-year-olds. In the November 2020 Application, it was again stated that it is not anticipated that there would be any dramatic change to the current customer base, in no way would it become a nightclub, nor would it attract a younger crowd.

The music available on Fridays and Saturdays under current licensing arrangements has in fact altered the clientele base to a younger group, as evidenced from social media. The Applicant's business model has therefore clearly changed to include activities not commensurate with the original Licence or statements of intent – for example - "Student Nights" every Thursday, with "Free Entry", "DJ Sets" and "Age 18+" are currently being widely promoted on social media.

It is of concern that this Application seeks to "push the boundary" on timing, seeking live and recorded music performances in The Annex until 00.30 hours – 30 minutes beyond the current licence arrangements for Friday and Saturday.

The Eastgate Development is a residential area set in a Conservation Area, on one side of which is a mixed commercial area, including other licensed premises. The central area is a public car park, used by patrons of said premises and other locations in Chichester.

Whilst it is not always possible to identify the premises from which patrons are exiting, it is inevitable that patrons leaving licensed premises late at night will generate noise and disturbance, whether via talking/shouting/car door slamming or vehicle engine noise. Extended opening timings on a Thursday is likely to increase this disturbance for residents.

It must be recognised that Thursday is much more sensitive than Friday or Saturday to the needs of residents with work commitments and children in that disrupted sleep is not conducive to good work practices. Noise nuisance impacts negatively on sleep whenever it occurs and can be detrimental to health.

There are at least 3 complaints of noise/late music on a Thursday in August emanating from the Applicant's premises. Residents also complained about noise levels directly to the establishment in the early hours of Saturday 28<sup>th</sup> August.

Experience from Friday/Saturday nights suggest that the potential for public nuisance, especially noise nuisance, arising from the extended use of the premises on a Thursday will not be adequately controlled and managed eg failure to monitor the noise level outside the premises at the front and rear of the property at the nearest residential property at 15 minute intervals to ensure no nuisance is caused to local residents and ensuring doors/windows remain closed.

The central location of the property in a residential area is not appropriate for late night opening on a Thursday (or any mid-week night.)

Public safety and the quiet enjoyment of residential property is potentially threatened by the impact of additional time (extended opening hours on Thursdays) for alcohol consumption and is potentially at risk from the conduct of persons under the influence of alcohol due to impaired judgement, uninhibited behaviour, and potential aggression.

The prevention of crime and disorder is challenged by extending the licence to later hours on a Thursday. There are concerns about crime, disorder and public safety including an assault on a staff member (3<sup>rd</sup> July) and a vehicle being driven at the premises, damaging the windowsill. Police/ambulance services were in attendance in the early hours of 28<sup>th</sup> August.

We note that the Licensing Authority "*wishes to maintain and protect the amenity of residents and businesses from the potential consequence of the operation of licensed premises whilst recognising the valuable cultural, social and business importance provided by such premises*".

The proposals made in this Application are incompatible with this premise.

Phil Johnson  
Chair, Eastgate Development Residents' Association  
14, Richmond House  
Church Square  
Chichester PO19 7BG.

Emma Burle

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Subject: FW: 21/01077/LAPRE1  
Attachments: Woodies 0010 28 August 2021.jpeg

From: Philip Robinson [REDACTED]  
Sent: 01 September 2021 16:02  
To: Laurence Foord <[LFoord@chichester.gov.uk](mailto:LFoord@chichester.gov.uk)>  
Subject: 21/01077/LAPRE1

Dear Mr Foord

Case Reference Number 21/01077/LAPRE1

I write in objection to the proposed variation to the Licence granted to Woodies on 12<sup>th</sup> November 2020.

The applicant wishes to extend the provisions granted for Friday and Saturday to Thursday.

My grounds for objection are **Public Nuisance** and **Public Safety**.

I submit that the members of the Licensing Sub-Committee, that considered the original application on 12<sup>th</sup> November 2020, were misled by the applicant, Mr Kelly. His legal representative, Mr Wallsgrave, addressing concerns that had been raised that the intention was to run a 'night club', sought to assure the Sub-Committee that, *'this was not the intention of the owner; music would be a feature in the Annex on a Friday and Saturday evening, but it is anticipated that people would just go to Woodies and then move into the Annex therefore spending the whole night at the one location.'* Minutes

of the Licensing Sub-Committee 12<sup>th</sup> November. An assurance that did not accord with the notice Mr Kelly had issued that, ‘ *The Annex soon to be Chichester’s hottest live music venue, located conveniently next to Woodies will bring Chichester to life, delivering the best of local DJ’s and music to your ears and feet*’. Mr Kelly confirmed that he had distributed this notice.

