



WORTHING BOROUGH
C O U N C I L

19 January 2021

Worthing Licensing and Control Sub-Committee

Date:	27 January 2021
Time:	6.30 pm
Venue:	Remote Meeting

Committee Membership: Councillors Mike Barrett, Karen Harman and Sean McDonald (Chairman)

Agenda

Part A

1. Declarations of Interest / Substitute Members

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

2. Public Question Time

To receive any questions from Members of the public in accordance with Standing Order 11.2

(Note: Public Question Time will operate for a maximum of 30 minutes.)

3. Licensing Act 2003 – Application for a new Premises Licence at: Brewhouse & Kitchen – Worthing 14 Wykeham Road, Worthing (Pages 1 - 50)

To consider a report by the Director for Communities, copy attached as item 3

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Chris Cadman-Dando Democratic Services Officer 01903 221364 chris.cadman-dando@adur-worthing.gov.uk	Shelley-Ann Flanagan Lawyer 01903 221095 Shelley-ann.flanagan@adur-worthing.gov.uk

Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

Licensing Act 2003 – Application for a new Premises Licence at:

**Brewhouse & Kitchen – Worthing
14 Wykeham Road, Worthing, BN11 4JD**

Report by the Director for Communities

1. Recommendation

- 1.1 That a Sub Committee of Licensing & Control Committee “B” consider and determine the application made on behalf of :
Brewhouse and Kitchen Limited
for a new Premises Licence to authorise the sale of alcohol, the provision of regulated entertainment and the provision of late night refreshment.

2. Reasons for Hearing

- 2.1 The application has been the subject of formal representation by two responsible authorities and six members of the public and it therefore falls to this sub-committee to determine.

3. Background

- 3.1 An application was made on behalf of Brewhouse & Kitchen Ltd. to the Licensing Authority, Worthing Borough Council, on 2 December 2020 for the grant of a new premises licence.
- 3.2 There is a premises licence LN/201800192 currently in place authorising the sale of alcohol for consumption on & off these premises limited to 10:30hrs – 23:00hrs Monday to Sunday for members of the public and 24hrs a day for residents. However, this licence is now out of date and does not reflect the changes made to the property or the new style of operation. Instead of applying for a full variation of this licence the applicant has opted to apply for a new licence.
- 3.3 The site is and has been historically operated as a large hotel with car park situated in extensive gardens in Wykeham Road in what is a residential area just outside the town centre.
- 3.4 Opened in 1931 as ‘Beechwood Hall Hotel’ it has operated as a hotel and public house - with up to 23 guest bedrooms in its heyday. However, in April 2018 it

closed. Since then the building has been subject to a major refurbishment and is opening as a 10 bedroom hotel, with a function room, a microbrewery, bar and restaurant.

3.5 The area in which it is situated contains a public park, public gardens, two primary schools, residential properties and a number of retirement & nursing homes running along both sides of Wykeham Road. As previously stated the proposed hotel is located in extensive grounds.

3.6 Attached to the report are:

- o A plan & photos of the area (Appendix A)
- o A plan of the hotel & grounds (Appendix B)
- o A copy of the application (Appendix C)
- o The representations made by a Responsible Authorities (Appendix D1 & 2)
- o The representations received from local residents (Appendices E1 - 6)
- o Details of the mediation conducted (Appendix F)

4. The Application

4.1 The Application is attached at **Appendix C**. However, in summary, the application was seeking authorisation for:

- Sale of Alcohol:
 - o 07:00hrs to 00:00hrs (midnight) Sunday – Wednesday
 - o 07:00hrs to 01:30hrs (of the following morning) Thursday – Saturday
- Provision of Regulated Entertainment: (incl. Film, Live Music, Recorded Music & Dance)
 - o 07:00hrs to 00:00hrs (midnight) Sunday - Wednesday
 - o 07:00hrs to 01:30hrs (of the following morning) Thursday - Saturday
- Sale of Late Night Refreshment (Late night Hot Food & Drink)
 - o 23:00hrs to 00:00hrs (midnight) Sunday - Wednesday
 - o 23:00hrs to 01:30hrs (of the following morning) Thursday - Saturday
- Opening to the public
 - o 07:00hrs to 00:30hrs (of the following morning) Sunday - Wednesday
 - o 07:00hrs to 02:00hrs (of the following morning) Thursday - Saturday
- To supply alcohol 24 hours a day for residents and their bona fide guests.
- To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.
- To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.

4.2 As recommended by the Guidance issued under section 182 of the Licensing Act 2003 the applicant has completed an operating schedule as to how it is intended to address the Licensing Objectives if this application were granted.

4.3 The proposed designated supervisor (DPS) has not been detailed in the application but an application will need to nominate a DPS before alcohol sales can precede if a licence is granted.

5. Promotion of the Licensing Objectives

5.1 The Licensing Act 2003 and regulations require that the Council, as local licensing authority, carries out its functions with a view to promoting the four licensing objectives:

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

5.2 In carrying out its licensing functions, the licensing authority must also have regard to the Guidance issued by the Secretary of State and its own Statement of Licensing Policy. Members are advised that the following sections of the Worthing Borough Council's Policy may be particularly relevant to consideration of this matter, though of course the Policy in its entirety must be considered. Sections indicated relate to paragraph numbers in the Policy itself:

Prevention of Crime & Disorder

- 4.8 *The Council places huge importance on the prevention of crime and disorder. A high standard of control is, therefore, expected to be exercised over licensed premises.*
- 4.10 *In accordance with Section 17 of the Crime and Disorder Act 1998 the Council is under a duty to exercise its functions with due regard to the likely effect on, and the need to do all it reasonably can to prevent, crime and disorder in its areas. The possible crime and disorder implications are clearly relevant factors in the consideration of all applications and this is re-emphasised by the Licensing Act 2003 itself, the Guidance issued under section 182 to the Act and this policy. The Council will give "due regard" to all possible implications and its Licensing & Control Committee will always consider all the information available and relevant representations made, including those from interested parties and the responsible authorities, particularly the Police.*
- 4.11 *In their role as a responsible authority, Sussex Police are an essential source of advice and information on the impact and potential impact of licensable activities in the borough, particularly on the crime and disorder objective. The police have a key role in managing the night-time economy and usually have good working relationships with those operating in the local area. The council recognises that Sussex Police are the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder, but may also be able to make relevant representations with regards to the other licensing objectives if they have evidence to support such representations. The Council will accept all reasonable and proportionate representations made by the police unless the authority has evidence that to do so would not be appropriate for the promotion of the licensing objectives. However, it remains incumbent on the police to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.*
- 4.16 *The Licensing Authority recognises that the Licensing Act is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from licensed premises. Nonetheless, it is a key aspect of such control and licensing law will always be part of a holistic approach to the management of the evening and night time economy in town centres.*

Prevention of Public Nuisance

- 4.24 *Licensed premises, especially those operating late at night and in the early hours of the morning, can cause a range of disturbances impacting upon people living, working or sleeping in the vicinity of the premises or wider afield.*
- 4.25 *Noise disturbance can arise from entertainment or activities held within licensed premises and also from people or motor vehicles outside licensed premises. The Council will expect Operating Schedules to address these issues. Advice and guidance can be obtained from Licensing Officers or the Council's Environmental Protection Team. If representations are received the Council may utilise appropriate conditions to control noise disturbance and the use of such conditions will depend upon the activities/entertainment/hours of operation proposed; the nature of the locality; and existing background noise levels and ambient noise levels. Noise control conditions may include the satisfactory sound insulation of licensed premises; compliance with maximum noise levels; and limiting hours of operation.*
- 4.26 *When addressing public nuisance the applicant should initially identify any particular issues (having regard to their particular type/construction of their premises, proposed activities and nature of locality) which are likely to adversely affect the promotion of the objective to prevent public nuisance. Such steps as are required to deal with these identified issues should be included within the applicant's Operating Schedule.*
- 4.27 *Anti-social behaviour such as excessive noise from access and egress or patrons littering should also be addressed in the Operating Schedule.*

DEMAND, SATURATION & HOURS

- 6.1 *In accordance with the Government's guidance the Council recognises that demand is not a relevant criterion in considering an application under the Act.*
- 6.4 *Consideration will be given to imposing stricter conditions in respect of noise control where premises are situated in mainly residential areas. This will particularly apply in circumstances where, having regard to the location, size and nature of the licensed premises, it is likely that disturbance will be caused to residents in the vicinity of the premises, or its environs, by concentrations of people either present or leaving during normal night-time sleeping periods (23.00hrs to 07.00hrs).*

SPECIFIC CONSIDERATIONS

Alcohol – On & Off Sales

- 7.1 *It is now a mandatory condition that all licence holders selling alcohol put in place an age verification policy for the premises. In some circumstances the Licensing Authority will impose, where necessary to promote the Licensing Objectives, implicit conditions on the checking of the age of those who appear under 21 or 25 to ensure that alcohol is not sold to those under 18 years of age.*
- 7.2 *Licence holders need to have sufficient day to day control of operations at their premises. They will be held responsible for breaches of the licence and ensuring there is adequate staffing and training. The authorities will continue to use young people for the 'test purchasing' of alcohol and CCTV evidence, which has proved its usefulness in prosecutions for unlawful sales of alcohol. The likely consequences of a Review of licence for underage sales include the imposition of*

additional conditions such as the attendance of a personal licence holder, licence suspensions and in some cases revocation to act as deterrence.

