

APPENDIX C

From: **REDACTED TEXT**

Sent: 14 August 2020 13:43

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Objection to licence application at 7 Duke Street, BNI 1AH

MSB CON ENDS 07.09.20 VALID PCD, PPN & CIZ (A)

Dear Madam/Sir

I write to object to the application for a license at 7 Duke Street Brighton BNI 1AH.

This address is in a Cumulative Impact Zone and near a high density of pubs, clubs and bars. The centre of Brighton suffers greatly from night time noise and antisocial behaviour that is alcohol related.

There are enough opportunities to buy alcohol in the city centre without adding to them. For all these reasons I therefore request that you do not grant this application.

Yours faithfully

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 15 August 2020 14:50

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Alcohol licence REPRESENTATION

MSB CON ENDS 10.09.20 VALIN PPN (B)

Dear Sir/Madam,

We've been notified through our **REDACTED TEXT** that the intended new owners of the shop on the corner of Middle Street and Duke Street, opposite the Victory Pub are applying for a license to sell alcohol 24hours.

We are all shocked to hear this as there is already enough trouble on the streets in central Brighton during the evenings and for certain types of people having access to alcohol throughout the night would certainly cause yet more noisy and disruptive behaviour so we are all in agreement that this would be disastrous if the licence was to be granted.

Yours faithfully,

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 21 August 2020 15:14

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Fwd: Objection 7 Duke Street, Brighton. Sale of alcohol licence

MSB CON ENDS 10.09.20 VALID PCD (C)

To whom it may concern.

1445/3/2020/02532/LAPREN

We wish to record our objection to the application for the sale of alcohol at 7 Duke Street Brighton, the application for 24 hour use is totally unacceptable, particularly in such close proximity to a school which is a couple of doors away in Middle Street.

Our particular concern is the sale of alcohol for consumption off the premises and we assume this will mean the property being used as an off licence.

We feel that Duke Street is not an appropriate address for this type of business as it will encourage street drinkers to buy and consume alcohol in the street either on foot or using the public benches provided.

This application, if passed, encourages street drinking and will potentially add further nuisance to our customers and other visitors to the street. We feel this will also mean an even higher incidence of begging in the street, which is already at unmanageable levels and is not desirable particularly for the tourist trade.

This area is already overly serviced by alcoholic beverage suppliers and this extra competition will add further pressure on what are already struggling businesses.

We would like to see a more versatile group of businesses in this area that is becoming a more and more predominantly food and drinking area.

Please add our objection to your list and keep us informed of any decisions made regarding 7 Duke Street.

Regards

REDACTED TEXT

Mr Mark Savage-Brookes
Licensing Authority
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BNI IJP

Date: 24th August 2020
Our Ref: 2020/18701/LICREP/EH
Phone: **REDACTED TEXT**
e-mail: **REDACTED TEXT**

MSB CON ENDS 10.09.20 VALID PCD & PPN (D)

Dear Mr Savage-Brookes,

Licensing Act 2003 – Licensing Authority representation against the application for a Premises Licence (Ref: 2020/02532/LAPREN)
Re: Stockbev, 7 Duke Street, Brighton, BNI IAH

I refer to the application made by Massary Exchange Limited for a new Premises Licence for Stockbev, 7 Duke Street, Brighton.

The application describes the premises as '*prominent corner retail premises unit is comprising a ground floor and basement, which is situated in the old town conservation area between The Lanes and Churchill Square shopping center*'. It goes on to state '*The ground floor and basement area will be sales area retailing supply of alcoholic and non-alcoholic beverages, and food items. The shop will specialise in sale of alcoholic beverage, spirits, beer and wine*'.

The application seeks the licensable activity of the sale of Alcohol 24 hours a day, seven days a week both on and off the premises, with the same opening hours.

I have concerns about this application and make a representation on the grounds of the Prevention of Crime and Disorder and Prevention of Public Nuisance and that this application falls within our Cumulative Impact Area.

The Council introduced a special policy to address cumulative impact on the 13th March 2008 and following further consultation the cumulative impact area (CIA) was expanded in December 2011. The special policy was set up because the Licensing Authority determined that the concentration of licensed premises and the subsequent numbers of people drawn into the city centre is causing exceptional problems of Crime and Disorder and Public Nuisance. The special policy will only be overridden in exceptional circumstances. New applications and variations to existing licences should normally be refused following relevant representations. This presumption of refusal can be rebutted by the applicant if they can show that their application will have no negative cumulative impact on licensing objectives including the Prevention of Crime and Disorder and Public Nuisance. The Licensing Authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case.

The Council's SoLP includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications. The application seeks both on and off sales of alcohol 24 hours, every

day. The matrix says 'No' to both pubs or off licences in the Cumulative Impact Area. Each application is still considered on its individual merit and there is discretion to depart from the Matrix approach policy in exceptional circumstances.