There is a similar tension in the current application for a variation. The website of Woodies proclaims, “ *Woodies Brasserie & Bar takes a time honoured tradition of hospitality, a sense of history and a dynamic team to create a restaurant and cocktail; bar that’s inviting, irresistible and even fiercely romantic. A restaurant offering something different in Chichester, a unique experience.*” <https://woodieschichester.co.uk>. The applicant has demonstrated, through advertising, that the intent on Thursday is to welcome students; youthful exuberance that is fiercely romantic does not sit quietly alongside the requirement of permanent residents to enjoy sleep.

The attached photograph taken after midnight on Saturday 28<sup>th</sup> August shows the press of people outside Woodies alongside St. Pancras. In contravention of the conditions under which the licence had been granted, music had not stopped at midnight and a complaint was made.

The applicant has shown a disregard for the principles of the licensing application in making full use of allowed Temporary Entertainment Notices.

There have been incidents that have put public safety in jeopardy, there is ambiguity on the role of the designated premises supervisor

and an insouciant disregard for responsibilities under the Licensing Acts for the promotion of Public Safety and the prevention of Public Nuisance.

I suggest the licence holder is in contravention of the terms under which the Sub-Committee granted the licence in 2020, has demonstrated a disregard for the conditions made by the Sub-Committee and that no variation should be permitted.

Yours sincerely,

Philip E. D. Robinson

27, New Park Road, Chichester

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# Comments for Licensing Application 21/01077/LAPRE1

## Application Summary

Application Number: 21/01077/LAPRE1

Address: 10-11 And 13 St Pancras Chichester West Sussex PO19 7SJ

Proposal: 1st Variation of Premises Licence

Case Officer: Laurence Foord

## Customer Details

Name: Mr Richard Levy

Address: 2 Lower Walls Walk, Chichester, West Sussex PO19 7BH

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment:04/09/2021 9:06 AM I wish to object to the granting of this licence application in the strongest terms possible.

I fully support the objections raised by my neighbours in respect of the prevention of crime and disorder, the prevention of public nuisance and public safety.

I attended the virtual meeting on 12 November 2020. Tim Kelly continually refuted that he wished the premises to be open until 2am. I raised the point that Tim Kelly previously applied for a licence to run to 2am but the application was subsequently withdrawn. It was only at that point that the Agent finally admitted that Tim Kelly did request the licence to run to 2am.

He also denied that this was to be run as a nightclub despite the fliers produced by himself which clearly referred to it being a nightclub.

I would therefore now wish to refer to the objective of prevention of children to harm.

Thursday nights are being advertised as Student nights and therefore would be attracting an age group of 18 to 21 years old.

However I am concerned that without strict checking of ID's, this would lead to children as young as 15 years old potentially gaining admittance. They would then be in a position to be exposed to alcohol and drugs.

There would also be a requirement from the end of September to check whether the "students" can produce evidence of the double vaccination.

We are therefore reliant on the owner, who has already shown in our opinion to be economical

with the truth, to enforce these requirements when he still denies that it is functioning as a nightclub.

Whilst I appreciate that the committee is looking specifically at the licence variation, I strongly recommend that it reviews the original licence following the comments raised by the Environmental Health department.

Richard and Helen Levy  
2 Lower Walls Walk

From: Emma Burle on behalf of Licensing  
Sent: 6 Sep 2021 08:16:36 +0000  
To: Emma Burle  
Subject: Fw: Woodies Application for change of licensing hours ref 21/01077/LAPRE1

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**From:** [REDACTED]  
**Sent:** 03 September 2021 17:36  
**To:** Licensing <Licensing@chichester.gov.uk>  
**Subject:** Fwd: Woodies Application for change of licensing hours ref 21/01077/LAPRE1

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, 3 Sep 2021 at 17:24  
**Subject:** Woodies Application for change of licensing hours ref 21/01077/LAPRE1  
**To:** [licencing@chichester.gov.uk](mailto:licencing@chichester.gov.uk) <[licencing@chichester.gov.uk](mailto:licencing@chichester.gov.uk)>

As a resident of St Pancras for over twenty years I am registering my objection to the above application from Woodies to extend their existing licence. They have applied on three counts, according to the notice placed in the Annex:

1. Serving alcohol until 00.45
2. Late night refreshments until 1.00
3. Regulated entertainment until 00.30

Ignoring point 2, numbers 1 and 3 constitute a public nuisance in what is a residential area. Why? Because the noise from the 'entertainment' is above what is acceptable; coupled with excess consumption of alcohol that means the guests leaving are not exactly quiet.

