

## Appendix C

**From:** REDACTED TEXT

**Sent:** 15 March 2022 19:40

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

**Subject:** About a Additional Off Licence applying for licence at 7 Montefiore Rd

**EG CON ENDS 30.03.22 VALID PCD, PPN, PCH & PS (A)**

To Whom it may concern,

We have noticed this recent application and object to it in the strongest possible way. The Montefiore residence told me about this.

There are already two Off-Licences in Montefiore Road a short distance and either side of the proposed premises, so this would be gross over provision and would go against all of the council's policies of prevention of crime and disorder, public safety, prevention of public nuisance, protection of children from harm.

There is already occasional crime in the street, including theft and attempted armed robbery, so it would be a great shame to increase the level.

The council's own policy document (Licensing Act 2003, Statement of Licensing Policy, 3 Special Policies and Initiatives), states that too many licensed premises concentrated in one area leads to a negative cumulative impact.

*3.1.3 The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy.*

The boundaries of the stated area of stress caused by this are rapidly encroaching this area, therefore we recommend the council deny any further off-licences are permitted in this locality.

Yours Sincerely,

**REDACTED TEXT**

**From:** REDACTED TEXT

**Sent:** 16 March 2022 13:05

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

**Cc:** Cllr John Allcock <John.Allcock@brighton-hove.gov.uk>; Cllr Marianna Ebel <Marianna.Ebel@brighton-hove.gov.uk>; Cllr Jacqueline O'Quinn <Jackie.O'Quinn@brighton-hove.gov.uk>

**Subject:** R.E 7 Montefiore Road Off-Licence Application, Licence - 1445/3/2022/00692/LAPREN

**EG CON ENDS 30.03.22 VALID PCD & PPN (B)**

Dear Regulatory Services Manager,

**R.E 7 Montefiore Road Off-Licence Application, Licence-1445/3/2022/00692/LAPREN**

It is with great concern that we object to this licence application.

We are the current REDACTED TEXT of the REDACTED TEXT and we deal with a just about acceptable amount of crime and nuisance. But we have had a certain level, including attempted armed robbery (REDACTED TEXT), theft (e.g Crime Ref REDACTED TEXT) and people coming into the shop drunk, who we don't serve.

As per the BHCC Policy document Statement of Licensing Policy 2021, Licensing Act 2003, 3 Special Polices and Initiatives

**3.1.3** The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy.

There is a direct correlation between Off-Licence density and crime disorder and public nuisance.

Therefore, the addition of a further Off-Licence in Montefiore road may very likely cause and unacceptable level.

We urge you to refuse the application for these reasons.

Best regards,

**REDACTED TEXT**

c.c.

Local Councillors

[john.allcock@brighton-hove.gov.uk](mailto:john.allcock@brighton-hove.gov.uk)

[Marianna.Ebel@brighton-hove.gov.uk](mailto:Marianna.Ebel@brighton-hove.gov.uk)

[Jackie.o'quinn@brighton-hove.gov.uk](mailto:Jackie.o'quinn@brighton-hove.gov.uk)

Brighton Police

**From:** REDACTED TEXT

**Sent:** 17 March 2022 13:56

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

**Subject:** Licence - 1445/3/2022/00692/LAPREN

**EG CON ENDS 30.03.22 VALID PCD, PPN, PCH & PS (C)**

As an owner of a family home in REDACTED TEXT

I, REDACTED TEXT of REDACTED TEXT

Strongly object to the licence application at 7 Montefiore road (listed above)

The application causes an overprovision of off licensing and is inconsistent with the following BHCC licensing objectives:

- prevention of crime and disorder
- public safety
- prevention of public nuisance
- protection of children from harm

Your own licensing act of 2003 states that too many licensed premises concentrated in one area leads to a negative cumulative impact.

There are already 2 well established off licenses in the area and this application can only be seen as negative to the street and current local community.

Regards

REDACTED TEXT

**From:** REDACTED TEXT  
**Sent:** 17 March 2022 16:20  
**To:** EHL Safety <EHL.Safety@brighton-hove.gov.uk>  
**Subject:** Licence - 1445/3/2022/00692/LAPREN

**EG CON ENDS 30.03.22 VALID PCD, PPN & PS (D)**

I am writing to object to the application for a license to sell alcohol at 7 Montefiore Road.