Guidance issued under S182 of the Licensing Act 2003 states in paragraph 8.41 that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say in paragraph 8.43 that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

There is no mention of the Statement of Licensing Policy or the Cumulative Impact Area in this application. The applicant has not demonstrated exceptional circumstances to depart from our policy or how they will not add to the existing cumulative impact of the area.

The premises is in the Cumulative Impact Area and is located in the electoral ward of Regency, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the worst out of 21 wards under Crime and Disorder data for All violence against the person, All injury violence, Non-injury assault and Sexual offences. It ranks second worst for Police recorded alcohol related incidents and third worst out of all the wards for Criminal damage.

Under the Health data Regency ward ranks second worst for Alcohol suspected ambulance call outs and A&E attendances with a record of alcohol. It ranks third worst for Clients in alcohol treatment and Alcohol related mortality 2015-17.

I am making this representation as a guardian of our policy which this application is completely contrary to. I do not believe that the applicant has demonstrated that there are exceptional circumstances to justify departing from the Policy.

Yours sincerely

REDACTED TEXT

Licensing Officer,
Licensing Team,
Environmental Health and Licensing,
Regulatory Services

Police Station
John Street
Brighton
BN2 0LA

REDACTED TEXT
REDACTED TEXT

Date: 03rd September 2020

The Licensing Technical Support Officers
Environmental Health, Brighton & Hove City Council
Bartholomew House, Bartholomew Square
Brighton, East Sussex
BN1 1JP

MSB CON ENDS 10.09.20 VALID PPN (E)

Dear Mark Savage-Brookes,

RE: PREMISES LICENCE APPLICATION FOR 7 DUKE STREET, BRIGHTON, EAST SUSSEX, BN1 1AH UNDER THE LICENSING ACT 2003. 1445/3/2020/02532/LAPREN.

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the grant of the above licence application on the grounds of the prevention of crime and disorder and public nuisance. We also make reference to the 2019 Brighton & Hove City Council (BHCC) Statement of Licensing Policy and 2019 Brighton & Hove Public Health Framework for Assessing Alcohol Licensing report.

This is an application for a new premises licence located at 7 Duke Street, Brighton. We understand the premises is currently a clothing shop and has not previously held a licence. The immediate surrounding area is a mix of mostly independent daytime retail outlets and a number of pubs / bars, restaurants and cafes. With The Lanes and West Street very close by, it falls very much within the heart of the City's Night Time Economy. There are also a number of residential properties in the surrounding area.

The application seeks the following licensable activities and timings:

Hours premises are open to the public:

Monday - Sunday: 24 Hours

Supply of alcohol (on and off sales):

Monday - Sunday: 24 Hours

On reviewing the application it is clear to Sussex Police that this application is for an alcohol led business. It states within the application that the premises will specialise in the sale of alcoholic

beverage, spirits, beer and wine and that the sales area covers both the ground and basement floors of the building. The application is for both on and off sales.

Reviewing the Public Health Framework report for Assessing Alcohol Licensing 2019 edition, Regency ward, of which this location is within, is ranked 2nd out of 21 wards for police recorded alcohol related incidents.

Excluding criminal damage of which its 3rd, the area is ranked worse for all other crime data including violence and sexual offences. Granting an additional licence within this area we believe could add further to issues currently experienced and so have a negative impact on the surrounding area.

This is an application for a 24 hour alcohol licence within a very busy part of the City and an area that already has a high number of licensed premises be that drinking establishments, off licences, restaurants and cafes. The area at times can be challenging for emergency services, especially during the Night Time Economy. Sussex Police are concerned about the impact that granting this application could have on the area. Although the highest risk would be early evening and throughout the night, we believe that daytime trading could also impact the area by increasing the risk of alcohol being consumption on the street as well as pre loading. A number of outlets within the area suffer from a high number of daytime shoplifting of alcohol. This increases ASB within the locally as it is then often consumed by already intoxicated persons within public spaces.

Due to the risks associated with intoxication, the City has a number of initiatives that support Police and other emergency services in safeguarding the general public. These include Beach Patrol, Safe Space, Good Night Owls and Street Pastors. The majority of these organisations are run by volunteers and operate in their spare time. The fact these services exists goes some way to prove the negative impact alcohol has.

With high numbers of persons descending on the City, Sussex Police operates a standalone night time operation each weekend and at other various peak times throughout the year. This involves dedicated Police resources patrolling the main night time economy area to free up our night duty officers so they can manage the rest of the City and the demands it has on our service. Having a visible police presence in the area, especially during the weekend evenings, goes some way to assist in reducing criminal incidents occurring, but unfortunately does not stop them in their entirety. The majority of incidents dealt with have an element of alcohol and or drugs linked to them. This is a mix of persons becoming drunk and disorderly, violent and a high number of incidents involve persons who have become a victim of crime due to their own vulnerability after consuming alcohol.