I reiterate that this part of St. Pancras is a residential area, comprising houses and flats. Some of the residents work, some have small children and some, like me are looking after a terminally ill partner. However, that is not the point. Everyone living nearby needs a good nights sleep and, if this application is approved, we will have in essence, a night club in what is essentially a residential part of the city.

If you need more information or clarification please contact me.

Celia Carden  
154 St Pancras, Chichester

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From: Emma Burle on behalf of Licensing  
Sent: 6 Sep 2021 08:16:57 +0000  
To: Emma Burle  
Subject: Fw: ref: 21/01077/LAPRE1

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**From:** Susie Brookes [REDACTED]  
**Sent:** 05 September 2021 11:05  
**To:** Licensing <Licensing@chichester.gov.uk>  
**Subject:** ref: 21/01077/LAPRE1

Dear Sirs,

**Re: 21/01077/LAPRE1 1st Variation of Premises Licence Woodies/The Annex, 10-11 And 13 St Pancras, Chichester, West Sussex PO19 7SJ**

The Eastgate Development is a residential and conservation area surrounded by over fifty residential properties. The location of what has now become a nightclub is totally inappropriate and is already causing the residents stress as a result of lack of sleep caused by the late night attendees noisily departing the car park.

Therefore we oppose this application in the strongest possible terms.

Kind regards,  
Nigel and Susie Brookes

7 Lower Walls Walk  
Chichester  
West Sussex  
PO19 7BH

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21/01077/LAPRE1

To the Licensing Committee

Proposed variation of Licence to Woodies St Pancras Chichester.

I am a resident of New Park Road and I wish to object to the variation of the Licence submitted to the committee to allow an extension of permitted hours on Thursday evenings at Woodies, being a variation of the application before the Committee in November 2020.

ALL of the objections submitted by local residents on that occasion have been made out since the application was approved.

**Public nuisance** – it was a common theme of residents’ objections that the extended hours granted on Friday and Saturday nights would impact on local residents and the local area. This is the case now, and this was the case before, in that the premises are run on a laissez faire basis, with the Licensee seeming to use the premises as his own private venue. The noise of the music is uncontrolled and unmonitored despite the specific obligations imposed by the Committee of 15-minute checks. And, in contravention of the Licence, music is being played beyond midnight whilst the Licensee is on the premises.

People queuing to enter the venue are loud, some are already intoxicated and not present in terms of their safety or of those around them. There is a constant issue of anti-social behaviour which is not controlled by the Licensee or the security personnel. It is part of the conditions of the Licence that customers enter and exit from the front entrance, where they also wait for taxis, thus adding a further disturbance. It is also commonplace for customers to move to the car park and wait for taxis there, talking loudly, swearing, arguing, laughing and being unaware of the impact they are having on local residents. There is no inclination from the Licensee to gently encourage his customers to leave quickly and quietly.

**Public safety** – objections to this application have identified the area around the front entrance as a public safety concern. The photo submitted of St Pancras and the queue of people waiting outside the premises must clearly raise concerns around public safety. The knock-on effect of this is that everyone using the pavement is at risk because there is no safe place to pass and those wishing to pass must use the road. As has been pointed out by a resident of St Pancras, traffic late at night travels at speed along this section of the road and it is only a matter of time before someone is hurt or injured.

If the applicant is granted his variation, then potentially there will be a considerably longer queue of students who will not be obliged to turn up for work the next day and wishing to enjoy their evening.

Lastly, the applicant has demonstrated that he is not able to comply with the current Licence and its conditions, using them largely as discretionary and not as obligations.

I urge the Committee to reject this application.

Fiona Heard.

