

**Subject:** FW: Application for license for retail sale of alcohol by CCDT at Roussillon Park Community Hall

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**From:** [REDACTED]  
**Sent:** 12 April 2021 17:06  
**To:** Licensing <[Licensing@chichester.gov.uk](mailto:Licensing@chichester.gov.uk)>  
**Subject:** Application for license for retail sale of alcohol by CCDT at Roussillon Park Community Hall

Dear Sir/Madam,

Licensing Act 2003  
Statement of licensing policy 2020-22  
Section 8 The prevention of public nuisance  
With particular reference to the following extracts.  
8.2 the location of premises and proximity to residential premises.  
The design and layout of premises and in particular the presence of noise limiting features.  
8.3 The installation of sound proofing; acoustic lobbies; acoustic curtains; rubber seals to doorways.  
Identifying and monitoring noise levels, records of monitoring should be kept.

In my submission I intend to touch on the issues above and other matters.

I wish to object to the application by the CCDT. There has been no attempt to consult with or even the courtesy of informing the residents on this private estate. All of us pay £50 per year in our management charges to be members of the CCDT and we have a formal service level agreement. Furthermore, they did not consult with or inform the management company; the property manager; the residents association or the shadow manco made up of prospective resident directors. One member of the shadow manco and one member of R A committee sit on the management board of CCDT, even they were not informed. This cavalier approach to community relations is unacceptable. The organisation is staffed by paid professionals in part funded by our estate charges to the total sum of £12700.00 per annum.

Any competent organisation would understand the sensitivities around this issue and would have sought to explain to local residents in an attempt to reassure them. The community hall is situated on the ground floor of Sussex House which is a block of flats. Over the past four years the acoustics and lack of sound proofing has been a constant source of concern and complaints. Despite recommendations from an architect as to how to solve the problem, no action has been taken leaving the residents to suffer the noise.

The CCDT have a track record of ignoring or batting aside residents complaints. There have been numerous concerns about non-residents attending the community hall and parking in the estate. There are large signs at the entrances which clearly state PRIVATE-RESIDENTS ONLY PARKING. When the development was designed and granted planning permission it was agreed between the planners and the developers that there would be no parking spaces for the community hall. In fact, the estate only has



parking for 1.4 vehicles per household inclusive of personal garages attached to some houses. Thus parking presents a problem which needs to be balanced even before you add in non-residents arriving by car to attend commercial classes. The CCDT makes no attempt whatsoever to discourage this. At a meeting Clare de Bathe, the director said to a resident and I quote "If you buy a house near a community hall what do you expect". Their own aims state that they encourage the use of public transport, cycling and walking but this does not happen.

Set out below are extracts from the lease of the community hall :-  
Not to use the property other than as a community room.  
Not to do any act which maybe or grow to be a nuisance to the residents of any part of the estate.  
Not to park any vehicle, motor cycle or caravan on the estate.  
Not to park or allow any commercial or industrial vehicle to stand in any parking space within the estate.  
To take all reasonable steps to abate any nuisance to the estate.

The CCDT, the commercial hirers and their clients have persistently breached these stipulations over the last four years. I believe that we are now coming to the position where it will be necessary to mount a legal challenge on behalf of the residents. We have had reassurances about parking information for hall users which turned out to be just rhetoric, those of us who questioned what had been done were simply lied to.

I have to draw the committee's attention to two extremely serious incidents.  
1 ) A catastrophic accident was just avoided when a child came out of the door of the hall on to the pavement as another mum who was arriving to pick up her child decided to drive onto the pavement narrowly missing the child who fortunately had been called back into the lobby. Previously numerous complaints had been made about the parents of children attending the dance classes driving on to the pavement. The CCDT had taken no action to advise the class organiser and the parents prior to this incident. Additionally a proposal was made to have bollards installed to protect pedestrians and people leaving the hall. To date the CCDT have taken no action.

2 ) There were numerous complaints by residents about parking by users of the painting classes at the hall (3 times a week for 3-4 hours each time). This is a completely commercial enterprise attracting people from all over Chichester. Once again the CCDT were not interested and mostly responded by saying what can we do? Finally an argument ensued between the class organiser and a resident which resulted in an attempt to manhandle the resident. Thankfully no one was injured. The matter was reported to the CCDT who made no attempt to try to resolve the situation. Indeed it was left to the class organiser who proactively produced informative leaflets for his users and came to the residents house to explain what he had done. The problem was much reduced but only through his actions and not any action or concern by the CCDT.

The track record of the CCDT gives us no confidence that they would properly manage the sale of alcohol. This quiet residential area will continue to be disrupted and when alcohol is added into the mix the possibilities for confrontations and conflict will increase. I have no doubt the CCDT's hands off approach to complaints will prove to be divisive in this community.

Your faithfully,  
Graham Parr

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