

**20/01201/LAPRE | New Premises Licence 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 for a New Premises Licence.

Chichester District Council, in its capacity as the Licensing Authority, must promote the four equally important Licensing Objectives as detailed in the Licensing Act 2003. By seeking to increase the applicable premises covered by this Application, ie to include the Annex, we do not believe that the Applicant or the additional premises can uphold these Licensing Objectives.

- ***the prevention of crime and disorder***

The prevention of crime and disorder is challenged by facilitating the additional consumption of alcohol and by the allowance of additional time for its sale from additional premises.

The additional sale of off-premises alcohol adds to the risk of crime and disorder.

The lack of functioning Security Industry Authority door personnel Sunday to Thursday does not support the requirement on the Applicant to fully ensure the prevention of crime and disorder.

CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside and outside of the premises at all times. (The Application does not mention "outside").

- ***public safety: the physical safety of people using the venue***

Public safety is potentially threatened by the impact of additional time for alcohol consumption, both on and off the premises.

Public safety is at risk from the conduct of persons under the influence of alcohol due to impaired judgement, uninhibited behaviour, and potential aggression.

Lack of adequate security measures threatens public safety.

There are no appropriate procedures for addressing public health issues other than a reference to monitoring compliance with social distancing inside/outside the premises, and only when security personnel are on duty – ie Friday and Saturday.

- ***the prevention of public nuisance***

Historically, activities at Woodies have already given rise to noise nuisance in the form of amplified live and recorded music being unconfined within the premises, uninhibited shouting and singing by customers in the rear open air patio area and excessive noise when arriving at and leaving from the premises. Late night disturbances relative to noise arising from entry to and exit from the premises, late-night vehicular traffic, slamming of car doors and sounding of car horns in the early hours of the morning constitute a public nuisance.

Use of the patio under the current Licence has regularly breached the condition to restrict this to 10pm, as has drinking outside the footprint of the building – both are not in keeping with "the prevention of public nuisance". The external patio area already attracts smokers who throw their cigarette ends into the CDC car park, littering the immediate local area and creating nuisance for the many pedestrians who walk along that part of the car park to access Church Square and the City beyond from its Eastern suburbs.

The noise of amplified live and recorded music emanating from the premises can constitute a public nuisance when not appropriately managed for its immediate environment. It is not at all clear from the Application or the accompanying plan how Regulated Entertainment can be confined to The Annex only, excluding Woodies, after midnight on Fridays and Saturdays, nor how this proposal can control the escape of noise.

The licensing objective to prevent public nuisance will not be served by approving this Application for additional licensed premises and additional regulated entertainment facilities.

- ***the protection of children from harm***

The Applicant's comments are noted. Nonetheless, children may be at risk if they are not properly supervised or are exposed to adults who have become intoxicated, which can severely impair the ability to manage effectively resulting in either the child's needs not being adequately met or the child being exposed to harmful situations.

- ***general comments***

Under examples of current "Covid" regulations, "vertical drinking" is prohibited, the provision of food and refreshment is via table service only and "nightclubs" are closed. The Applicant makes no meaningful reference to the protection of clientele whilst on the premises nor for when such legislation changes.

The Eastgate Development and its surrounds is a predominantly residential area set in a Conservation Area which has matured significantly with the encouragement and support of Chichester District Council since the granting of the original Licence and variations thereto.

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 addition of further licenced premises in the immediate area does not support these wishes - the granting of a licence to additional premises in the Application (the Annex) changes the characteristics of the original licence from a bar/restaurant amenity to include extended live/recorded music and is contrary to the stated policy of the Licensing Authority wishes to maintain and protect the amenity of the residents (and other businesses). The proposals made in this Application are incompatible with and an infringement of the rights of residents to have the undisturbed use and the quiet enjoyment of their property.

The Application is therefore opposed, and we urge you to reject it.

Phil Johnson
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