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From: Emma Burle on behalf of Licensing  
Sent: 6 Sep 2021 08:17:15 +0000  
To: Emma Burle  
Subject: Fw: Proposed variation of Licence to Woodies St Pancras Chichester

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**From:** Caroline Clarke-Jervoise [REDACTED]  
**Sent:** 05 September 2021 16:14  
**To:** Licensing <Licensing@chichester.gov.uk>  
**Cc:** [REDACTED]

**Subject:** Proposed variation of Licence to Woodies St Pancras Chichester

Ref: 21/01077/LAPRE1  
Sent from my iPad

I object to the proposed extension of the licence granted in November 2020 to Woodies, St Pancras, Chichester at 12/13 St Pancras to permit late opening on Thursdays as well as Fridays and Saturdays.

I am a resident of New Park Road. My house backs onto the New Park Road car park at a distance of less than 30 metres from the Applicant's venue.

Noise Nuisance

There is an unacceptable nuisance under the existing licence from late night noise of loud voices from customers leaving the premises after midnight, sometimes as late as 0200. On one occasion I had to go out of my house between 0200 and 0230 to remonstrate with loud revellers whose noise had woken me.

Application to Extend

The 2020 Licence Application was for the provision of 'a quiet cocktail lounge for diners'. If Permission were to be granted for the extension now being applied for, the de facto operation of the premises would be as a night club on three nights per week. A Student Night on Thursdays is already being advertised including music, promotional prices for alcohol and Late Licence hours.

---

LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

From: Emma Burle on behalf of Licensing  
Sent: 6 Sep 2021 09:09:12 +0000  
To: Emma Burle  
Subject: Fw: 21/01077/LAPRE1

---

**From:** Scott Livingstone [REDACTED]  
**Sent:** 06 September 2021 10:06  
**To:** Licensing <Licensing@chichester.gov.uk>  
**Subject:** 21/01077/LAPRE1

Dear Laurence Foord,

This is a objection to the late license request for Woodies.  
You have been misled, do not let this happen.

1. My children are being constantly woken from their sleep, they need to feel safe at home. Music is often blaring out later than they currently have license for anyway! The base is intrusive, if I wanted to go clubbing in Ibiza then I would have done, but I am trying to watch the television in my front room! There are limiters that can be used to reduce the base levels but Woodies is not interested. Then we have to contend with the shouting, boys squaring up to fight each other and girls screaming. Not to mention the broken glass, used condoms and piles of vomit littering the pavement the following morning.

2. During the evening is there usually 20 - 40 people loitering on the pavement. No one can pass so they have to cross the road, cars on the other hand are constantly having to swerve or stop because they are standing in the road or on one occasion doing press ups in the middle of the road! In case your are not already aware the front of Woodies was rammed by a car and it broke Woodies window after having a disagreement with staff.  
Lots of cars and motor bikes are parading past Woodies revving engines, tooting and speeding off all to the delight of the customers outside.

Do not be fooled into thinking this a classy venue it is not. It is about time that Woodies becomes a brassiere and bar catering for a mature clientele rather than the preened jobs it is currently attracting.

I hope that you and your colleagues finally listen to the residents of Chichester having to live around Woodies and reject this extension to their licence. I would highly recommend that you question their current licence too.

Kind regards

Scott and Mary Livingstone plus our three children with Special Needs.  
152 St. Pancras

---

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# ATTACHMENT D

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## Licensing Act 2003 Premises Licence - Part A

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

Premises Licence Number - **3815/21/01136/LAPRED**  
Issued in substitution for licence **3815/21/00855/LAPRED** previously granted

### Part 1 – Premises details

#### Postal address of premises, or if none, ordnance survey map reference or description, including post town, post code

Woodies And The Annex  
10-11 And 13  
St Pancras  
Chichester  
West Sussex  
PO19 7SJ

**Telephone number** Not Available

#### Where the licence is time limited the dates

Not Applicable

#### Licensable activities authorised by the licence

Activity	Location
Performance of Live Music	Indoors
Playing of Recorded Music	Indoors
Late Night Refreshment	Indoors
Sale by Retail of Alcohol	Indoors

#### The times the licence authorises the carrying out of licensable activities

##### Performance of Live Music

###### Standard Days and Timings

Friday and Saturday 23:00 - 00:00 (**Woodies**)

Friday and Saturday 23:00 - 00:30 (**The Annex**)

###### Non Standard Timings

New Year's Eve 23:00 - 00:00 (**Woodies**)