Under the matrix approach within the Brighton & Hove City Council Statement of Licensing Policy Section 3.3.2 – a new off licence within the “Cumulative Impact Area” is not supported.

Paragraph 3.1.4 of the Brighton and Hove City Council 2016 Statement of Licensing Policy states:

“The special policy will only be overridden in exceptional circumstances. The effect of this special policy is that applications for new premises licences or club premises certificates within the area, or variations which are likely to add to the existing Cumulative Impact, will be refused following relevant representations. This presumption can be rebutted by the applicant if they can show that their application will have no negative Cumulative Impact”

Paragraph 3.1.5 of the Brighton and Hove City Council 2016 Statement of Licensing Policy states:

“This special policy also applies to all new premises licences and club premises certificates, for example pubs, restaurants and take-away establishments. Off licences also come within this policy as they can

contribute to problems of street drinking, proxy purchasing, dispersal issues, preloading and excessive drinking and related disorder.”

Within the application the applicant makes no mention of the Brighton & Hove Statement of Licensing Policy and we do not feel they have fully considered the negative impact such an application could have. Nor do we feel they have given any exceptional circumstances to depart from the policy and for their application to be granted.

Taking in to account our comments above, the Statement of Licensing policy, Public Health framework report and the location of the proposed premises, Sussex Police are unable to support such an application and kindly ask the Licensing Authority to refuse granting such a licence.

Yours sincerely

REDACTED TEXT

Licensing Inspector

Sussex Police

From: REDACTED TEXT

Sent: 05 September 2020 12:37

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Alcohol

Ref: 1445/3/2020/02532/LAPREN

MSB CON ENDS 10.09.20 VALID PCD, PPN & CIZ (F)

I am sending this email to object to the premises located at 7 Duke Street, BN1 1AH being granted a license for the sale of alcohol. This is due to the fact that it is located in the Council's designated area of Cumulative Impact.

If the premises is granted a license on the basis that it is a restaurant, then I object to any off-sales of alcohol.

Kind Regards,

REDACTED TEXT

From: REDACTED TEXT

Sent: 07 September 2020 12:01

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Re: FW: 7 Duke Street 1445/3/2020/02532/LAPREN

MSB CON ENDS 10.09.20 VALID PCD, PPN & CIZ (G)

REDACTED TEXT

Further to my original email please find the ammended below.

I would like to contest this application under the grounds of Cumulative Impact as it falls within the city's CIZ.

REDACTED TEXT

Yours faithfully

REDACTED TEXT

From: REDACTED TEXT

Sent: 08 September 2020 16:27

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: 7 Duke street Brighton/ licence permission

MSB CON ENDS 10.09.20 VALID PPN (H)

Dear Sir/Madam,

I am writing to express my objection to the change of use for the shop number 7 Duke Street BRIGHTON Bn1 1AH.

I run **REDACTED TEXT** and having experienced the problems caused by erecting Tents and druggies and alcoholic beggars on the street in the past 2 years, I strongly believe the 24 hour off licence will completely change the image of the street in a bad way. Duke street is already struggling. This will be totally unnecessary and wrong addition to the street.

please feel free to get in touch if necessary.

Best Regards,

REDACTED TEXT

From: REDACTED TEXT

Sent: 09 September 2020 10:18

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Cc: REDACTED TEXT

Subject: Premises licence application for 7 Duke Street, Brighton, BN1 1AH

MSB CON ENDS 10.09.20 VALID PPN & PCD (I)

Hello,

I would like to register my objection to the granting of a premises licence to the address detailed in the subject line of this email under two licencing objectives:

The prevention of crime and disorder – as **REDACTED TEXT** to that for which the application is being made. The location of our office is **REDACTED TEXT** which is accessible from the street, with an entrance **REDACTED TEXT** of 7 Duke Street. During our tenancy we have witnessed forced entry of the automatic gates to this yard resulting in criminal damage, drug use, trespass and break ins. The secluded nature of the courtyard makes the witnessing of criminal acts difficult, which makes it a more attractive site for this activity to carry on.

I feel the presence of an establishment selling alcohol 24 hours a day will invariably attract more people to this location, including during unsociable hours. Our gates and courtyard could be a target for opportunist criminality which would undoubtedly increase in risk with more people visiting the location 24 hours a day.