Alcohol

Public Houses and Bars – On Sales

- 7.14 *Worthing contains a wide variety of pubs and bars that contribute to the town's appeal and its character. They provide food and refreshment for residents and for people working in and visiting the borough. They also provide venues for live music which, aside from its cultural benefits and its enjoyment by customers, often has a positive effect on licensing objectives. However, premises that primarily serve alcohol, with or without the provision of any ancillary playing of music, can give rise to public nuisance for residents and other businesses, particularly where there is a concentration of such premises. This is principally due to noise from the premises and from patrons when they leave. In addition pubs and bars present opportunities for crime and they can also give rise to disorder.*
- 7.15 *The Licensing Act 2003 details a number of mandatory conditions where a licence authorises the supply of alcohol: these cover: a Designated Premises Supervisor for the premises who holds a Personal Licence whenever alcohol is sold, sales of alcohol to be authorised by a personal licence holder, no irresponsible alcoholic drink promotions, free tap water to be available, set measures for the sale of alcohol and age verification measures.*
- 7.16 *The Licensing Authority regards these as the minimum required and will expect applicants to have regard to additional measures appropriate for their premise, area and character of business to demonstrate his/her promotion of the Licensing Objectives. If the proposals are inadequate and representation has been received the council may impose conditions as it deems appropriate or even refuse an application.*

6. Consultation

- 6.1 The application has been subject to the statutory consultation and statutory public advertisement arrangements in accordance with the provisions of the Act, in respect of which relevant representations were received from the following:
- Responsible Authorities - 2 X Representations (Sussex Police and A&W Councils' Environmental Protection Team)
 - Other Persons – 6 X Representations (local residents)

7. Relevant Representations

- 7.1 Detail of the relevant representations received is reproduced at Appendices D and E. They are considered to relate to the statutory licensing objectives as follows:

Prevention of Crime & Disorder

Prevention of Public Nuisance

Protection of Children from Harm

- 7.2 Sussex Police made a number of comments and listed a number of conditions that they consider are required to enable this premises to meet the licensing objectives if members were of a mind to grant a licence.
- 7.3 A&W Environmental Protection Team made a number of comments and listed a number of conditions that they consider are required to enable this premises to meet the licensing objectives if members were of a mind to grant a licence.
- 7.4 Six letters were received from the public which have expressed concerns regarding possible public nuisance implications that can be associated with alcohol sales and the hours originally applied for. Some of the information included in their representations is regarded as not relevant to a licensing application and should not be considered. However, the representations have been reproduced in their entirety and it is for members to carefully decide how much weight, if any, should be attached to some of the information included.
- 7.5 The applicant and all those that made relevant representations have been formally notified of this hearing and invited to attend.

8. Mediation

- 8.1 The Licensing Act 2003 encourages mediation.
- 8.2 Sussex Police expressed some concerns regarding the application and objected to the late hours being applied for and sought some conditions to address the licensing objectives. These have now been successfully mediated with the applicant, Brewhouse & Kitchen Ltd., agreeing that if a licence were to be granted the following timings and conditions would be placed on any licence as enforceable conditions of licence in addition to those included in the operating schedule.

The hours applied for have been amended so seeking authorisation for reduced hours for the sale of alcohol for consumption on & off the premises, the provision of regulated entertainment and the sale of late night refreshment. The amended hours now being sought are:

- *Sale of Alcohol:*
 - o 07:00hrs to 00:00hrs (midnight) Monday – Sunday
- *Provision of Regulated Entertainment: (incl. Film, Live Music, Recorded Music & Dance)*
 - o 07:00hrs to 00:00hrs (midnight) Monday – Sunday
- *Sale of Late Night Refreshment (Late night Hot Food & Drink)*
 - o 23:00hrs to 00:00hrs (midnight) Monday – Sunday
- *Opening to the public*
 - o 07:00hrs to 00:30hrs (of the following morning) Monday – Sunday

The following enforceable conditions have been agreed:

1. *Last Orders for all customers excluding Hotel Guests at Midnight*
2. *Premises closed by 00:30 to customers excluding hotel guests (ie, 30mins drink up time)*

3. *Last Entry will be 23:45hrs for customers, excluding hotel guests.*
4. *24 hour room service for residents and bona fide guests; to be verified by hotel staff. (To include provision of alcohol and Late Night Refreshment.)*
5. *Children under 16 years to be supervised by a responsible adult in the bar areas, and any other area where alcohol is being served.*
6. *No children under 18 to be permitted in the bar areas, or any other area where alcohol is being served after 21:00 hours, unless partaking in a sit down meal or attending a pre-booked private function.*
7. *No children to remain on the premises after 00:00hrs other than in the pre-booked accommodation.*
8. *Management staff to patrol the hotel during events particularly mindful of vulnerable persons, including children on the premises.*
9. *Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all 'public areas', (excluding residents rooms etc.). The system shall be on and recording at all times the premises licence is in operation.*
 - *The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels of the premises at all times.*
 - *CCTV footage will be stored for a minimum of 31 days.*
 - *The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.*
 - *The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.*
 - *Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.*
 - *Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. (email or on line reporting is acceptable).*
 - *In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.*
10. *Where an event/function is planned to take place on the premises the premises management must complete a documented risk assessment and event plan. It shall include but not be limited to consideration for; SIA door supervision, ticketed entry, non-glass vessels, age restricted admission, waiter/waitress service only, restricted access within the hotel site (to function for guests/residents/non-residents as appropriate) This shall be made available upon request to the Local Authority Licensing office and to Sussex Police and shall be retained for a minimum of 12 months. The assessment will give consideration as to whether the "event" being assessed is likely to impact upon the members of the public in the vicinity, and/or impact on local policing. If so then the Licensing Authority and Police shall be informed of the "event" 28 days in advance.*

11. *Bank holidays are to be specified as those recognised national bank holidays in England; New Year's Day, Easter Bank holiday, May Day Bank holiday, Whitsun Bank holiday, August Bank holiday and Christmas Bank holiday. (Including any additional / Ad hoc English Bank holiday nationally recognised).*
12. *Any alterations to the 'garden policy' shall be provided in writing to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation.*
13. *No open vessels of alcohol permitted off the premises*

As a result Sussex Police have withdrawn their objections.

- 8.3 Mediation between the applicant, the Environmental Protection Team and the local residents that made representation has been started and is ongoing. Members will be informed if there are any further developments

9. Consideration

- 9.1 Members must take into consideration the following when determining this application:
 - The four statutory licensing objectives
 - Worthing Borough Council's Statement of Licensing Policy
 - Guidance issued by the Home Secretary
 - The relevant representations from all parties and any mediated agreement reached.
- 9.2 These are the only matters to be addressed by the authority when considering this application. The statutory Licensing objectives are the only grounds on which representations can be made, and the only grounds on which an authority will be able to refuse an application or impose conditions in addition to statutory conditions and those proposed by the applicant in the Operating Schedule.
- 9.3 When considering this application for a premises licence the following options are available to the Sub-Committee:
 - a. Grant the licence, as requested,
 - b. Grant the licence, as requested, with additional conditions appropriate to the promotion of the specific licensing objectives on which relevant representations have been received.
 - c. Reject the whole or part of the application.
 Members may also:
 - d. Grant the licence but exclude certain licensable activities from the licence,
 - e. Approve different parts of the premises for different activities.
- 9.4 Members are required to give reasons for their decision.

10. Legal Implications

10.1 Under Section 181 and Schedule 5 of the Act, the following rights of appeal to the Magistrates' Court in respect of applications for a premises licence includes:

- (1) The applicant may appeal against any decision to modify the conditions of the licence.
- (2) The applicant may appeal against a rejection in whole or part of an application.
- (3) A person who has made relevant representations may appeal against a licence being granted, or against the modification or lack of modification of any conditions.

10.2 The Act allows for the local licensing authority to undertake a review following the grant of a premises licence, when requested to do so by a responsible authority, such as the police or the fire authority, or any other party, such as a resident living in the vicinity of the premises. The government's guidance states:

"The proceedings set out in the 2003 Act for reviewing premises licences represent a key protection for the community where problems associated with licensing objectives are occurring after the grant or variation of a premises licence.

At any stage, following the grant of a premises licence, a responsible authority, or any other person, may ask the licensing authority to review the licence because of a matter arising at the premises in connection with any of the four licensing objectives.

10.3 In determining this application, the principles of the Human Rights Act 1998 must be taken into consideration and the convention rights of both individuals and businesses will be given due weight.

10.4 Members must consider each application on its own merits, and in accordance with the principles of natural justice, as well as the provisions of the Licensing Act 2003. All relevant factors must be taken into account, and all irrelevant factors must be disregarded.

10.5 All applications, before the Committee, must be considered against the backdrop of anti-discriminatory legislation, such as the Equality Act 2010 and also in accordance with the Council's stated policy on Equal Opportunities.

10.6 In accordance with Section 17 of the Crime and Disorder Act 1998 the Council is under a duty to exercise its functions with due regard to the likely effect on, and the need to do all it reasonably can to prevent, crime and disorder in its areas. The possible crime and disorder implications are clearly relevant factors in the consideration of all applications and this is re-emphasised by the Licensing Act 2003 itself. In giving "due regard" to these possible implications members will consider and weigh up all the information available and representations made, including those from interested parties and the responsible authorities particularly the Police.

11. Other Implications

- 11.1 Any decision taken will have regard for the local environment and, in particular, any conditions attached for the purposes of preventing public nuisance will take this principle into account. There are no significant direct race relations or equal opportunity implications that have been identified.