As a REDACTED TEXT I think that three off licenses in a single row of shops is unnecessary overprovision and as such the cumulative impact will result in an deleterious effect on crime, public nuisance and public safety. I have not seen a planning application to change the use from barbers to off license – is this not also necessary?

Many Thanks

REDACTED TEXT

**From:** REDACTED TEXT  
**Sent:** 17 March 2022 17:56  
**To:** EHL Safety <EHL.Safety@brighton-hove.gov.uk>  
**Subject:** Off Licence

**EG CON ENDS 30.03.22 VALID PCD & PPN (E)**

To Whom it may concern.

R.E Off Licence Application 7 Montefiore Rd, Hove

Please accept this email as an objection to this application.

Montefiore road is already well supplied with two Off licences in its short distance and as the Councils own research has found over density Off Licences creates problems, Montefiore road is a quiet residential road and it would clearly lead to increased crime and disorder and public nuisance if an additional Off Licence were to be added, as is occurring a little further into the city.

Thus, we request that you consider the situation carefully and do not increase the problems in the area by refusing a further Off Licence.

Yours Sincerely,

**REDACTED TEXT**

**EG CON ENDS 30.03.22 VALID PCD, PPN & PS (F)**

### **Objection to New Premises License - 1445/3/2022/00692/LAPREN**

I would like to object to license application **1445/3/2022/00692/LAPREN** in 7 Montefiore Rd, BN3 1RD Hove. I have been asked to represent existing residents / shop owners in my capacity as a Ward Councillor, and I would like to highlight the following issues:

#### **Prevention of crime and disorder**

The application is for a premises situated in Montefiore Road, which is a mainly residential area, with a few ground-floor units containing shops, take-aways, and a café.

Residents & shop owners have informed me that there have been problems with crime and disorder in the past in the area. Existing shop owners have had to deal with an attempted robbery and theft, and regularly have to refuse the sale of alcohol to already intoxicated customers. The existing shops carefully manage the issues as is demonstrated e.g. by their refusal to sell alcohol to intoxicated customers. However, granting another off-license in this area will – due to the cumulative impact – further exacerbate the problems in the area. This will increase the risk of becoming the victim of a crime for employees, shop owners and residents living nearby.

#### **Public Safety & Prevention of Public Nuisance**

The off-license shop is applying for a license to offer alcoholic drinks up until 11pm seven days a week. There are already existing licensed premises in the area and offering further opportunity to purchase alcohol late at night will create an increased risk to public safety. It would also increase incidents of public nuisance in this otherwise quiet area, as those who purchase alcohol may decide to consume those drinks in public spaces, such as the nearby St Ann's Well Gardens.

#### **Special Stress Area**

The premises may be located just outside the SSA, but I ask you to take into account that the border of the SSA and the busy Seven Dials area with multiple licensed premises is just a short 5-minute walk away. Granting another license for the sale of alcohol in this area would slowly extend the area where alcohol can be purchased and consumed into residential Goldsmid. Since the area is otherwise quiet and residential, and since the

location is not part of the SSA, there is no increased police patrolling, making it more difficult to monitor any anti-social behaviour or crime.

For the reasons outlined above I ask you to refuse this new premises license.

Kind Regards,

Cllr Marianna Ebel

Brighton & Hove City Council

Email: [Marianna.Ebel@brighton-hove.gov.uk](mailto:Marianna.Ebel@brighton-hove.gov.uk)

**From:** REDACTED TEXT

**Sent:** 23 March 2022 10:34

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

**Subject:** 7 Montefiore Road (Montefiore wine)

**EG CON ENDS 30.03.22 VALID PCD & PPN (G)**

Dear Brighton and Hove council.

I am writing to oppose the alcohol license that is being applied for at number 7 Montefiore road. I am **REDACTED TEXT** and object to the alcohol license being applied for on the grounds of:

- 1) Further noise and late night activity in the evenings
- 2) Drunk people loitering outside and smoking and the smell of smoke entering through windows
- 3) Another shop down the road that already sells alcohol (Happy planet 29 Montefiore Road)
- 4) More traffic and noise from the worshippers from the coptic church buying snacks
- 5) Located directly opposite a hospital

If you have further questions then please let me know but the noise and traffic on Montefiore road is becoming ludicrous and with more of this into the evenings is becoming unbearable.

Kind regards

## REDACTED TEXT

**From:** Redacted <Redacted >  
**Sent:** 29 March 2022 22:02  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Montefiore Wines alcohol application

## EG CON ENDS 30.03.22 VALID PPN (H)

Reference: 2022/00692/LAPREN

Hi,

I am writing to you to oppose the possible approval of alcohol license for Montefiore Wines, 7 Montefiore Road, Hove, BN3 1RD.