The prevention of public nuisance – in addition to the criminality we have witnessed at our premises there has also been many instances of public nuisance in and around the courtyard, including urination, defecation, sexual activity and graffiti. This is particularly prevalent when the automatic gates are forced open, which, although difficult to do, is not impossible. Forcing the gates open also invariably results in damage to the gates which is expensive and time consuming to repair – and whilst the gates are broken there is unfettered access to the courtyard, which would make this area a very attractive off-street location for the consumption of alcohol purchased from the proposed licenced premises, as well as a increase in the chance of criminal activity as detailed above.

For your information, and due to the expensive nature of repairs to the gates I have copied the managing agents for our property into this email.

Kind regards

REDACTED TEXT

REDACTED TEXT

Brighton and Hove Licensing
Authority Licensing, 2nd Floor,
Bartholomew House Bartholomew
Square, Brighton, Bn1 1JP 7th

September 2020

MSB CON ENDS 10.09.20 VALID PPN & PCD (J)

Re. The application for a premises licence for 7 Dukes Street..

I object to this licence application, the property is in the Cumulative Impact Zone. There are already several 24 hour shops selling alcohol in the near vicinity, in West street, East Street, North Street and Kings Road, as well as all the pubs, bars and restaurants in the immediate area. There is no need for another premises to sell alcohol. The history of 24 hour licensing in this area which has been nothing but detrimental to the neighbourhood.

This area is part of Brighton old town with its original architecture and opposite the Fabrica Gallery, the old Victory pub and all the cafes offering alfresco dining, (even more so post lockdown). There have been numerous problems with public drinking in the town centre, with day time street drinkers and anti-social behaviour. If this licence is for a convenience store, (unclear by the application but likely given the information about the company on Companies House), it is likely to attract street drinkers and beggars. In addition this licence should be refused because a precedent must not be set for this building which could be abused in the future.

The committee are well aware of the alcohol induced problems of the city centre and, in addition to Cumulative Impact, the four main areas on which I object are equally relevant.

To have any alcohol sales at all on this corner are of massive concern to local residents, of which there are many. We can guarantee there would be an increase in public nuisance, and crime and disorder, as late night customers make their way down Middle Street to the beach for example, or sit on the steps of the Hippodrome or the Synagogue, (Middle Street), drinking their purchases with the resulting need to relieve themselves in the surrounding Twittens and doorways.

Day time drinkers are already rife in the city centre and with Middle Street School, merely 100 yards away it is not necessary to add to the places of acquisition when both children's and the public's safety is put at risk.

It is imperative that this application is refused for all the reasons stated -

- Cumulative Impact
- the prevention of crime and disorder.
- the prevention of public nuisance.
- the protection of children from harm.
- public safety.

 Kind Regards



REDACTED TEXT

09 SEP 2020



MSB CON ENDS 10.09.20 VALID PPN & PCD (K)

Brighton and Hove Licensing Authority
Licensing, 2nd Floor, Bartholomew House
Bartholomew Square, Brighton, Bn1 1JP
7th September 2020

Re. The application for a premises licence for 7 Dukes Street.

I object to this licence application, the property is in the Cumulative Impact Zone. There are already several 24 hour shops selling alcohol in the near vicinity, in West street, East Street, North Street and Kings Road, as well as all the pubs, bars and restaurants in the immediate area. There is no need for another premises to sell alcohol. The history of 24 hour licensing in this area which has been nothing but detrimental to the neighbourhood.

This area is part of Brighton old town with its original architecture and opposite the Fabrica Gallery, the old Victory pub and all the cafes offering alfresco dining, (even more so post lockdown). There have been numerous problems with public drinking in the town centre, with day time street drinkers and anti-social behaviour. If this licence is for a convenience store, (unclear by the application but likely given the information about the company on Companies House), it is likely to attract street drinkers and beggars. In addition this licence should be refused because a precedent must not be set for this building which could be abused in the future.

The committee are well aware of the alcohol induced problems of the city centre and, in addition to Cumulative Impact, the four main areas on which I object are equally relevant.

To have any alcohol sales at all on this corner are of massive concern to local residents, of which there are many. We can guarantee there would be an increase in public nuisance, and crime and disorder, as late night customers make their way down Middle Street to the beach for example, or sit on the steps of the Hippodrome or the Synagogue, (Middle Street), drinking their purchases with the resulting need to relieve themselves in the surrounding Twittens and doorways.

Day time drinkers are already rife in the city centre and with Middle Street School, merely 100 yards away it is not necessary to add to the places of acquisition when both children's and the public's safety is put at risk.

It is imperative that this application is refused for all the reasons stated -

- Cumulative Impact
- the prevention of crime and disorder.
- the prevention of public nuisance.
- the protection of children from harm.
- public safety.