New Year's Eve 23:00 - 00:45 (**The Annex**)

Signed:



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**Playing of Recorded Music***Standard Days and Timings*Friday and Saturday 23:00 - 00:00 (**Woodies**)Friday and Saturday 23:00 - 00:30 (**The Annex**)*Non Standard Timings*New Year's Eve 23:00 - 00:00 (**Woodies**)New Year's Eve 23:00 - 00:45 (**The Annex**)**Late Night Refreshment***Standard Days and Timings*

Friday and Saturday 23:00 - 01:00

Sunday to Thursday 23:00 - 00:00

*Non Standard Timings*

New Year's Eve 23:00 - 01:00

**Sale by Retail of Alcohol***Standard Days and Timings*

Friday and Saturday 10:00 - 00:45

Sunday to Thursday 10:00 - 23:45

*Non Standard Timings*

New Year's Eve 10:00 - 00:45

**The opening hours of the premises***Standard Days and Timings*

Friday and Saturday 10:00 - 01:00

Sunday to Thursday 10:00 - 00:00

*Non Standard Timings*

New Year's Eve - 10:00 - 01:00

**Seasonal variation**

None

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

Alcohol is supplied for consumption on and off the premises.

Signed:



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## Part 2

### Name, (registered) address, telephone number and email (where relevant) of holder of Premises Licence

Woodies Chichester Ltd  
PO BOX 9349  
Verwood  
Dorset  
England  
BH24 9GF

Contact Phone Number                      Not Available

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

Registered Business Number              11685286

### Name, address and telephone number of Designated Premises Supervisor where the Premises Licence authorises the supply of alcohol

Mr Michael Andrew O'Neil



### Personal Licence number and issuing authority of Personal Licence held by Designated Premises Supervisor where the Premises Licence authorises the supply of alcohol

Personal Licence Number – 843606  
Licensing Authority – Southwark Council

## Annex 1 – Mandatory conditions

- 1 (1) Where a Premises Licence authorises the supply of alcohol, the licence must include the following conditions.
  - (2) The first condition is that no supply of alcohol may be made under the Premises Licence -
    - (a) at a time when there is no Designated Premises Supervisor in respect of the Premises Licence, or
    - (b) at a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
  - (3) The second condition is that every supply of alcohol under the Premises Licence must be made or authorised by a person who holds a Personal Licence.

Signed:



Mr L Foord, Divisional Manager, Growth & Place

- 2 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-
- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
    - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
  - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
- 3 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 4 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-
- (a) a holographic mark, or
  - (b) an ultraviolet feature.
- 5 The responsible person must ensure that-
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

Signed:



- (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

6 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

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

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula-

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

where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence-

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

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

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Signed:



- 7 (1) Where a Premises Licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must
- (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
  - (b) be entitled to carry out that activity by virtue of Section 4 of that Act.
- (2) But nothing in subsection (1) requires such a condition to be imposed-
- (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with Premises Licences authorising plays or films), or
  - (b) in respect of premises in relation to-
    - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with Club Premises Certificate, under a Temporary Event Notice authorising plays or films or under a gaming licence), or
    - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
- (3) For the purposes of this section-
- (a) 'security activity' means an activity to which paragraph 2(1)(a) of that Schedule applies, and which is licensable conduct for the purposes of that Act (see Section 3(2) of that Act) and
  - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

## **Annex 2 – Conditions consistent with the operating schedule**

- 1 Vertical drinking is only permitted in the areas marked blue on the plan attached at Annex 4.
- 2 Off sales of alcohol must cease at 23:00hrs.
- 3 The Licensee/DPS to maintain active membership and attend meetings of 'ChiBAC' (formerly Pubwatch) so long as that organisation is in existence.
- 4 Polycarbonate drinking vessels will be used when the need is identified through the risk assessment or notified in writing by Sussex Police a minimum of seven days before the event.
- 5 Patrons are not permitted to take drinks in open containers to consume outside on the pavement or road whilst smoking or otherwise congregating outside of the premises. Patrons using the outside of the premises to smoke must be monitored by staff (or door staff if employed) and must not be permitted to obstruct the pavement, road, or create a noise nuisance or other disturbance. Likewise, the rear outside patio area must be monitored by staff (or door staff if employed) to ensure there is no unreasonable nuisance or other disturbance.

