

**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  
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