12. Recommendation

- 12.1 **Members are requested to determine the application for a new Premises Licence made on behalf Brewhouse & Kitchen Ltd. for the hotel & bar to be known as the 'Brewhouse & Kitchen' situated in Wykeham Road, Worthing and give reasons for that determination.**

Director for Communities

Catherine Howe

Principal Author and Contact Officer:

Simon Jones

Senior Licensing Officer - Tel: 01273 263191 or simon.jones@adur-worthing.gov.uk

Background Papers:

- Licensing Act 2003
<https://www.legislation.gov.uk/ukpga/2003/17/contents>
- Guidance issued under section 182 of the Licensing Act 2003
<https://www.gov.uk/government/publications/licensing-act-2003-amended-guidance-issued-under-section-182>
- Worthing Borough Council's Statement of Licensing Policy
<http://www.adur-worthing.gov.uk/licensing-and-permits/consultations-policy-forum/policy-and-forum/>

Appendices:

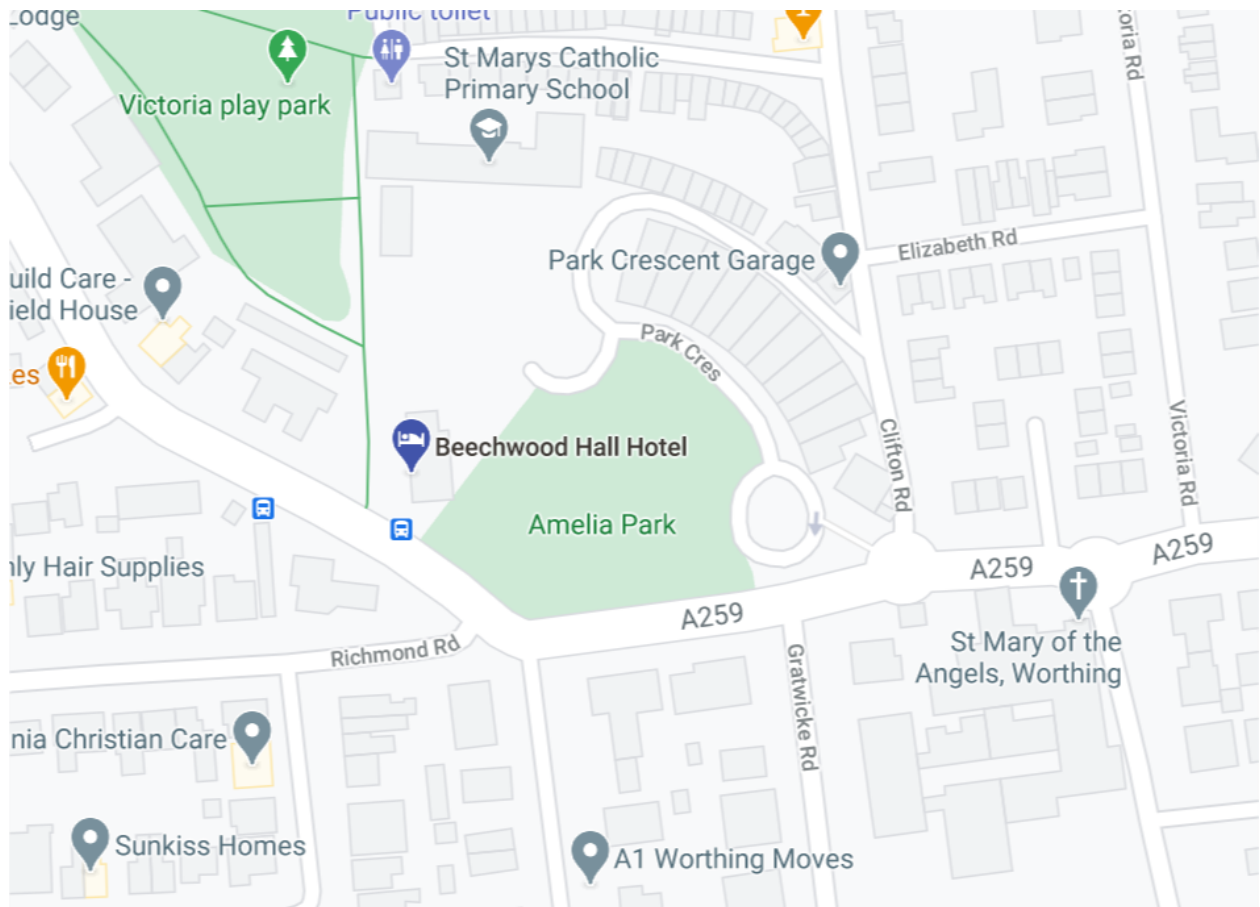
- Appendix A - Plan of area.
- Appendix B - Plan of the building.
- Appendix C - The Application Form.
- Appendix D1&2 - Representation received from a Responsible Authority
- Appendices E1-6 - Representations received from members of the public
- Appendix F - Mediation

Portland House, Worthing

Ref: SJ/Lic.U/LA03/NEW – Brewhouse & Kitchen

Date: 11 January 2020.

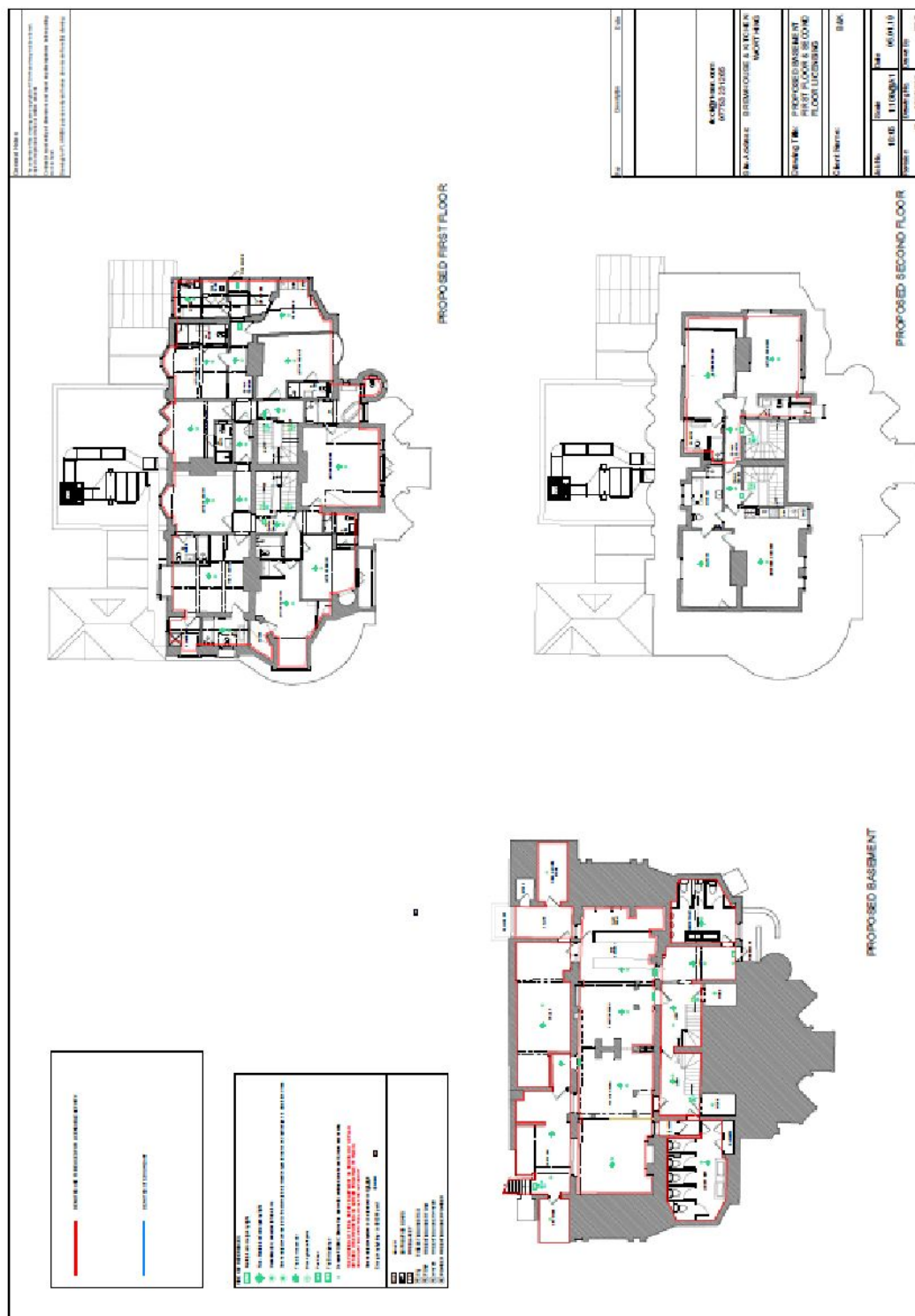
Appendix A Plan of Area (premises formally known as Beechwood Hall)

