

Ref. AWD/M/1375/21

St. Botolphs Rd. BN11 4JT

Re 171 - 173 Tarring Rd. BN11 4HH
change of use.

Dear Mr's Morin,

We, the residents of Rotary Lodge
wish to place an objection to the
proposed use of 171 - 173 Tarring Rd.

Our main concerns are that Mr.
Rafique has been less than open about
his intentions, which leads to speculation
and suspicion. It would seem he wishes
to sell food and alcohol on and off the
premises until an unspecified time
every day of the week, including Sunday,
with no respite. This has the potential
to cause considerable nuisance to
neighbours and local residents, in the
shape of noise, antisocial behaviour
and possible drunkenness and fights also
litter.

Car parking would be an issue as
St. Botolphs road is already a virtual
car park. Our property is residential
accommodation for the elderly which

has a large open car park easily accessible which although marked private would be very inviting causing more noise and slamming of car doors late into the night.

We feel this is not a suitable business for a quiet residential area and urge the Council to consider very carefully before granting permission.

It would also appear from correspondence we have seen that Mr Rafique has not co-operated with Police or a Court Order on another venture he was involved in.

Yours sincerely



St. Botolph's Rd.

BN 11 4 JT.

Adur & Worthing Councils
Licensing Unit

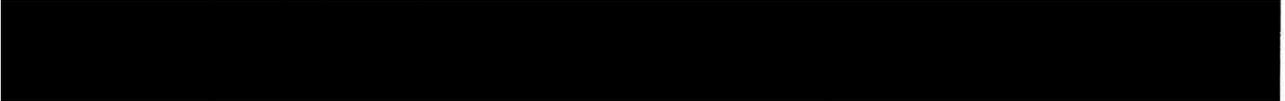
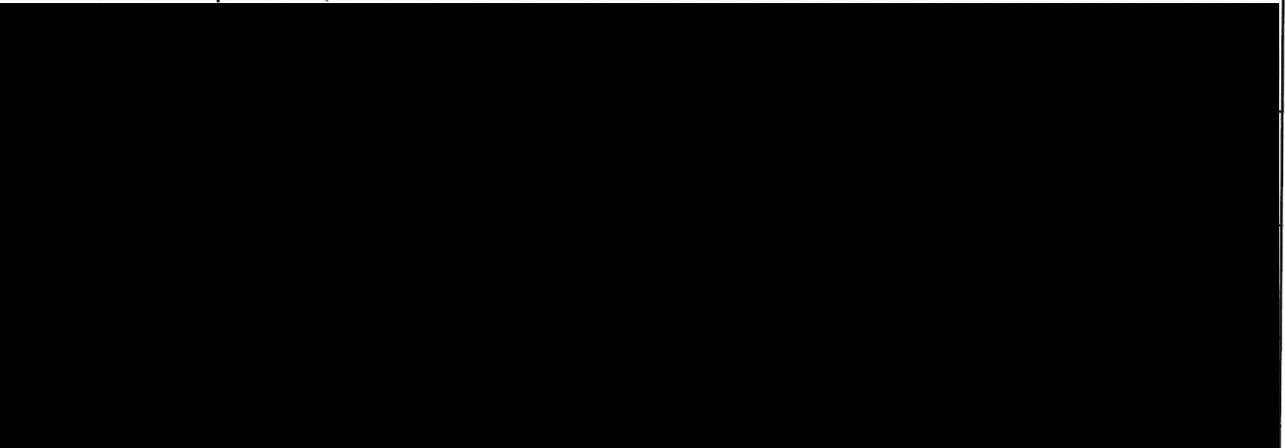
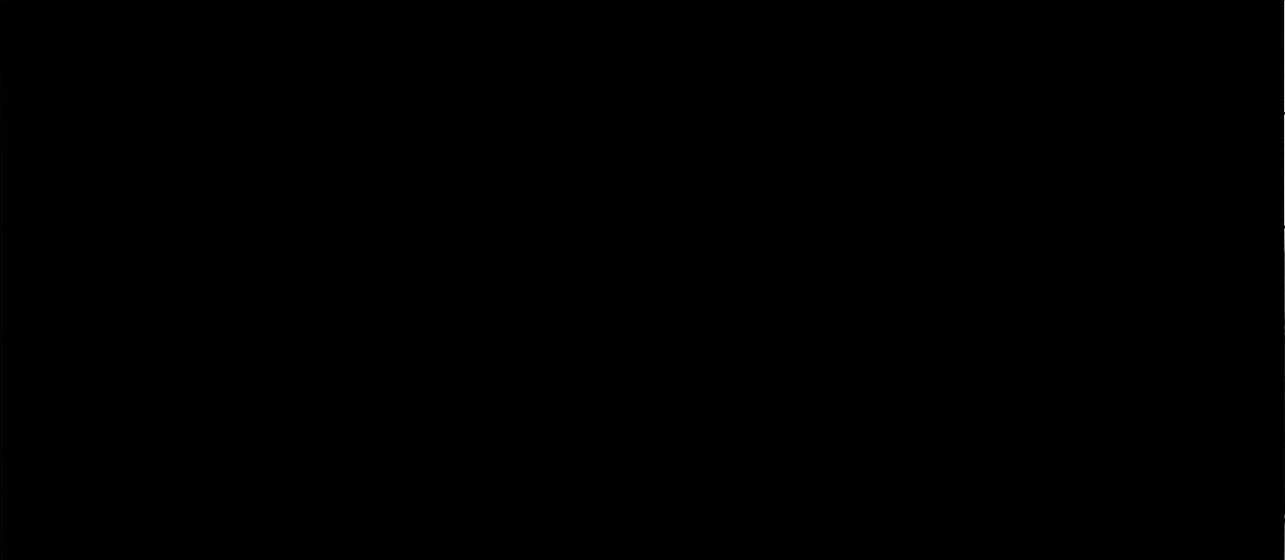
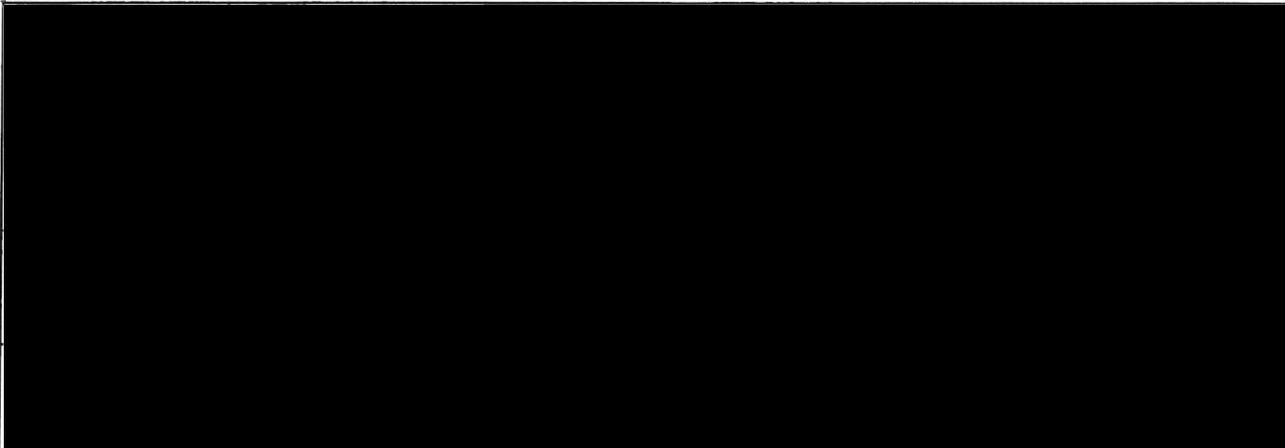
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26 AUG 2021

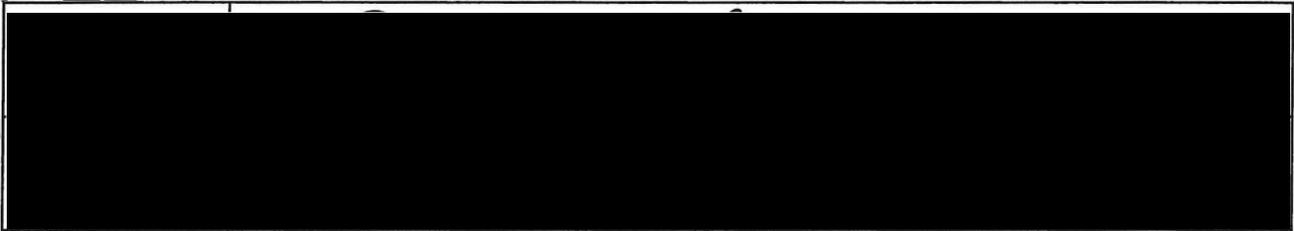
Flat No.