Signed:



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- 6 An incident log must be maintained showing a detailed note of incidents that occur in the premises and any refusals of alcohol. Refusals must include the date, time and reason for refusal along with a brief description of the person refused. The incident log must be inspected and signed off by the Designated Premises Supervisor (DPS) (or a person with delegated authority) at least once a month. The logbook must be kept on the premises and be available for inspection at all times the premises are open, by officers of any responsible authority. An incident is defined as being one which involves an allegation of a criminal offence.
- 7 No customers are permitted in the patio area at the rear of the premises after 22:00hrs.
- 8 When regulated entertainment is taking place, all doors and windows of the premises must remain closed other than for access/egress at the front of the premises.
- 9 When regulated entertainment is taking place, a member of staff must monitor the level outside the premises at the front and rear of the property at the nearest residential property at 15 minute intervals to ensure no nuisance is caused to local residents.
- 10 A record shall be kept of any complaint made relating to the use of the premises and such record shall be kept for a minimum period of 12 months and made available to the Local Authority. It will state the nature of the complaint and the action taken in response to the complaint.
- 11 Security Industry Authority (SIA) door supervisors must be deployed at the premises in accordance with the following requirements:
  - (a) From 21:00 on a Friday and Saturday; bank holidays or on any other day of the week when the sale of alcohol takes place after midnight and the premises remain open after 00:30; and
  - (b) At any time when the licence holder identifies by way of a suitable and sufficient written risk assessment that SIA door supervisors and other security measures are necessary. It must also consider busy periods such as Bank Holidays, Christmas and New Year, Halloween, trends and extra demand caused by the City's student population, Seasonal Variations and other City Centre Events along with any special events at the premises such as live music, discos and other similar events. The risk assessment will also cover any requirement for polycarbonate drinking vessels, ticket only events, entry restrictions and last entry times. The written risk assessment must be available on the premises for inspection by police and authorised officers of the Licensing Authority. This written risk assessment is to be reviewed and updated as necessary and at least annually and must take into account information or guidance offered by the Police and the Licensing Authority.
- 12 Whenever SIA door supervisors are on duty, they must be provided in accordance with the following:
  - o At a ratio of 1 per 100 customers or part thereof, although at all times with a minimum of two;
  - o On duty until the premises has closed to the public, licensable activities has ceased and the venue is completely clear of patrons and all customers have dispersed from the immediate area;
  - o One SIA registered door supervisor shall wear and operate Body Worn Video cameras with a recording facility. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available upon the request of Police or authorised officer throughout the entire 31 day period;

Signed:



- o Must wear clearly marked reflective armband or similar in order that they can be readily identifiable;
  - o Must be equipped with clickers or other device(s) in order that they can accurately measure and ensure that the maximum capacity of the premises is complied with a written record being kept;
  - o Must monitor/supervise any queue of customers waiting to gain access to the premises and ensure that so long as social distancing requirements are in place, that these are complied with both inside and outside the premises; and
  - o Where SIA registered door supervisors are used at the premises, a record must be kept of their SIA registration number, their name and the dates and times they are on duty.
- 13 Digital CCTV and appropriate recording equipment must be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises and any outside area including smoking areas. The system shall be on and recording at all times the Premises Licence is in operation.
- o The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
  - o CCTV footage will be stored for a minimum of 31 days.
  - o The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime. A staff member who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer of recent CCTV images or data within 24 hours when requested.
  - o The CCTV images must record and display dates and times, and these times must be checked regularly to ensure their accuracy.
  - o Subject to Data Protection guidance and legislation, management will ensure that key staff are fully trained in the operation of the CCTV, and must be able to download selected footage onto a disk for the police without difficulty or delay and without charge to Sussex Police.
  - o Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.
  - o In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the Premises Licence holder is expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
- 14 Patrons are permitted to take drinks in open containers to consume in the rear patio area, however the rear patio shall be closed by 22:00hrs.
- 15 All off sales of alcohol must be supplied in sealed containers.
- 16 On Friday and Saturday at 23:00hrs access and egress to the premises will be via the entrance to Woodies only. The entrance/egress to the Annex will only be used as a Fire Exit.
- 17 Children under the age of 18 must be accompanied by an adult over the age of 18 at all times whilst on the premises and must be off the premises by 21.00hrs, unless attending a private function or partaking in a sit down meal when they will be permitted on the premises until 23:00hrs.
- 18 A 'Challenge 25' policy must be operated whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The

Signed:



recommended forms of ID that will be accepted are passports, driving licenses with a photograph, photographic military ID or proof of age cards bearing the "PASS" mark hologram. Suitable and sufficient signage advertising the 'Challenge 25' policy must be displayed in prominent locations in the premises.