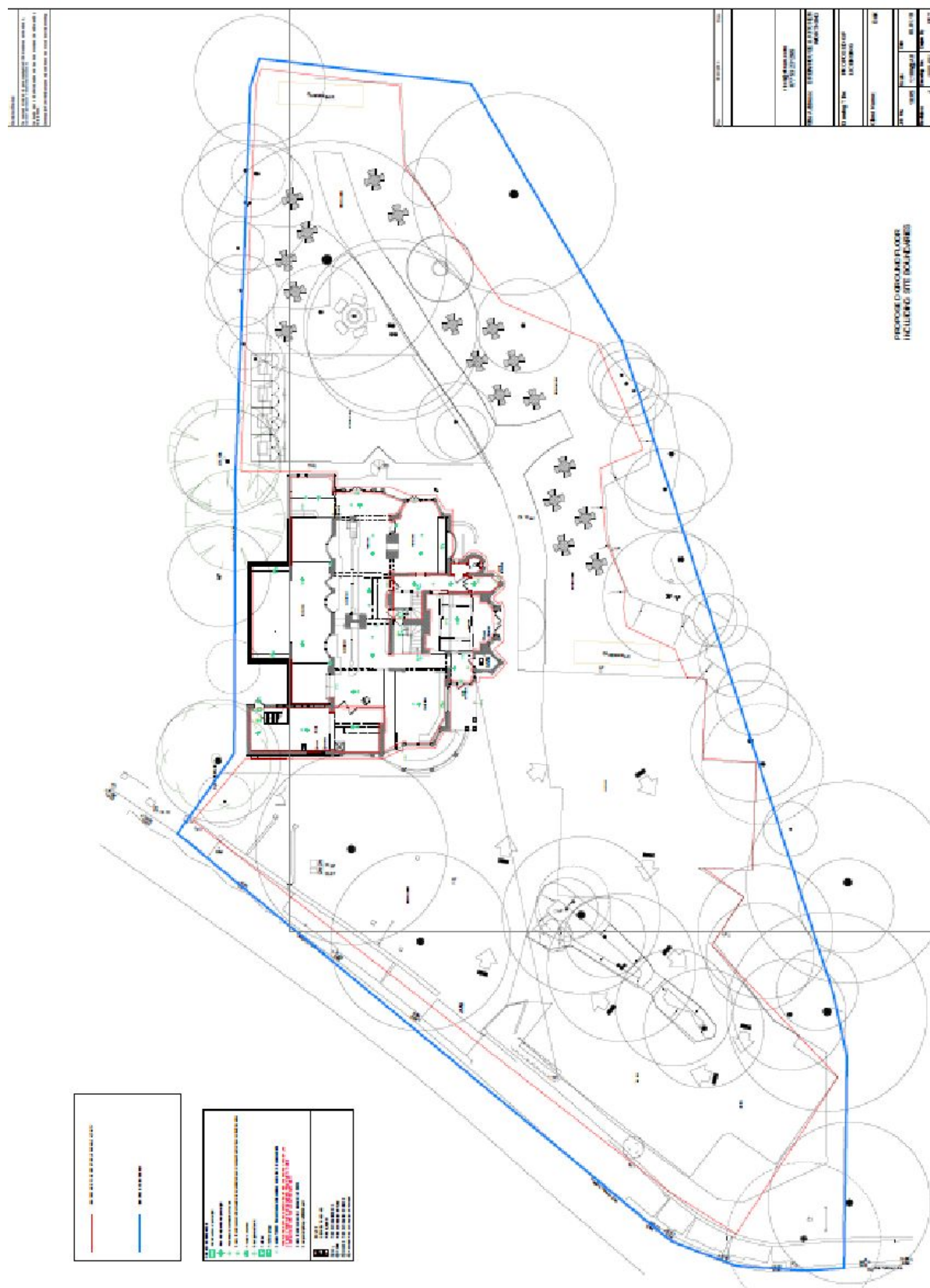




Appendix B

Plan of Premises





Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Brewhouse and Kitchen Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Brewhouse and Kitchen – Worthing (formerly Beechwood Hall Hotel) 14 Wykenham Road			
Post town	Worthing	Postcode	BN11 4JD

Telephone number at premises (if any)	
Non-domestic rateable value of premises	

Part 2 – Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | | |
|----|--|--------------------------|-----------------------------|
| a) | an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | X | please complete section (B) |
| | ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | please complete section (B) |

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Brewhouse and Kitchen Limited
Address [REDACTED]
Registered number (where applicable) [REDACTED]
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

A Hotel and Brewpub with Dining.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|---|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | X |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | X |
| f) recorded music (if ticking yes, fill in box F) | X |
| g) performances of dance (if ticking yes, fill in box G) | X |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

X

Supply of alcohol (if ticking yes, fill in box J)

X

In all cases complete boxes K, L and M

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors <input checked="" type="checkbox"/>
Day	Start	Finish			Outdoors <input type="checkbox"/>
Mon	07:00	00:00	Please give further details here (please read guidance note 4)		
Tue	07:00	00:00			
Wed	07:00	00:00	State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	07:00	01:30			
Fri	07:00	01:30	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	07:00	01:30	To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.		
Sun	07:00	00:00	To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.		

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors <input checked="" type="checkbox"/>
Day	Start	Finish			Outdoors <input type="checkbox"/>
Mon	07:00	00:00	Please give further details here (please read guidance note 4)		
Tue	07:00	00:00			
Wed	07:00	00:00	State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	07:00	01:30			
Fri	07:00	01:30	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	07:00	01:30	To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.		
Sun	07:00	00:00	To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.		

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	<input checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)			
Mon	07:00	00:00				
Tue	07:00	00:00				
Wed	07:00	00:00	State any seasonal variations for the playing of recorded music (please read guidance note 5)			
Thur	07:00	01:30				
Fri	07:00	01:30				
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)			
Sat	07:00	01:30				
			To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.			
Sun	07:00	00:00				
			To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.			

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	07:00	00:00	Please give further details here (please read guidance note 4)		
Tue	07:00	00:00			
Wed	07:00	00:00	State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur	07:00	01:30			
Fri	07:00	01:30	Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	07:00	01:30	To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.		
Sun	07:00	00:00	To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.		

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	X
Day	Start	Finish			
Mon	23:00	00:00	Please give further details here (please read guidance note 4)		
Tue	23:00	00:00			
Wed	23:00	00:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	23:00	01:30			
Fri	23:00	01:30	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6) Late night refreshment shall be 24 hours a day for overnight residents and their bona fide guests.		
Sat	23:00	01:30			
Sun	23:00	00:00	To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.		

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	X
Day	Start	Finish			
Mon	07:00	00:00	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Tue	07:00	00:00			
Wed	07:00	00:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Thur	07:00	01:30			
Fri	07:00	01:30	Supply of alcohol shall be 24 hours a day for overnight residents and their bona fide guests.		
Sat	07:00	01:30			
			To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.		
Sun	07:00	00:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name TBC	
Date of birth TBC	
Address TBC	
Postcode	
Personal licence number (if known) TBC	
Issuing licensing authority (if known) TBC	

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).</p> <p>None.</p>

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	07:00	00:30	
Tue	07:00	00:30	
Wed	07:00	00:30	
Thur	07:00	02:00	
Fri	07:00	02:00	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) Opening hours shall be 24 hours a day for overnight residents and their bona fide guests. To extend all licensable activities and opening hours from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. To extend the terminal hour on all licensable activities and opening hours by 90 minutes on the eve of a Bank Holiday.
Sat	07:00	02:00	
Sun	07:00	00:30	

M

Describe the steps you intend to take to promote the four licensing objectives:

1. The premises shall take reasonable precautions to maintain the CCTV system. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
2. The hours that any external drinking area that is attached to the premises remains open and used for the consumption of alcohol by members of the public shall terminate at 23.00 hours.
3. The premises shall operate a Garden Policy to ensure that the use of the garden by patrons does not cause public nuisance. Such a policy shall be available for inspection at the premises by the police or an authorised officer of Cardiff Council at all times whilst the premises is open.
4. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
5. A challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with PASS Hologram.
6. A record shall be kept detailing all refused sales of alcohol. The record shall include the date and times of the refused sale. The record shall be available for inspection at the premises by the police or an authorised officer of Cardiff Council at all times whilst the premises is open. This record can be kept electronically.
7. An incident log shall be kept at the premises and made available on request to an authorised council officer or the police.
8. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. Induction training must be completed prior to engaging in any sale of alcohol. Refresher training shall be conducted thereafter bi-annually. All training records shall be made immediately available upon request to the Local Authority Licensing Officers and Sussex Police Officers or Licensing staff.
9. After 21:00 hours, all Children aged 16 and under must be accompanied by a responsible adult.
10. The licence holder shall enter into an agreement with a taxi firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use their services.
11. No bottles from the business premises shall be disposed of except between the hours of 08.00 and 21.30 on any day.
12. There shall be no deliveries to or collections (including the collection of waste bottles) from the business premises except between the hours of 08.00 and 21.30 on Monday to Saturday and between 10.00 and 21:30 on Sundays, Bank or Public Holidays.

Brewhouse and Kitchen Worthing - Garden Policy

Hours of use

- There shall be no use of the external seating and expanded trade garden hereby permitted before 09.00hrs or after 23.00hrs on any day between Monday and Saturday (inclusive) or before 09.00hrs and after 22.00hrs on Sundays, Bank and Public Holidays.
- Customers in the garden are to be informed of closure from 22:30 Monday to Saturday and 21:30 on Sundays in that consumption of drinks and eating is not permitted after the garden closes and they are to move inside.
- The Garden use will be for smokers in small groups only until 23:00 on Sunday to Thursday and midnight on Friday and Saturday.
- Signage will confirm this within the area and the requirement to respect our Neighbours.
- There will be no live music in the trade garden and shall always be adhered to when the garden is in use.
- Doors and windows within the ground-floor/basement restaurant bar and function room(s) shall always be kept closed that music (live or recorded) is played within the premises.
- No bottles from the business premises shall be disposed of except between the hours of 08.00 and 21.30 on any day.
- There shall be no deliveries to or collections (including the collection of waste bottles) from the business premises except between the hours of 08.00 and 21.30 on Monday to Saturday and between 10.00 and 21:30 on Sundays, Bank or Public Holidays.