I live at Redacted, above the premises in question. I strongly believe that yet another shop selling alcohol on our street is completely unnecessary, even damaging to us. There are already two shops selling alcohol within 2 minute walk and a cafe. Yet more alcohol being sold will just cause more people under the influence of alcohol to be around, more litter being left on the ground, such as wrappers from multipack cans, cigarette butts, crisp packets etc and more noise and traffic to name few. I also believe that the approval of the alcohol license would be detrimental to the value of properties in this building. I am sure I'm not the inky one who would appreciate the license NOT being granted.

Thank you,

Redacted

Redacted



**From:** Redacted <Redacted >  
**Sent:** 29 March 2022 21:08  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Montefiore wines - 7 Montefiore Road, BN3 1RD

**EG CON ENDS 30.03.22 VALID PPN (I)**

Hi,

I am a resident and home owner in the building this application relates to and would like to express my disapproval. I believe there is no need for another shop selling alcohol in the same building - there is already Cookes News less than 10 metres away, as well as Happy Planet 100 metres up the road. This shop open late into the evening would result in increased noise and disturbance to neighbours, as well as more refuse on the road as there are no bins nearby.

It will also negatively affect the price of properties and generate more traffic in a road that is already busy and lacking in parking spaces with the Montefiore hospital being across the street.

I would like to note as well that we live on the flats directly above so we pass this premises every day and we had not seen this notice there until this week.

Best regards,

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 29 March 2022 18:39  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Object: Off Licence application Montefiore Road

## **EG CON ENDS 30.03.22 VALID PCD & PPN (K)**

Dear Sir/Madam

As a resident and home owner in Montefiore Road, I wish to register my objection to the application for an off licence at no.7 Montefiore Road.

My concerns are multiple:

1. We are a residential road and already have an off licence, there is no need for a further off-licence. A new licence will result in over-provision, and risks a number of negative impacts (indeed the negative impacts of over concentrating licences is recognised in BHCC's policy as stated in Licencing Act 3, Statement of Licencing Policy, 3 Special Policies and Initiatives).
2. Montefiore Road is proximate to BHCC's recognised areas of High Alcohol Stress, and I fear yet another off licence promises to bring the problems we see nearby into our residential street and neighbourhood.
3. We live in a neighbourhood of multiple schools, and a concentration of off-licences thus pose a potential risk to children, contradicting the council's concern to protect children
4. Too many off licences is inconsistent with other areas of BHCC licencing objectives – it will encourage drunkenness, noise, crime and safety – and is thus inconsistent with BHCC policies of public safety, preventing public nuisance, and preventing crime and disorder.

I hope that you will take these concerns seriously when considering the application, and refuse the application for an unnecessary additional off licence.

With many thanks for taking my concerns into consideration

Yours sincerely

Redacted

Redacted

Redacted

From: Redacted <Redacted >  
Sent: 29 March 2022 18:26  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Re: Licensing application, 7 Montefiore Rd

**EG CON ENDS 30.03.22 VALID PCD, PCH & PPN (L)**

Sent from my iPhone

On 29 Mar 2022, at 18:21, Redacted <Redacted > wrote:

Re: Licensing application 7 Montefiore Rd, Hove, BN3.

I am writing to object to this application to establish another off-licence in Montefiore Rd. I am a near neighbour (Redacted), and I have concerns about the effects it might have.

Montefiore Road is a small, almost entirely residential street, with a handful of small businesses, a small private hospital at one end and a social care centre at the other. None of these can possibly generate the footfall to support three off-licence type premises.

What does provide this, is the large number of school students who pass down the road every morning and afternoon during term time, heading in particular for BHASVIC 6th form college and the various Cardinal Newman schools. Some of these students are legally entitled to buy alcohol. At least one local off license has signs up limiting the number of school students allowed in the shop at the same time.

In this context, I consider it likely that increasing the availability of alcohol in the street could lead to increased disorder and public nuisance, as well as potential harm to children. We do not need this in our street.