Name

..... Initials



<i>Flat No.</i>	<i>Name</i>
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Fwd: Objection to alcohol license application from Tabularii plc

1 message

22 September 2021 at 10:18

[REDACTED]
to: licensing.unit@adur-worthing.gov.uk

----- Forwarded message -----

[REDACTED]

I am writing to object to the licensing of the Karma Lounge at [171-173 Tarring Road Worthing](#) Living directly opposite at [St Botolphs Road](#), I am objecting to the sale of alcohol at the premises known as Karma Lounge.
Consumption of alcohol outside these premises in the large corner forecourt area will undoubtedly result in noise and music during unsociable hours for neighbours. This is a very quiet residential area and not at all suited for this type of activity.


 *St Botolphs Road,*
Worthing, West Sussex
BN11 4JP

13th September 2021

The Licencing Unit,
Ardur & Worthing Councils,
Portland House,
Richmond Road,
Worthing,
BN11 1HS

Dear Sir or Madam,

Re: Alcohol Licence 171-173 Tarring Rd, - Tabularii PLC and Karma Lounge LTD

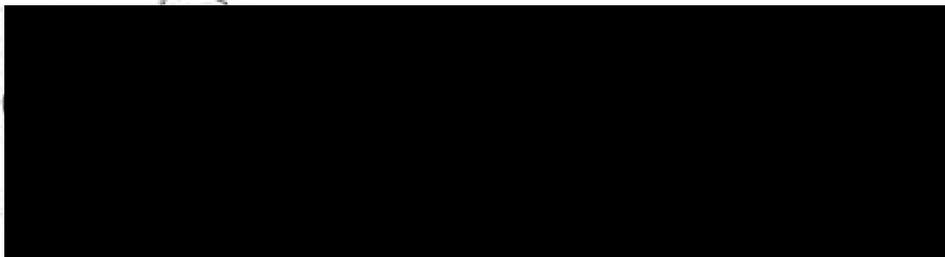
We the named persons above would like to register our objections to the issue of a alcohol licence in its present form.

St Botolphs Road is a residential area and has always been quiet and peaceful. There are a large number of care homes in St Botolphs Road and also family dwellings.

We are concerned that the licence in it's present form will attract some form of anti-social behaviour and with that will come the element of increased noise levels which we feel inevitable with the currents proposed times for the sale of alcohol. As far as we are aware there will be external seating at the premises which will increase noise levels and the potential for passive smoke inhalation.

The provision of xpelair resturant/café mechanical ventalation systems also increase smells/odours which would detract and erode the street scene.

We feel the current application for a Licence to sell alcohol for 12 hours a day 7 days a week is rather excessive baring in mind there are many other already establishments that can cater for the needs of the potential patrons.



Fwd: Alcohol license for Karma Lounge 171-173 Tarring Road Worthing BN11 4HH

1 message

8 September 2021 at 15:06

----- Forwarded message -----



I am a local resident to the above proposed licensed premises and I have grave concerns. It has come to my notice that the gentleman applying for the license has held an alcohol license before and he broke the terms of it by continuing to serve alcohol after the agreed time. Surely this is a huge red flag when considering this proposal as he has demonstrated he cannot be trusted and is therefore only concerned in profit with no concern for the neighbourhood. This is a residential area with many families and a huge parking problem. Has any of this been considered? Also there is a large outside area which will lead to late night noise and when alcohol is involved sometimes anti social behaviour. I feel this is not an appropriate site for such an enterprise. This kind of business is surely better suited nearer to the town centre in a non residential area. As I live virtually directly opposite the proposed sight. I vehemently oppose this license and hope that the unit sees sense when reviewing this licensing request.



■ St Botolphs Road
BN11 4JS

[REDACTED]
[REDACTED] St Botolphs Road,
Worthing, West Sussex,
BN11 4JP



13th September 2021

The Licencing Unit,
Adur & Worthing Councils,
Portland House,
Richmond Road,
Worthing,
BN11 1HS

Dear Sirs,

Regarding:- Alcohol Licence 171-173 Tarring Rd, - Tabularii PLC and Karma Lounge LTD

I would like to object to the application and register my objections to the issue of a alcohol licence to the above named.

I am of senior years and am very happy that I live in a property in a peaceful and quiet residential road.

I feel if the licence is granted I will no longer live here in peace. I am worried that the sale of alcohol will create anti-social behaviour, increased noise and an influx of additional cars. Our road has many elderly residents and family's who enjoy the peace and quiet of our road.

The times to sell alcohol all day and all night seven days a week seems excessive. I think the outside area coupled with the sale of alcohol would be inappropriate for this area.

I would please request the licensing authority look at this application from the point of the existing residents some of whom have been in the road a very long time.