Comments

- Any members of the public wishing to make comment about the garden are to be immediately referred to the manager on duty who will record their comments (logging their name, address, email and telephone) and passing onto senior MGT if requested.

Litter

- Always keep garden area clean and tidy paying particular care of litter on the floor and tables to prevent it being blown any further out of the area onto the road. Bins are to be used, checked, and emptied regularly.

Noise Management

- Monitor rowdier/louder customers to keep noise to a minimum, informing them that we are in a residential area and that we would not want to disturb our neighbour's. A contact number for the General Manager will be provided to direct neighbours in the event of concerns or issues. Management team to log any instances of substantial noise and where appropriate ask patrons to quieten down, move inside or leave the premises.
- Contract to be made with our immediate Neighbours so that any concerns can be immediately addressed and resolved.

Security and Surveillance

- There will be appropriate CCTV Camera coverage in the Garden, monitored so that any incidents or unwanted activities can be acted on immediately

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. X
- I have enclosed the plan of the premises. X
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ONLINE APPLICATION LA TO SERVE ☐
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☐
- I understand that I must now advertise my application. X
- I understand that if I do not comply with the above requirements my application will be rejected. X
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☐

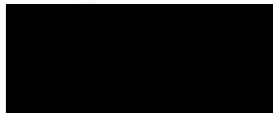
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)



Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or
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	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	1 December 2020
Capacity	Joelson JD LLP Solicitors Authorised Agents on behalf of Applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
 Joelson JD LLP Solicitors 30 Portland Place			
Post town	London	Postcode	W1B 1LZ
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Marilyn.g@joelsonlaw.com			

Appendix D 1 Police Representation



Licensing Unit,
Adur and Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

West Sussex Division Neighbourhood Licensing Team

8th December 2020

**RE: APPLICATION FOR GRANT OF A NEW PREMISES LICENCE UNDER THE LICENSING ACT
2003 FOR BREWHOUSE AND KITCHEN WYKENHAM ROAD BN11 4JD**

Dear Mr Jones,

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the grant of the above application on the grounds of the licensing objectives of the Prevention of Crime and Disorder, the Prevention of Public Nuisance and the Protection of Children from Harm.

Sussex Police have received the application for a premises licence for the Brewhouse and Kitchen (including grounds), Wykenham Road Worthing. The applicant seeks to conduct licensable activities from 07:00 hours until 01:30 Friday and Saturday (until 03:00 for seasonal variations i.e. at bank holidays in addition to, 'from New Year's Eve through to New Year's day') and until midnight on all other days (until 01:30 seasonal variations i.e. at bank holiday weekends). The premises seeks to remaining open, for a further 30 minutes. The licensable activities sought are; Live & Recorded Music, Performance of Dance, Film, Late Night Refreshment (on and off the premises) and sale of alcohol, (on and off the premises). The premises also provides hotel accommodation. For which licensable activities are sought for 24 hours for residents and their guests.

Sussex Police have deliberated upon the application and consider that the differing elements of the licence need to be addressed separately. Clearly there are provisions which may available to hotel residents which should not be readily available to non-residents, without appropriate measures in place. Similarly there may be functions held at the premises which may be suitable for children, while others are not. With this in mind, Sussex Police propose the following additional and/ or emended conditions which are considered to promote the licensing objectives for the various requirements of the licence while allowing the operator the flexibility sought.

1. 24 hour room service for residents and bona fida guests; to be verified by hotel staff. (To include provision of alcohol and Late Night Refreshment.)

2. Children under 16 years to be supervised by a responsible adult in the bar areas, and any other area where alcohol is being served.
3. No children under 18 to be permitted in the bar areas, or any other area where alcohol is being served after 21:00 hours, unless partaking in a sit down meal or attending a pre-booked private function.
4. No children to remain on the premises after 00:00 other than in the pre-booked accommodation.
5. Management staff to patrol the hotel during events particularly mindful of vulnerable persons, including children on the premises.
6. Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all 'public areas', (excluding residents rooms etc)). The system shall be on and recording at all times the premises licence is in operation.
 - o The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels of the premises at all times.
 - o CCTV footage will be stored for a minimum of 31 days.
 - o The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
 - o The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.
 - o Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.
 - o Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.(email or on line reporting is acceptable)
 - o In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
7. Last entry to non-residents 22:30 hours
8. When the premises intends to remain open to members of the public after 00:00 hours Security Industry Authority (SIA) door supervisors shall be deployed at the premises from 21:00 hours until 30 minutes after closing time. There shall be a minimum of one door supervisor to every 100 or part 100 customers plus one additional Door Supervisor at the main entrance.
9. Those performing the role of SIA Door Supervisor will not perform any other role when engaged for the purpose of Door Supervision activities.
10. Where an event/function is planned to take place on the premises the premises management must provide a documented risk assessment and event plan. It shall include but not be limited to consideration for; SIA door supervision, ticketed entry, non-glass vessels, age restricted admission, waiter/waitress service only, restricted access within the hotel site (to function for guests/ residents/non-residents as appropriate) This shall be made available upon request to the Local Authority Licensing office and to Sussex Police and shall be retained for a minimum of 12 months.

11. Any alterations to the 'garden policy' shall be provided in writing to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation.
12. Any alterations in the hours, or in the nature of use of the external area for example for a function, must be accompanied by a documented risk assessment provided to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation.
13. No open vessels of alcohol permitted off the premises

It is noted that in the annex of conditions errors exist which would need to be rectified; such as the reference to Cardiff Council. It is also recommended that the incident/ refusal logs be made available to:

'Sussex Police and/or authorised officers from the responsible authorities'.

It is also noted that refresher training is biannual that is to say it shall be undertaken at intervals no than every 6 months. Therefore Sussex Police invite the licensing committee to grant with conditions this licence application).

Bank holidays are to be specified as those recognised national bank holidays in England; New Year's Day, Easter Bank holiday, May Day Bank holiday, Whitsun Bank holiday, August Bank holiday and Christmas Bank holiday. (Including any additional / Ad hoc English Bank holiday nationally recognised)

If the applicant is agreeable to the proposed conditions, Sussex Police can resolve this representation subject to these conditions being attached to the premises licence.

Please contact this office on the number below or via email to ws_licensing_wor@sussex.pnn.police.uk should you wish to discuss this representation.

Yours sincerely



Insp R Lovell CL740
Force Licensing Lead
Sussex Police

Appendix D 2

A&W Environmental Protection Team Representation

From: **Hannah Powell** <hannah.powell@adur-worthing.gov.uk>
Date: Mon, 14 Dec 2020 at 10:09
Subject: Brewhouse Kitchen representation Application No. 140527
To: Licensing Unit <licensing.unit@adur-worthing.gov.uk>

Good morning

I refer to the above application and make the following comments on behalf of Public Health and Regulation at Worthing Borough Council concerning the prevention of Public Nuisance.

The proposed conditions given in Annex A of this license application (The Garden Policy) are generally reasonable, but a couple of them need to be brought in line with the relevant conditions on the associated planning permission. I would consider it reasonable to allow the use of the garden until 23:00hrs Mon - Sat and 22:00hrs Sundays and bank holidays.

With reference to proposed conditions 11 and 12, to bring this in line with their planning permission I would advise the following:

- No bottles from the business premises shall be disposed of except between the hours of 08.00 and 21.30 on any day.
- There shall be no deliveries to or collections (including the collection of waste bottles) from the business premises except between the hours of 08.00 and 21.30 on Monday to Saturday and between 10.00 and 21:30 on Sundays, Bank or Public Holidays.

However, I have concerns about the proposed hours for live and recorded music. The application site is located in a predominately residential area. This means any noise associated with the licensed premises has the potential to cause a public nuisance to the occupiers of these properties. Whilst I acknowledge the premises are situated on a main road. The background noise at this location during the night will be low despite its location, meaning any noise produced by music inside the premises is likely to be audible within neighbouring properties and therefore result in a public nuisance. It is my opinion that if the application is granted as applied for a public nuisance (as defined by the Licensing Act 2003, ("the Act")) is likely to be caused to residents within the vicinity of Beechwood Hall, Wykeham Road, Worthing.

For these reasons I must raise this representation on the grounds of the prevention of public nuisance. I suggest that the applicant consult with us at the earliest opportunity should they wish to discuss, clarify or amend the current application.

Regards

--

Hannah Powell

Environmental Health Technician, Adur & Worthing Councils
Phone: 01273 263357
Email: hannah.powell@adur-worthing.gov.uk
Website: <http://www.adur-worthing.gov.uk/>
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

Appendix E1
Public Representation

[REDACTED]
Wykeham Road
Worthing
West Sussex BN11 4JA
Email: [REDACTED]

Adur & Worthing
Councils
21 DEC 2020
Business Support

The Licensing unit
Adur & Worthing Borough Council
Portland House
44 Richmond Road
Worthing
West Sussex BN11 1HS

18 December 2020

Dear Sirs

Beechwood Hall Hotel
14 Wykeham Road, Worthing BN11 4JD
Re - BREWHOUSE & KITCHEN - Live Music and Alcohol Licence - opening hours

It has come to my attention in a roundabout way (not the normal formal channels) of the proposed opening and closing hours of the above business which I understand is seeking an alcohol license.