19 All staff members engaged, or to be engaged in selling alcohol at the premises, shall receive the following induction training. This training must take place prior to the selling of such products:

- o The lawful selling of age restricted products; and
- o Refusing the sale of alcohol to a person who is drunk.

Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed six months, with the date and time of the verbal reinforcement/refresher training documented.

All such training undertaken by staff members shall be fully documented and recorded. All training records must be kept at the premises and made available to officers of any responsible authority upon request.

20 Alcohol deliveries may only be made to a residential or business address. The person accepting the delivery must be aged 18 years or over. Where the person accepting delivery appears to be under 25, a recognised photographic ID must be produced prior to delivery.

21 Customers ordering alcohol for delivery to a residential or business address must have their age verified. This process must be advertised and documented. These records must be retained for no less than twelve months and produced on request to an officer of a Responsible Authority.

22 Any order of alcohol for delivery must be taken and completed in-line with the written 'Alcohol Delivery Policy' and 'Challenge 25 Policy', which must be kept at the premises and made available to officers of any responsible authority upon request.

### **Annex 3 – Conditions attached after a hearing by the Licensing Authority**

None

### **Annex 4 – Plan(s)**

The attached plan(s) referenced '**Proposed License Floor Plan**' dated '**08-20**' and '**Woodies Toilet Facilities**' undated, shows the area(s) licensed for the purposes of the Licensing Act 2003.

### **NOTES**

Please note that this Premises Licence may have been subject to exclusion of a licensable activity, modification of the conditions, removal of the Designated Premises Supervisor, suspension or revocation and also the name and address of the licence holder may not currently be valid. If you wish to verify the current status of the licence, you should contact Chichester District Council.

Signed:



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WOODIES

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ANNEX

St. Pancras

Entrance  
Fire Exit

BAR SEATING  
& STANDING

BAR SEATING  
& STANDING

BAR SEATING  
& STANDING

BAR

BAR

BAR SEATING  
& STANDING

Female  
W.C.

Male  
W.C.

Fire Exit

Restaurant Seating

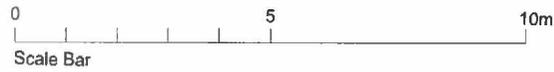
Kitchen

Service

WOODIES

ANNEX

Car Park



— LICENSABLE ACTIVITIES.

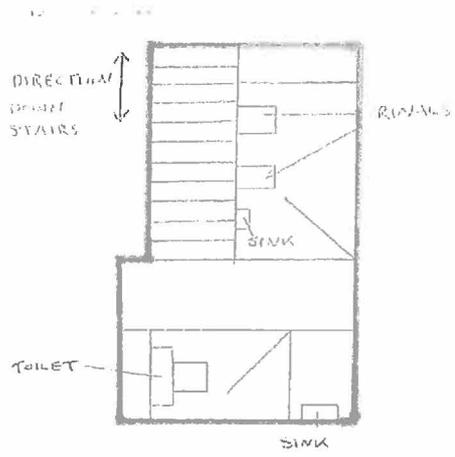
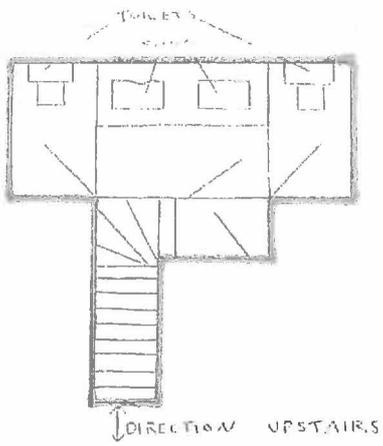
— AREA PERMITTED FOR VERTICAL DRINKING

General Notes  
This drawing is to be used for its status purpose only  
This is not a construction drawing.

project title	10-13 St.Pancras, Chichester. P019 7SJ	
drawing title	Proposed License Floor Plan	

date	08-20	project no.	2015
scale	1:50@A3	drawing no.	LP00
status	Information	revision no.	A

# WOODIES TOILET FACILITIES



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