Kind Regards

Bartholomew Square, Brighton, BN1 1JP
01273 333333

09 SEP 2020

From: REDACTED TEXT

Sent: 08 September 2020 00:14

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Application for a Premises Licence: Massary Exchange T/A Stockbev , 7 Duke Street , BN1 1AH

MSB CON ENDS 10.09.20 VALID PCD, PPN & CIZ (L)

Dear Licensing Panel,

I wish to object to this application of a Premises Licence to sell alcohol for on and off sales at 7 Duke St by Massary Exchange. This is in an area where there are already several existing off-licences and I'm concerned about the negative effects of a further place which can sell alcohol 24 hours a day.

The council is already concerned by the negative effects of drinking by making a Cumulative Impact Zone in the centre of the city; 7 Duke Street is in the very centre of this CIZ and the granting of an alcohol licence will only have a negative impact on the area.

This application must be refused. Kind

regards

**REDACTED
TEXT**

From: REDACTED TEXT

Sent: 09 September 2020 13:08

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: 7 Duke Street, Brighton, BN1 1AH- objection to alcohol license

MSB CON ENDS 10.09.20 VALID PPN & PCD (M)

Dear Sirs

May I lodge an objection to the above licence application?

I trade at **REDACTED TEXT** to the premises and have done for 10 years- trading **REDACTED TEXT**

The street is a high class retail destination with a mix of boutique shopping and restaurants- this is not the venue to attract 24 hour drinkers- particularly street drinkers who may wish to purchase alcohol throughout the night.

This would only increase the instances of anti- social behaviour that blights Brighton city centre and the constant mess, human waste, sick and broken glass.

There are already several licensed premises along such a short stretch of road.

Warmest regards

**REDACTED
TEXT**

From: REDACTED TEXT

Sent: 09 September 2020 14:47

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: REF: Licence - 1445/3/2020/02532/LAPREN , 7 Duke Street

MSB CON ENDS 10.09.20 VALID PPN & PCD (N)

I am writing to lodge an objection to the proposed Licensing of the above premises to sell alcoholic beverages 24 hours, Monday through Sunday.

I have managed **REDACTED TEXT** for the last 12 years. In this time I have witnessed the general decline in Duke Street with regards to cleanliness and appearance. I wholeheartedly support the Councils Culminative Impact Area and do not understand why the Council would be considering licensing a premises in a street in an area that is already saturated with places to buy alcohol.

We have also suffered rising levels of graffiti and damage to our property over the last few years and I believe that a 24hr shop specialising in the sale of Alcohol will only raise the likelihood of more damage, more disturbance and more issues for the Residents and Businesses in Duke Street.

There has been a concerted effort by the Duke Street Traders to improve Duke Street over issues experienced over the past few years regarding Drug use, Begging and Homelessness and I believe agreeing this License will have a negative impact on the area in general.

Regards,

REDACTED TEXT

From: **REDACTED TEXT**

Sent: 09 September 2020 17:56

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Massary Exchange Ltd T/A Stockbev 7 Duke street BN11AH

MSB CON ENDS 10.09.20 VALID PPN (O)

Good Afternoon,

Just this quick email to object the project to open an Off Licence on 7 Duke street, BN11AH.

I actually **REDACTED TEXT**, and i can confirm, the are against The opening of an Off licence open 24/24h. Duke street.

The options to buy alcohol into the 3 mn walking distance around is already massive :

- Coop north street
- Pub the victory
- Coktail bar the twisted lemon
- Pub the 7 stars
- Honest burger
- The 32
- Bangerz and burgerz
- Off licence west street
- Nando's
- Monjibello
- Deli artisan
- Erpigan house
- Marwood
- trading post
- cafe coho

All those places sell alcohol on premise and take away.

This list is non exhaustive.

During the week end, the situation is already extremely critic and Close to be out of control, with people drunk and bad behaviour everywhere at any time of the day.

It come to a point where its hard to trade and be attractive for family's with this crowd around.

As well, we have a school with pupils literally 50m from this location on middle street.

So please, we cannot now deal with this, especially with all the covid crisis, we need to be attractive and bring back family's clientele.

Kind regards

REDACTED TEXT

From: REDACTED TEXT

Sent: 10 September 2020 14:08

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Re: 7 Dukes Street, BNI

MSB CON ENDS 10.09.20 VALID PPN & PCD (P)

Dear Committee,

The application for a premises licence for 7 Dukes Street should be rejected immediately as this property is in the heart of the Cumulative Impact Zone. There are numerous establishments to buy alcohol, whether in a pub, bar or restaurant within the immediate vicinity which work harmoniously together in this charming part of the old town, where, now post lock down, visitors and locals are enjoying the outside seating.

For those who need alcohol on a 24 hour basis there are plenty of outlets in West Street, North Street, East Street and Kings Road.