A closing time of 01.30am has come to light. As a close Neighbour of this business I am horrified at the potential for noise and disturbance at this unacceptable late hour. During my long term residency here at Wykeham Court I have witnessed and suffered much disturbance in the past from late drinking and disco type music. At closing time people pour out onto the surrounding areas (both Victoria Park and local roads) with inebriated, drunken behavior in various size groups who do not easily disperse. Sometimes fights occur and often the police are called to get these people to move on or go home. As is often the case these days I dare say the potential for drugs to be used is huge. Rubbish and other undesirable debris is often thrown into our gardens.

Even a closing time of 11.00^{pm} is late enough once a week. I am talking about normal times, not in the current COVID-19 situation we are currently in.

I wish to register my STRONGEST PROTEST against this License operating after 11^{pm} once a week

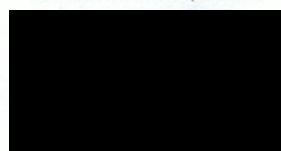
Yours, praying 🙏 it is NOT granted

[REDACTED]

Appendix E2 Public Representation

The Licensing Unit,
Adur and Worthing Councils,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS.

13th December, 2020.



Adur & Worthing Council
21 DEC 2020
Business Support

Dear Sir/Madam,

Brewhouse & Kitchen - Worthing (formerly Beechwood Hall Hotel), 14 Wykeham Road

I am extremely concerned that permission is being sought to sell on and off alcohol, to record and play music, as well as to perform films and hold dances until Midnight or as late as 1.00 a.m. on some days of the week. What is proposed in respect of these late opening hours is totally inappropriate in a residential area. Past experience shows that the level of noise is highly likely to be unacceptable, especially in Wykeham Court (where flats are home to both old people and young children), given the close proximity of the block to this site which, before the last owner, had a long record of causing considerable nuisance.

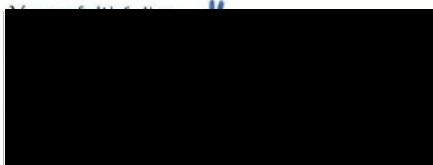
Past experience has also shown for a fact that noise from Beechwood Hall is disturbingly audible in Wykeham Court whenever loud music is played inside the building, as well as when even small groups of people are gathered outside, especially in summer when flat windows are open. In the past, a Noise Abatement Order had to be issued. Furthermore, late opening hours can be expected to lead to increased consumption of alcohol which is well known, in turn, to contribute to more rowdy behaviour and breaches of the peace.

You will, of course, be aware that noise may be considered a legal nuisance and an UNLAWFUL interference with a person's use or enjoyment of their home and, further, that the Council is legally responsible for a statutory nuisance under the Environment Protection Act 1990. I am sure that the Council will take these duties into account when considering the current application.

To mitigate the deleterious effect on local residents and their guests, my view is that music should not be allowed at all outside the building as a matter of routine; indoor areas where music is to be played inside the building should be sound proofed; and the premises should normally close by 11.00 p.m. and remain open longer only for specific events, in respect of which special permission should be sought.

In short, I strongly oppose the playing of music outside the building and any licence to stay open as a matter of routine beyond 11.00 p.m.

Please do not let this site make my life a misery again.



Adur &
Worthing
Councils

14 DEC 2020

Business Support

Dear Sir/Madam,

11th December '20

I would like to comment on the application for a license in respect of Brew house & Kitchen-Worthing in Wykeham Road.

I see from the notice that music, recorded and live, may be played up to midnight Sun-Wed, and up to 01-30 Thurs-Sat. Also late night refreshments for the same hours, with closing time on Thurs-Sun being 02-00.

Over the years there has been an awful lot of noise nuisance from these premises - from customers in the garden area, which will be worse now with the use of cabins and fire pits actively encouraging outdoor usage, and from music inside the building even with windows/doors closed - Made much worse in summer when everything is open. There have been many incidents of anti-social behaviour over the years with fights pilling out into Wykeham Road and Victoria Park. The last landlord shortened their opening hours/music playing and managed to successfully reduce the anti-social behaviours.

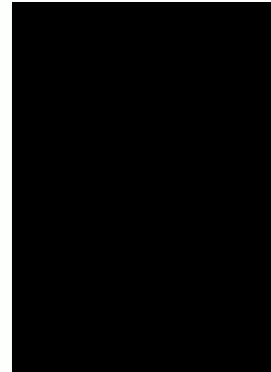
This premises is right in the middle of a residential area and I feel that such late hours and the potential noise nuisance is highly inappropriate, and I worry that anti-social behaviour will start again, especially in Victoria Park. I would be very interested to learn the opinions of the Police and the council department that deals with noise nuisance.

So to conclude, I would like closing time etc to be midnight on all days due to potential noise nuisance and anti social behaviours in the surrounding areas.

Yours Faithfully

Appendix E4 Public Representation

Adur &
Worthing
Council
23 DEC 2020
Business Support



22 December 2020

Ref: Brewhouse and Kitchen 14 Wykeham Road Worthing Application for Premises Licence

Dear Sir/Madam,

I am writing to you to register my opposition to the application for a late licence for the Brewhouse and Kitchen.

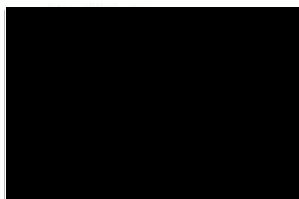
I live next door to the pub and do not think that you should grant a late licence i.e. after 23:00 hours because this is a residential area, there are families with children (myself included) who would be subjected to late night disturbances from people exiting the pub and using the garden area even with a normal 23:00 licence. I think if there was a late licence there would also be problems with the following -

- Noise and disturbances when people leave the pub and loiter outside in the road, on the pathway to Victoria Park and in Victoria Park which is to the rear of my property
- Cars leaving in the small hours creating extra noise
- Drunks urinating and fighting in or around my property
- Because of the increase in footfall late at night there would be a security risk to our cars and garages

When the property was Beechwood Hall Hotel, the owners were very considerate to local residents but it was run as a hotel with a small bar, not as a large pub chain.

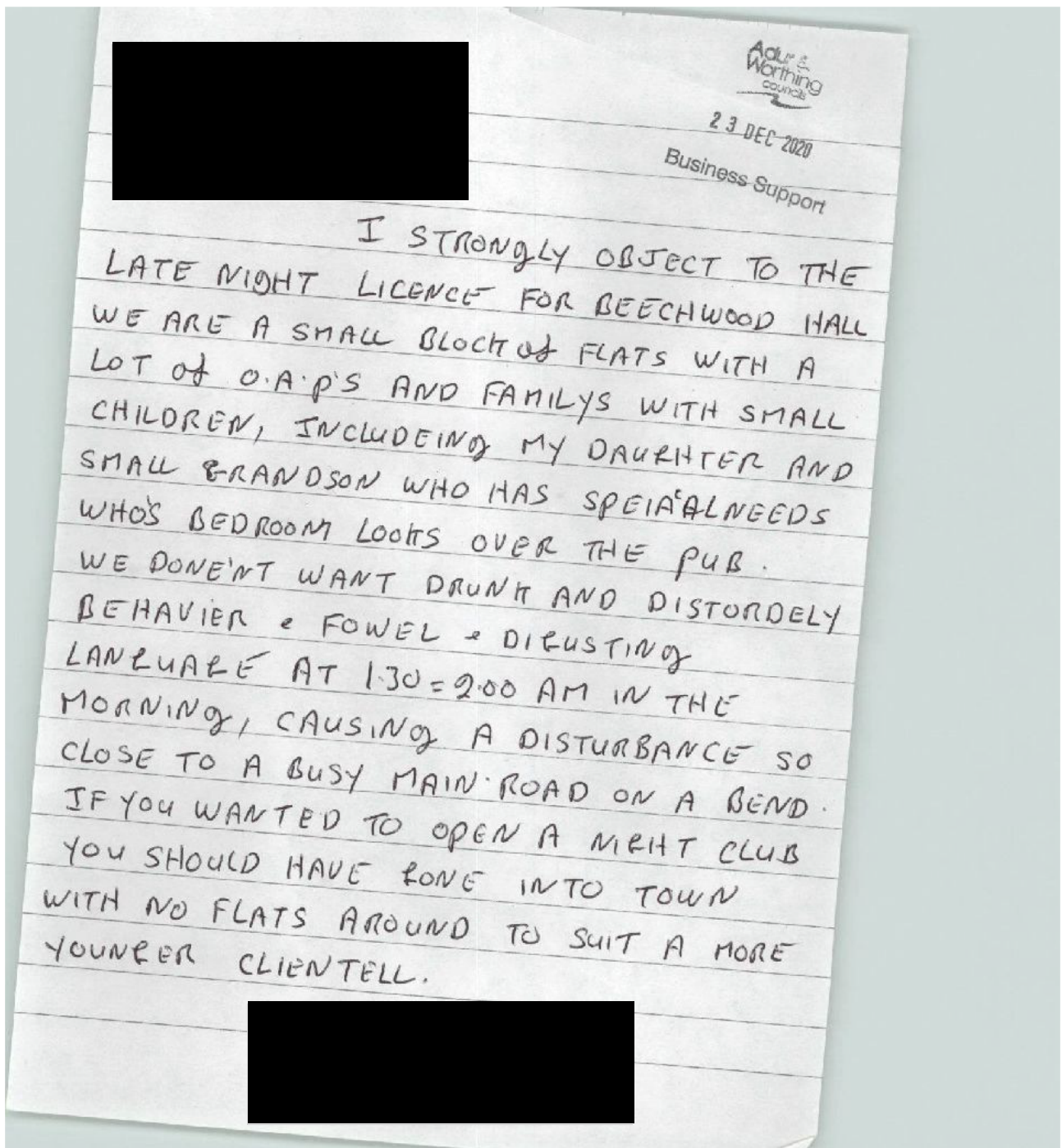
I have included a picture to show how close my property is to the pub.