Yours sincerely,  
Redacted  
Redacted  
Redacted  
Redacted

Sent from my iPhone

**From:** Cllr Jacqueline O'Quinn <Jackie.O'Quinn@brighton-hove.gov.uk>  
**Sent:** 30 March 2022 20:47  
**To:** Jim Whitelegg <[Jim.Whitelegg@brighton-hove.gov.uk](mailto:Jim.Whitelegg@brighton-hove.gov.uk)>; EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Cc:** Cllr John Allcock <[John.Allcock@brighton-hove.gov.uk](mailto:John.Allcock@brighton-hove.gov.uk)>  
**Subject:** Objection to Montefiore Wines licensing application

## **EG CON ENDS 30.03.22 VALID PCD & PPN (M)**

Dear Jim,

Attached is the objection to the licensing application for Montefiore Wines which is from both Cllr Allcock and I.

Best wishes

**Jackie O'Quinn**

**Opposition Spokesperson for Children and Young People Committee**

**Goldsmid Ward Councillor**

Member of Licensing Committee

Member of Police Panel

Chair of Brighton and Hove Estate Conservation Trust

Member of Culture and Creative Industries Commission

Trustee for Brighton Dome and Festival Trust

E: [jackie.o'quinn@brighton-hove.gov.uk](mailto:jackie.o'quinn@brighton-hove.gov.uk)

M: 07809100469

T: 01273 291823

30<sup>th</sup> March 2022

Dear officer,

Reference : **2022/00692/LAPREN Montefiore Wines**

Both Councillor Allcock and I are objecting to the above application for an off-licence in Montefiore Road. The area is heavily residential area and there is already another off-licence in this parade of shops. Residents have expressed their concerns about noise and anti-social behaviour and under-age drinking, and it is on those grounds that I am objecting.

The proposed premises wishes to operate from 9am to 11pm and this is late in a residential area which is heavily dominated by families with young children. The application does not state if the applicant wishes to provide deliveries of alcohol, but residents would seriously object to that because of the noise of cars or motorbikes involved in such deliveries. The area also has many children passing through due to its proximity to a number of schools, so there would need to be strict conditions regarding not selling alcohol to under-age people.

There have also been some incidents in Montefiore Road in the vicinity of the shops and take-aways and the police have been called out, so the area already has issues and residents do not wish to see those issues increase.

I would wish to attend the panel that deals with this application.

Kind regards

Jackie O'Quinn

Councillor Jackie O'Quinn      Goldsmid Ward

Councillor John Allcock      Goldsmid Ward

**From:** Redacted <Redacted>  
**Sent:** 30 March 2022 19:44  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** RE: 7 Montefiore Road Licence - 1445/3/2022/00692/LAPREN

## **EG CON ENDS 30.03.22 VALID PCD & PPN (N)**

I'd like to raise my objection to the application for a further licenced premises in Montefiore Road, and on the grounds of the prevention of crime & disorder, public safety and prevention of public nuisance, under Licensing Act 2003.

This is a residential area, and one that already suffers from speeding cars (public safety), in a 20 mph zone, as well as through walking traffic for drug addicts on their way from Dyke Road Park to St. Ann's Well Gardens (prevention of crime & disorder & prevention of public nuisance).

The road already has two convenience stores, one established for many decades, the other more recent; both are popular with local residents, and a further premises will literally be two doors up from Cookes News, and directly opposite a hospital! This will clearly have a detrimental affect on the hospital, existing convenience stores, local employment, and finally, is simply unnecessary in an area well served by café's, restaurants, convenience stores, and local supermarkets e.g. Co-Op.

Redacted

Redacted

Redacted

Redacted

Sent with [ProtonMail](#) secure email.

**From:** Redacted <Redacted >

**Sent:** 29 March 2022 10:21

**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>

**Subject:** New Off-Licence Application Licence Application - 1445/3/2022/00692/LAPREN 7  
Montefiore Road objection

## **EG CON ENDS 30.03.22 VALID PCD (0)**

Re: Licence-1445/3/2022/00692/LAPREN

I would like to object to the above application for a sale by Retail of Alcohol Licence.

We already have an Off-Licence on Montefiore Road, and Redacted also has an Alcohol Licence. In addition, there are other Off-Licences nearby in Seven Dials, along with 2 Co-ops and several Bars/Restaurant's which all sell Alcohol.

The application will cause an overprovision of Off Licences and the application is inconsistent with one or more of the BHCC licensing objectives:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

There has been occasional crime in the street, so it would be a shame if this was to be increased by yet another premises selling Alcohol.

Yours faithfully

Redacted

Redacted

Redacted

Redacted

Redacted

Redacted