Other than 'sale of alcohol (24 hours)' it is unclear from the application the precise intention of the applicant but one would presume, from checking their business profile on Companies House, that their intention leans more towards the 'convenience' 24/7 style business. This would be totally inappropriate for this attractive building, in its prominent corner position with its huge picture windows. There is a history of 24 hour licencing in this area which has been nothing but detrimental.

In addition this licence should be refused because a precedent must not be set for this building which could be abused in the future.

The committee is well aware of the alcohol induced problems of the city centre and, in addition to Cumulative Impact, the four main areas on which we can object are equally relevant.

To have any alcohol sales at all on this corner are of massive concern to local residents, of which there are many. We can guarantee there would be an increase in public nuisance, and crime and disorder, as late night customers make their way down Middle Street to the beach for example, or sit on the steps of the Hippodrome or the Synagogue drinking their purchases with the resulting need to relieve themselves in the surrounding Twittens and doorways.

Day time drinkers are already rife in the city centre and with Middle Street School, merely 100 yards away it is not necessary to add to the places of acquisition when both children's and the public's safety is put at risk.

It is imperative that this application is refused for all the reasons stated-

Cumulative Impact

The prevention of crime and disorder.

The prevention of public nuisance.

The protection of children from harm.

Public safety.

Regards

REDACTED TEXT

REDACTED TEXT

Brighton and Hove Licensing Authority

Licensing, 2nd Floor, Bartholomew House

Bartholomew Square, Brighton, Bn1 1JP

7th September 2020

MSB CON ENDS 10.09.20 VALID PPN, PCD (Q)

Re. The application for a premises licence for 7 Dukes Street..

I object to this licence application, the property is in the Cumulative Impact Zone. There are already several 24 hour shops selling alcohol in the near vicinity, in West street, East Street, North Street and Kings Road, as well as all the pubs, bars and restaurants in the immediate area. There is no need for another premises to sell alcohol. The history of 24 hour licensing in this area which has been nothing but detrimental to the neighbourhood.

This area is part of Brighton old town with its original architecture and opposite the Fabrica Gallery, the old Victory pub and all the cafes offering alfresco dinning, (even more so post lockdown). There have been numerous problems with public drinking in the town centre, with day time street drinkers and anti-social behaviour. If this licence is for a convenience store, (unclear by the application but likely given the information about the company on Companies House), it is likely to attract street drinkers and beggars. In addition this licence should be refused because a precedent must not be set for this building which could be abused in the future.

The committee are well aware of the alcohol induced problems of the city centre and, in addition to Cumulative Impact, the four main areas on which I object are equally relevant.

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Day time drinkers are already rife in the city centre and with Middle Street School, merely 100 yards away it is not necessary to add to the places of acquisition when both children's and the public's safety is put at risk.

It is imperative that this application is refused for all the reasons stated -

- Cumulative Impact
- the prevention of crime and disorder.
- the prevention of public nuisance.
- the protection of children from harm.
- public safety.

Kind Regards **REDACTED TEXT**

From: REDACTED TEXT

Sent: 10 September 2020 16:27

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: 7 Dukes Street

MSB CON ENDS 10.09.20 VALID PCD & PPN (R)

Ship Street, Middle Street and Ship Street Gardens Residents Association

Dear Premises Licencing Committee,

As a residents association, of long standing, we have been acutely aware of the many applications for an alcohol licence for many different premises within the City, and the Old Town in particular, and witnessed the effects that has had on the area, especially after the 24 hour law came into place.

Therefore, it was with great relief, with the introduction of the Cumulative Impact Zone we felt some control was now in place to monitor the purchase of alcohol within the City centre and we, as residents, would have some support when raising our concerns over new applications for the sale of alcohol.

This application, for a premises licence for the sale of alcohol for 7 Duke's Street, should be refused without question as, firstly and most importantly, it is in the centre of a Cumulative Impact Zone, and secondly, with an application that is so very vague we are concerned that, should a 24 hour, or any licence for alcohol, be granted, the precedent would be set for this building that could pave the way for abuse of that permission in the future.

The situation of 7 Dukes Street, on its prominent corner position, is already a hot spot for late night, alcohol induced, aggression when groups converge from south, east and west. This is not a pleasant experience for the public in general, for businesses in the area or for residents when simply walking home. To have that exact spot selling alcohol into the night will only exacerbate any possible tense situation.

Duke Street is a thriving street of mostly independent small shops, eateries and cafes with a particular buzz to it. This should be encouraged. It would be a shame to detract from that feel with the introduction of an outlet selling alcohol 24/7 when many such establishments are nearby in East Street, North Street, West Street and Kings Road.

We respectfully ask that this application be rejected on grounds of being in a Cumulative Impact Zone, and with concerns for crime and disorder, public nuisance and public safety.