Yours Sincerely





I have highlighted the proximity of my property in red on the above picture and marked the boundary of Victoria Park including the ungated access route to it which runs between my property and the pub.



Adur &
Worthing
Councils
30 DEC 2020
Business Support

WYKEHAM COURT LIMITED



December 23rd 2020

Dear Sir/Madam,

Re. Licensing Hours application for The Beechwood Hall Hotel. Brewhouse and Kitchen

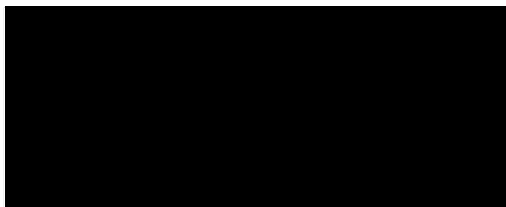
It has been brought to our notice that the above premises has applied for a Live Music and Alcohol License with extended opening hours.

The shareholders of Wykeham Court Limited have not been made aware of this application through the normal channels and wonder why? Will you please ensure that we and the surrounding flats (Woburn Court, Wessex Court, Amelia Crescent flats) who are affected are informed via the usual channels as Wykeham Court Limited has strong objections to these extended hours. The potential noise and disturbance is unacceptable after 11.00pm. In the past we have been subjected to noisy drunken drinkers making their way into Victoria Park and have had to call the police. Rubbish has been thrown into our garden which is also unacceptable behavior.

Wykeham Court Limited has 20 shareholders and we strongly protest against any application for extended hours being granted.

We look forward to your official notification in due course and reply.

Yours faithfully



RE: Brewhouse Kitchen representation [J=B00312-0092]

1 message

WS_Licensing_WOR@sussex.pnn.police.uk <WS_Licensing_WOR@sussex.pnn.police.uk> 22 December 2020 at 14:53
To: marilyn.g@joelsonlaw.com, Pauline.Giddings@sussex.pnn.police.uk, simon.jones@adur-worthing.gov.uk
Cc: niall.m@joelsonlaw.com

Good afternoon

I can confirm that if the emended points (highlighted in grey below email 21st December) are agreed by the applicant then Sussex Police can resolve this representation subject to these and the agreed conditions contained in email if 17th Dec (below) being attached to the premises licence.

Kind regards

Pauline Giddings

Divisional Licensing Officer

From: Marilyn Gayle [mailto:marilyn.g@joelsonlaw.com]
Sent: 22 December 2020 14:39
To: Giddings Pauline 64321 <Pauline.Giddings@sussex.pnn.police.uk>; simon.jones@adur-worthing.gov.uk
Cc: WS_Licensing_WOR <WS_Licensing_WOR@sussex.pnn.police.uk>; Niall McCann <niall.m@joelsonlaw.com>
Subject: RE: Brewhouse Kitchen representation [J=B00312-0092]

****External Email - Think before you click. If you do not trust the sender, do not click on any links or open any attachments. Further information can be found [here](#).****

Good Afternoon Pauline,

Having now taken instructions, I can confirm my client is happy for you to remove the word "regular" from point 2.

I trust this now resolves all of the issues. Please can you kindly confirm that you are now happy to withdraw your representation?

I look forward to hearing from you.

Kind regards,

Marilyn Gayle

Legal Assistant - Licensing & Gambling

Email: marilyn.g@joelsonlaw.com

Joelson

From: Pauline.Giddings@sussex.pnn.police.uk <Pauline.Giddings@sussex.pnn.police.uk>
Sent: 21 December 2020 13:10
To: Marilyn Gayle <marilyn.g@joelsonlaw.com>; simon.jones@adur-worthing.gov.uk
Cc: WS_Licensing_WOR@sussex.pnn.police.uk
Subject: FW: Brewhouse Kitchen representation [J=B00312-0092]
Importance: High

Good Afternoon Marilyn,

I trust this finds you well.

Your client has indeed been in touch with Sussex Police to discuss the application, and in the hope that we could meet at the site. (unfortunately this was not possible)

Thank you for your comprehensive response, which addresses the concerns raised by Sussex Police in the representation.

A couple of small points:

Sussex Police seek the removal of the word 'regular' from the condition below.

2. Premises closed by 00:30 to *regular* customers excluding hotel guests (IE, 30mins drink up time)

All other matters can be agreed including the removal of condition numbered **20** below; **providing** that 'the risk assessment can

'Give consideration as to whether the "event" being assessed is likely to impact upon the members of the public in the vicinity, and/or impact on local policing. If so then the L/A and Police shall be informed of the "event" 28 days in advance'.

(For example should hotel patrons and their guests plus any day guests, all be attending a ticketed 'festival style' event at the premises over the course of a day/weekend.)

If your client is able to agree to this I can confirm that Sussex Police will be able to resolve this representation

Kind regards

Pauline Giddings

Divisional Licensing Officer

Prevention Licensing Team

West Sussex

101 x 581443

01273 404030

From: Marilyn Gayle [mailto:marilyn.g@joelsonlaw.com]
Sent: 17 December 2020 19:39
To: Giddings Pauline 64321 <Pauline.Giddings@sussex.pnn.police.uk>; licensing.unit@adur-worthing.gov.uk
Cc: Lovell Robert CL740 <Robert.lovell@sussex.pnn.police.uk>; WS_Licensing_WOR <WS_Licensing_WOR@sussex.pnn.police.uk>; Niall McCann <niall.m@joelsonlaw.com>
Subject: RE: Brewhouse Kitchen representation [J=B00312-0092]
Importance: High

Dear Pauline,

I understand that you have spoken directly to my client regarding this and after taking instructions, I can confirm the following:

My client agrees to reduce the hour on Thursday to Saturday as followings:

1. **Last Orders for all customers excluding Hotel Guests at Midnight**
2. **Premises closed by 00:30 to regular customers excluding hotel guests (IE, 30mins drink up time)**
3. **Last Entry will be 23:45 for customers, excluding hotel guests.**

-

Regarding the conditions my client notes the following:

1. 24 hour room service for residents and bona fide guests; to be verified by hotel staff. (To include provision of alcohol and Late Night Refreshment.) – **We agree to this**
2. Children under 16 years to be supervised by a responsible adult in the bar areas, and any other area where alcohol is being served. – **We agree to this**
3. No children under 18 to be permitted in the bar areas, or any other area where alcohol is being served after 21:00 hours, unless partaking in a sit down meal or attending a pre-booked private function. – **We agree to this**
4. No children to remain on the premises after 00:00 other than in the pre-booked accommodation. – **We agree to this**
5. Management staff to patrol the hotel during events particularly mindful of vulnerable persons, including children on the premises. – **We agree to this**
6. Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all 'public areas', (excluding residents rooms etc)). The system shall be on and recording at all times the premises licence is in operation. – **We agree to this**
7. The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels of the premises at all times. – **We agree to this**
8. CCTV footage will be stored for a minimum of 31 days. – **We agree to this**
9. The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime. – **We agree to this**
10. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy. – **We agree to this**
11. Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police. – **We agree to this**
12. Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.(email or on line reporting is acceptable). – **We agree to this**
13. In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a

temporary replacement drive as soon as practicable. – We agree to this

14. Last entry to non-residents 23:45 hours. – We agree to this as amended

~~15. When the premises intends to remain open to members of the public after 00:00 hours Security Industry Authority (SIA) door supervisors shall be deployed at the premises from 21:00 hours until 30 minutes after closing time. There shall be a minimum of one door supervisor to every 100 or part 100 customers plus one additional Door Supervisor at the main entrance. (do not agree to)~~

~~16. Those performing the role of SIA Door Supervisor will not perform any other role when engaged for the purpose of Door Supervision activities. (do not agree to)~~

17. Where an event/function is planned to take place on the premises the premises management must ~~provide~~ **complete** a documented risk assessment and event plan. It shall include but not be limited to consideration for; SIA door supervision, ticketed entry, non-glass vessels, age restricted admission, waiter/waitress service only, restricted access within the hotel site (to function for guests/ residents/non-residents as appropriate) This shall be made available upon request to the Local Authority Licensing office and to Sussex Police and shall be retained for a minimum of 12 months. – We agree to this but suggest the amendment to the wording

18. Bank holidays are to be specified as those recognised national bank holidays in England; New Year's Day, Easter Bank holiday, May Day Bank holiday, Whitsun Bank holiday, August Bank holiday and Christmas Bank holiday. (Including any additional / Ad hoc English Bank holiday nationally recognised). – We agree to this

19. Any alterations to the 'garden policy' shall be provided in writing to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation. – We agree to this

20. Any alterations in the hours, or in the nature of use of the external area for example for a function, must be accompanied by a documented risk assessment provided to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation. – **Is this not a duplication on Points 17 & 19 and the above serve the same purpose so remove?** This was intended in order that the L/A & Sussex Police could be made aware In advance should any 'festival style' event be taking place throughout the premises. We can remove this condition but perhaps Include, as part of the a R/Assesment, a need to consider whether Sussex Police or the L/A need to be informed.

21. No open vessels of alcohol permitted off the premises – We agree to this, it is our practise to Sell Growlers, Mini-kegs, Bottle, Cans all of which would be sold as a sealed container

Please let me know if this now addresses your concerns and whether you are now able to withdraw your representation.

