

From: Helena Giudici
Sent: 25 May 2021 14:37:41 +0000
Bcc: [REDACTED]
Subject: 21/00301/LAPRE - The Community Hall, Donegall Avenue - Mediation for Outstanding Representations
Attachments: Community Halls Chichester resolution rep 26.04.21.pdf
Importance: High

Dear Sir or Madam,

Licensing Act 2003
Chichester Community Development Trust
The Community Hall Donegall Avenue Chichester West Sussex PO19 6DF
Case Reference Number: 21/00301/LAPRE
Mediation

Thank you for your recent correspondence in relation to the above new Premises Licence application.

Having carefully considered the representations that have been submitted in connection with their application, the applicant has consequently decided by way of mediation to offer amend the application, and has agreed a number of conditions with Sussex Police Licensing, as a statutory Responsible Authority under the Licensing Act 2003.

I have attached the representation from Sussex Police Licensing that the applicant has agreed to for all five applications made (including The Community Hall), and therefore if granted the Premises Licence would be subject to the conditions shown in blue on the attached document. However, since this time the applicant has offered additional measures for the Community Hall that go beyond some of the conditions initially agreed with Sussex Police, which I have outlined below:

- *No outside area is now being applied for/ alcohol will not be served on the terrace – all alcohol sales and consumption will take place indoors only.*
- *The applicant is applying for the retail sale of alcohol for consumption **on the premises only.***
- *The license will not be extended to hirers of the Community Hall, but is solely for the use of CCDT at their own events held in the Hall, such as Fish & Chip quiz nights, Sunday lunch clubs and heritage talks, at which they may wish to serve alcohol.*

Therefore, the conditions agreed with Sussex Police regarding third party hirers and off sales will not be placed on any granted licence, and instead would include a condition prohibiting third parties from undertaking licensable activities at the premises and the licence would not permit off sales. All other conditions remain as agreed.

Having read and considered the contents of the representations, the applicant wished to confirm a number of additional points that I understand were raised at a meeting with the Roussillon Park Residents Association, which indeed you may have attended. I have provided below the information directly from the applicant. Please note that whilst a number of the points made below are not directly related to Licensing, the applicant wanted to ensure that all concerns are addressed.

- The reason the application was not more widely communicated to the RPRA and wider influencers was due to the fact that there will be no change of use, no increase in activity and the fact that this is simply formalising the paperwork on a long term basis to ensure the complete safeguarding and legality of all activities CCDT provide within the Community Hall and our other venues.
- The application is purely procedural, and does not reflect a planned change of use, or an intent to develop the scale or range of activities held in the hall.
- The wellbeing of local residents and those who live above the Hall have been; are; and will remain our key priority in the planning of classes and activities held in the Community Hall, always mindful of noise issues. Events that are anticipated to generate substantial noise will always be scheduled to other events.
- The act of applying for a permanent license is a matter of good housekeeping and good management, creating a greater sense of ownership of CCDT events and the license arrangements assigned to them.
- CCDT is able to apply for multiple TENS licenses (Temporary Events Licenses), and has done so to enable past events. This application for a permanent license allows us to provide a greater degree of safeguarding regarding the provision of alcohol at CCDT events, and is considered best practise by the relevant authorities. It encompasses the training of three staff members in the management of a license and as such will bring further skills to the team as to how to ensure the safe and lawful use of alcohol on the premises.
- We have consulted with other venues, such as Lavant and Boxgrove village Halls, with similar demographics and venues regarding their best practise and they have each secured permanent alcohol licenses in accordance with their relevant authorities recommendation.
- We have held the lease at the Community Hall for seven years and throughout that time have demonstrated continued restraint as to what events and activities are held within the venue, and will continue to do so. Where hirers choose to hire the Hall for their own events they are entitled to secure the services of freelance bar companies such as Bars4U, enabling them to serve alcohol under the bar's own personal license.
- For us to continue to manage the Community Hall we must be able to do so in a viable manner - it must be financially sustainable. That means for us to continue to provide services such as the locally requested Sunday Lunch Club we must be able to offer diners the opportunity to enjoy a drink with lunch, including a glass of wine, as it is otherwise not financially viable due to the loss of hiring income the event takes, with approximately 8 hours usage including set up, cooking, serving and clearing away.
- CCDT is entitled to sell alcohol and to serve it as part of our lease. The serving of alcohol at CCDT events is in no way in breach of our lease agreement.

We are encouraged that the applicant has considered all concerns raised, and has come up with proposals that they believe will result in the licensing objectives being adequately promoted. I would ask that having considered the three points above in red and agreed conditions with Sussex Police along with the contents of the original application, that you please confirm in writing by no later than Tuesday 1st June 2021, although an earlier response would be greatly appreciated, whether you are prepared to withdraw your representation.

Please be aware that should it not be possible to resolve the matter by way of mediation, it will be necessary for the Licensing Authority to convene a hearing to which all parties would be invited.

Please don't hesitate to contact me should you have any questions regarding the above.

Yours faithfully,



Helena Giudici

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