Regards

REDACTED TEXT

From: REDACTED TEXT

Sent: 10 September 2020 20:35

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Cc: REDACTED TEXT

Subject: Objection for Premises License 7 Duke Street

MSB CON ENDS 10.09.20 VALID PCD, PPN & PCH (S)

Hello,

My name is **REDACTED TEXT**. I would like to formally object to the proposal for a 24/7 Off License at 7 Duke Street, with regard to crime and disorder, public nuisance and the safety and protection of children.

As stated in Brighton and Hove's licensing documentation section 3.5.1:

'The council is concerned that alcohol loading from off-licence sales is a significant problem in the city and adversely affects the licensing objectives as it gives rise to problems of drunkenness, disorderly behaviour and a higher risk of alcohol sales to children.'

This is a particular concern for myself, **REDACTED TEXT**, as we are predominantly a family oriented business. I strongly put forward that the addition of a 24/7 off license in the area could put young families and children at risk of crime and drunk and disorderly behaviour, as **REDACTED TEXT** neighbours the proposed premises.

As a business we operate a significant proportion of our trade from outside seating, **REDACTED TEXT**. We feel that the activities as quoted in section 3.5.1 would put our customers in the vicinity of drunk and disorderly conduct and ultimately at risk of crime.

Concerns have also been raised within our team of the potential for late night drinking and disorderly conduct outside our establishment at the proposed premises. This presents a safety concern for the staff who are closing the restaurant after hours. We **REDACTED TEXT** to take out our waste and also when bringing in the furniture from outside, often this is carried out alone. I have serious concerns about my staffs safety being in the vicinity of a 24/7 off license after close of business, with regards to the council's concerns in section 3.5.1.

We have also paid consideration to 3.1.4 of the licensing policy, in reference to the Cumulative Impact Zone:

'The effect of this special policy is that applications for new premises licences or club premises certificates within the area, or variations which are likely to add to the existing Cumulative Impact, will be refused following relevant representations.'

As Duke Street falls within the Cumulative Impact Zone, as mapped out by Brighton and Hove council we strongly feel there are grounds to reject this premises proposal. Having worked on Duke Street I have seen first hand that drunk and disorderly behaviour is not uncommon in this area. I strongly feel that the addition of a 24/7 Off License would have a further detrimental impact on the surrounding community.

Please confirm receipt of this objection. We appreciate the council's cooperation and understanding in this matter. If you require any further information please contact me via this email address.

Kind regards, **REDACTED TEXT**

REDACTED TEXT

MSB CON ENDS 10.09.20 VALID PCD, PPN & PCH (T)

9 September 2020

To whom it may concern

I am **REDACTED TEXT**

I am writing this letter in reaction to a planning application for an alcohol license for the premises "Massary Exchange Ltd T/A Stockbev"-Which I am told will be directly **REDACTED TEXT**.

I am officially expressing my right to object the application on the bases of its potential in the ruin of the local neighbourhood charm and negatively impacting my **REDACTED TEXT** which is up and coming. I, along with others, fear that this application, if accepted; will push away potential positive custom and cause financial and physical damage to those surrounding it.

This is further enforced by the fact our **REDACTED TEXT** the planned "24 hour off-license" and we believe our customers and customers of other premises wouldn't find the outside space appropriate once such business opens; which during a pandemic where outside seating is most desired-could be problematic and negatively detrimental to the neighboring businesses which rely on this feature.

the grounds of my objections will be described in detail and are as follows;

- An increase in crime and disorderly behaviour
- Public safety, including the safety of staff members.
- Public nuisance
- The welfare and protection of children.

I first of all would like to just express that I was only made aware of this on the 8th of September 2020, 2 days before all and any queries of objection could be passed on to the applicant. Thus why my views are being received quite late on in the process.

Whilst I am unaware if any previous attempt had been made to make me or my company directors aware of such an application-I am sadly quite disappointed by the fact that I was only made aware of this application by a neighbour.

Duke Street has a particular charm to it, its family friendly during the day and fun but tame at night. It has an almost 'village within a city' character.

However, this is only achieved by the hard work of the local businesses making it a positive, friendly environment and the strict licensing laws that have been put in place-which ultimately keeps visitors and workers safe.

"Anti-Social Behaviour, Crime and Policing Act 2014: Contains powers to close premises that are causing nuisance or disorder.

These powers can be exercised by the Council or Police and they replace the closure powers in the Licensing Act 2003. The act also contains powers to issue Community Protection Notices in respect of persons or businesses committing anti-social behaviour which is spoiling a community's quality of life."

BRIGHTON & HOVE CITY COUNCIL STATEMENT OF LICENSING POLICY 2016 page 34

With this new license application, it is believed by us and many others that there will be an increase of anti social behavior and potential damage to property from those being refused service or heavily under the influence which can be expected throughout the day and night, ruining the charm our street has and creating a dangerous environment for those of us entering or leaving work and families with small children.