I look forward to hearing from you.

Kind regards,

Marilyn Gayle

Legal Assistant - Licensing & Gambling

Email: marilyn.g@joelsonlaw.com

Joelson

From: Pauline.Giddings@sussex.pnn.police.uk <Pauline.Giddings@sussex.pnn.police.uk>
Sent: 08 December 2020 12:10
To: licensing.unit@adur-worthing.gov.uk; Marilyn Gayle <marilyn.g@joelsonlaw.com>
Cc: Robert.lovell@sussex.pnn.police.uk; WS_Licensing_WOR@sussex.pnn.police.uk
Subject: Brewhouse Kitchen representation [J=B00312-0092]

Good day

Please find attached the representation raised by Sussex Police in relation to the application for a premises licence for The Brewhouse Kitchen in Worthing.

The application seeks to obtain a licence that provides a variety of licensable activities to members of the public, as well as offering overnight accommodation.

It is appreciated that this will, in effect, create a dual purpose licence, catering both for residents and non-residents. It is anticipated that this is reflected in the conditions sought by Sussex Police in order to robustly promote the licensing objectives.

Some errors in the application have been noted which are clearly administrative and should be easily addressed without issue.

If there is any part of this email you wish to discuss please do not hesitate to contact this office by email or the phone number provided.

Please note at this time staffing levels in the office may be reduced.

Kind regards

Pauline Giddings

Divisional Licensing Officer

Prevention Licensing Team

**Appendix F2 – Public Mediation
(Letter sent to all residents making representation)**



WORTHING BOROUGH
COUNCIL

**Public Health & Regulation - Licensing
Portland House, Richmond Road
Worthing, BN11 1HS**

11 January 2021

Dear Sir/Madam

**Re: Licensing Act 2003 Premises Licence Application
Brewhouse & Kitchen**

Consultation on the above application has now closed. A number of representations regarding the application were received during the consultation from Sussex Police, the Councils' Environmental Protection Team and a number from local residents.

In such circumstances the Licensing Act encourages mediation and if agreement cannot be reached only then is the matter referred then to a Licensing & Control Sub-Committee to consider the application and representations at hearing.

For a letter of representation to be regarded as relevant to a Licensing application it has to tie any objections to the Licensing Objectives;

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

These are the only criteria which can be considered by the Licensing & Control Committee when it considers an application.

Your representation refers to the potential for increased noise and antisocial behaviour. This could be relevant to the application.

The Licensing Act encourages mediation and this has been taking place with the responsible authorities and I'm aware that the timings originally applied for have been amended and a number of conditions agreed with Sussex Police should a licence be granted. I've enclosed the results of mediation in full for your reference.

- The application has been amended so seeking authorisation for reduced hours for the sale of alcohol for consumption on & off the premises, the provision of regulated entertainment and the sale of late night refreshment:
 - o Sale of Alcohol:
 - 07:00hrs to 00:00hrs (midnight) Monday - Sunday
 - o Provision of Regulated Entertainment: (incl. Film, Live Music, Recorded Music & Dance)

- 07:00hrs to 00:00hrs (midnight) Monday - Sunday
- o Sale of Late Night Refreshment (Late night Hot Food & Drink)
 - 23:00hrs to 00:00hrs (midnight) Monday - Sunday
- o Opening to the public
 - 07:00hrs to 00:30hrs (of the following morning) Monday - Sunday
- Last Orders for all customers excluding Hotel Guests at Midnight
- Premises closed by 00:30 to customers excluding hotel guests (ie, 30mins drink up time)
- Last Entry will be 23:45hrs for customers, excluding hotel guests.
- 24 hour room service for residents and bona fide guests; to be verified by hotel staff. (To include provision of Alcohol and Late Night Refreshment.)
- Children under 16 years to be supervised by a responsible adult in the bar areas, and any other area where alcohol is being served.
- No children under 18 to be permitted in the bar areas, or any other area where alcohol is being served after 21:00 hours, unless partaking in a sit down meal or attending a pre-booked private function.
- No children to remain on the premises after 00:00hrs other than in the pre-booked accommodation.
- Management staff to patrol the hotel during events particularly mindful of vulnerable persons, including children on the premises.
- Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all 'public areas', (excluding residents rooms etc.)). The system shall be on and recording at all times the premises licence is in operation.
 - o The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels of the premises at all times.
 - o CCTV footage will be stored for a minimum of 31 days.
 - o The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
 - o The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy. Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.

- o Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.(email or on line reporting is acceptable).
- o In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
- Where an event/function is planned to take place on the premises the premises management must complete a documented risk assessment and event plan. It shall include but not be limited to consideration for; SIA door supervision, ticketed entry, non-glass vessels, age restricted admission, waiter/waitress service only, restricted access within the hotel site (to function for guests/residents/non-residents as appropriate) This shall be made available upon request to the Local Authority Licensing office and to Sussex Police and shall be retained for a minimum of 12 months. The assessment will give consideration as to whether the “event” being assessed is likely to impact upon the members of the public in the vicinity, and/or impact on local policing. If so then the L/A and Police shall be informed of the “event” 28 days in advance.
- Bank holidays are to be specified as those recognised national bank holidays in England; New Year’s Day, Easter Bank holiday, May Day Bank holiday, Whitsun Bank holiday, August Bank holiday and Christmas Bank holiday. (Including any additional / Ad hoc English Bank holiday nationally recognised).
- Any alterations to the ‘garden policy’ shall be provided in writing to the Local Authority Licensing office and to Sussex Police at latest 28 days prior to implementation.
- No open vessels of alcohol permitted off the premises

Consequently Sussex Police have withdrawn their objection.

If the above changes to the application do not satisfy you then the application will be considered by the Sub-Committee at hearing which I will schedule shortly (if needed). If the conditions volunteered by the applicant during mediation, listed above, do not address your concerns and any further mediation is unsuccessful then the applicant and you will be able to put your views regarding crime & disorder, noise and public nuisance related to this application to members at that hearing and they will decide the matter.

If these conditions do address your concerns and you confirm this to me in writing I will cancel the hearing and approve an amended licence with the above conditions. If they do not but there are any further conditions you feel would address your noise concerns I'll suggest, with your permission, the applicant, if he/she is happy to continue mediating, contact you directly to discuss the issues and see if mediation can find a mutually acceptable solution.

I look forward to your instruction. My direct email address is: simon.jones@adur-worthing.gov.uk

Yours faithfully

Simon Jones

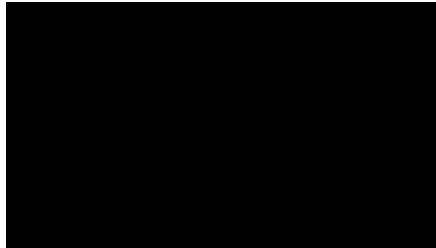
Team Leader - Licensing, Adur & Worthing Councils

Phone: 01273 263191

Email: simon.jones@adur-worthing.gov.uk

Website: <http://www.adur-worthing.gov.uk/licensing-and-permits/>

Appendix F3 – Public Mediation (Response)



Simon Jones
Team Leader - Licensing, Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex. BN11 1HS

Dear Mr Jones,

**Brewhouse & Kitchen LA 2003 Premises Licence Application & Garden Policy
14 Wykeham Road, Worthing, BN11
Sub Committee Meeting - Wednesday 27 January, 2021**

Thank you for sending me the Garden Policy for the above business which I have forwarded to interested parties.

I would like to make the following observations to the Application so far, which I would like taken to the Sub Committee meeting on Wednesday 27 January 2021.

Unfortunately I have many Apps, but ZOOM is not one of them!

1. Regarding the above application sent to me on 11/1/21 you state this has been amended. My understanding on this matter is not clear. Are you saying with regard to the sale of alcohol etc. they are all allowed 17 hours a day, 7 days a week. Last entry 23.45pm All this is unbelievable to me and quite outrageous.

2. what is SIA door supervision?

3. The hours stated within this document are totally unacceptable and I couldn't believe what I was reading. They most certainly do not satisfy my genuine concerns clearly expressed in my letter to you on 18 December, which was based on facts when a previous owner ran a similar operation. As mentioned in your documentation Crime & Disorder and Public Nuisance feature at the top of my list.

UK law defines a “public nuisance” as anything that: injures someone's health, offends someone, or prevents the free use of property, and. interferes with a community's enjoyment of life or surrounding property etc

4. Previous experience tells me once these customers, guests, leave your premises they are no longer your concern? When people drink too much, maybe mixing with drugs, they can become inebriated, aggressive, lacking all common sense, concern or consideration for those around them. In the past people have urinated wherever they want, throw rubbish into surrounding properties, fight, and argue, talk in excessively loud voices and so it goes on. Clearly at your late

closing times, no buses are running, they should not be driving cars or any vehicle, taxis are rarely used, so people hang around.

5. Who is responsible for these people and their unruly behaviour?
Whom can we contact to sort the situation out at say 1am in the morning.
Name and number of Worthing or Sussex police?

6. During the COVID situation what rules will be in place to ensure social distances, masks being worn etc, Etc.

We've sadly seen it all before. How will Brewhouse & Kitchen control its customers once they leave their premises? What contingency plans are in place?

Whilst I wish this new business every success the long opening and licensing hours give grave concern to all in the immediate neighborhood which are mainly flats many occupied by elderly residents

I await, with bated breath, the results of your meeting
Although a Director of Wykeham Court I write a private owner.

Yours truly

Valerie Forshaw (Mrs)
Director at Wykeham Court Ltd

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