It is stated in the licensing that; 'we' must be considerate and consciously aware of the likely outcome of selling alcohol to members of the public, and also being aware of how it can affect the city. Due to this we utilize the challenge 25 and only serve alcohol with food. This allows the neighborhood to remain a friendly and positive environment especially for families with young children and the general public visiting our city. Such places as the applicant's, contradicts this. for guidance we must keep in mind and follow the statement below;

"Alcohol-related death rates are twice the national average in Brighton & Hove. The City experiences local problems and local trends such as pre- and post loading, binge drinking and street drinking created by cheap alcohol and fierce, localised price competition, particularly between off-licence stores and supermarkets. To tackle these emerging themes the Director of Public Health chairs the Alcohol Programme Board (APB), which is a partnership of licensee representatives and colleagues from health, licensing, the police, universities and voluntary sector – which oversee the city's strategy on alcohol."

BRIGHTON & HOVE CITY COUNCIL STATEMENT OF LICENSING POLICY 2016 page 2

We as a restaurant do not tolerate binge drinking and refuse to serve anyone over the limit or heavily under the influence. This is to aid in the control and containment of any crime, disorderly behaviour and uphold public safety; it is to primarily ensure all neighbouring businesses can function and it's staff members are safe from negative behaviours-we fear we'll find this hard to police with a 24 hour off-licence over the road where these same rules do not apply.

The safety of my staff members is one of my main priorities. With many small hiding spots and alleyways, one can only assume that by allowing a 24 hour premises that could encourage a negative crowd, possibly leading to unwanted attention and possible afflictions or attacks; We want to keep this street a happy and safe place.

As **REDACTED TEXT**, I personally don't want to worry about locking up on my own or taking the bins out back. If we can ensure that crime rates don't increase, then surely we are well within our rights to object this application to help ensure we are working in a safe environment.

2.1.4"Central Brighton and particularly the West Street area have been identified as a violent crime hotspot. Through effective coordination of relevant strategies and policy areas (eg licensing, policing and public safety), the council will seek to improve safety by encouraging a more balanced range of complementary evening and night-time economy uses which appeal to a wide range of age and social groups and managing existing late night uses within identified parts of central Brighton. Local work to reduce violent crime is coordinated through the Local Public ... Service Agreement / Violent Crime Action Plan. In addition, a 'Cumulative Impact Zone' within central Brighton has been adopted by the Council's Licensing Committee and grants greater powers to control the number of licensed premises in the city centre."

Duke Street and the surrounding area is within the 'Cumulative Impact Area' meaning that extra precaution must be considered with allowing such a premises selling mainly alcohol to reside within this area; Thus meaning it **must** be considered with this particular licensing application. Again, a 24 hour premises makes this harder to police and keep the city safe. It is ultimately not in keeping with the local authorities licensing legislations.

3.5.1; "In recent years there has been a noticeable shift towards more people buying alcohol from shops and drinking at home before going out prior to going into premises such as pubs and clubs. The council is concerned that alcohol loading from off-licence sales is a significant problem in the city and adversely affects the licensing objectives as it gives rise to problems of drunkenness, disorderly behaviour and a higher risk of alcohol sales to children. Representations from the police, local residents and the director of public health at licensing panel hearings have testified to these problems and Information published in the Public Health Framework for assessing alcohol licensing presents a ward by ward analysis of crime and disorder and health data which is relevant in this respect."

BRIGHTON & HOVE CITY COUNCIL STATEMENT OF LICENSING POLICY 2016 -page 21

As the quotation above clearly reads, even the local council has concerns of off-licences adding to the massive drunk and disorderly behaviour issue we have in this city. Allowing such a place goes against this statement-which can be found in an official document-this is not hearsay, but a genuine concern.

Whilst we are aware of how the city's economy works and survives, being that its a city full of life, and that there is only so much control we have in dealing with such behaviours, an off-licenses being opened in 'Cumulative Impact Area' seems to be negligent.

I also wanted to address the rumors that have circulated throughout the neighborhood that the premises holder desires to do 'wine tasting'. This isn't a proven fact, but one that I am definitely concerned about if true.

If that is indeed the case, how can they possibly achieve this considering everything I've mentioned above. One business shouldn't be exempt from the licensing restrictions. If plans aren't put forward where we as a collective can see that the applicant is being considerate of such limitations, then we don't accept and firmly reject this plan.

If you wish to come in to my establishment and have a conversation then please feel free to do so. Myself and my company directors only want what is best for our business to ensure its survival and also to keep up the positive environment we seem to have been so lucky to be allowed into.

Yours sincerely,

REDACTED TEXT