Yours
[REDACTED]

FW: License Objection | Tabularii PLC and Karma Lounge Limited at 171-173 Tarring Road, Worthing

1 message

22 September 2021 at 11:58

Dear Councillors,

I am writing on behalf of the residents [REDACTED] of [REDACTED] [St Botolphs Road, Worthing BN11 4JS](#), to formally object to the alcohol licence and operating hours application made by Tabularii PLC and Karma Lounge Limited at [171-173 Tarring Road, Worthing](#).

Our understanding, based on publicly available information, is that the business proposes to operate as follows:

- cafe/ bar/ bistro/ lounge running from 9am to 11pm Mon-Sun
- alcohol proposed to be served from 11am to 11pm Mon-Sun
- alcohol proposed to be served outdoor/ off premise from 11am to 11pm Mon-Sun
-

Based on this understanding, we object to the following:

- an alcohol licence for the business
- permission to operate after 9pm
- permission to operate off-premise seating / service after 8pm

The reasons for our concern and therefore above stated objections are:

- serving of alcohol
 - our community is mainly comprised of families, often with very young, impressionable children or babies, and elderly retired or care-home residents, some of whom are vulnerable and have special needs
 - we are concerned that any business focused on serving of alcohol through late operating hours will increase the noise and disturbance we already have from people returning from the town centre
 - we are very concerned that serving of alcohol will expose us and our community to recurring occurrences of drunk and disorderly behaviours
 - we are concerned that late operations, alcohol and music might also lead to an increase in the use of recreational drugs and other substance abuse which is already a problem in the area
 - there are several bars/ pubs within walking distance of 171-173 Tarring Road, we therefore question the need for another similar establishment in the neighbourhood
 - the concern around alcohol and drugs abuse is particularly worrying given that we unfortunately already witness some anti-social behaviours after-dark at the junction of St. Botolphs Road and Tarring Road. The local police should be aware of these issues and potential escalation of associated risks due to the addition of a late night alcohol serving outfit to our area
- operations after 9pm
 - our house is very close to the rear of the building and we have concerns that if the proposed business was to operate beyond 9pm, it would cause significant disturbance of peace and cause noise related nuisance from factors such as customers talking/ chatting as they walk in and out of the premises, taxis or cars. pulling up, starting of engines, closing of car doors, loud music, cheering, loud music, etc.
 - we also have concerns around disturbances caused by early opening and late closing of the business such as deliveries, loading/ unloading of goods, shutters, filling of rubbish bins, etc.
 - we also expect further worsening of parking related issues
 - we expect that these factors can only be mitigated by restricting the in-premise/ indoor operating time to 9pm
- off-premise or outside seating/ service after 8pm
 - following from the above concerns around noise & nuisance, we have further concerns that if the proposed business was allowed to use outside area for seating and playing music, the sound would be clearly heard

in our house, especially when we have open windows. We already hear the noise from the early deliveries to Co-op on the other side of the road, so can only assume these noises would be louder

- again the concerns are due to the close proximity of the outside seating area to our home
- we also have concerns around nature of building works and lighting set-up that might need to be carried out to support off-premise service or outdoor seating

We obviously need commerce and business in the local area, and fully support businesses that benefit the local community and strengthen our local economy. We only request that businesses should be mindful of local communities and should build commercial ventures that do not infringe on residents rights to quiet enjoyment within their private property & immediate neighbourhood.

We truly feel this decision could become a turning point for our Tarring Road high-street and therefore implore the Council to consider what type of local profile, business and communities we seek to nurture for the future.

We look forward to hear from you.

Kind Regards,

A solid black rectangular box used to redact the sender's name and contact information.

Re : Application of Alcohol licence 171-173 Tarring Road, Tabularii PLC and Karma Lounge Limited1 message

8 September 2021 at 16:03

[REDACTED]

Further to the above application, I wish to strenuously object to the above application.

To have the ability to sell alcohol until 11pm will cause nuisance by way of noise and unruly behaviour to an area which is predominantly residential and it's majority of residents are of an older age as St Botolphs Road encompasses a significant number of over 55 retirement apartments and a nursery.

From my research I understand that the gentleman applying for the license has a history of having a Pizzeria in town which previously had an alcohol license until 12pm, however, he rarely acknowledged this and the Police were called to the premises on a number of occasions due to noise issues and fighting outside the premises due to intoxicated patrons spilling out onto the adjacent area. Furthermore, and most alarming, he refused to work with the Police and subsequently lost his alcohol license.

With this in mind the applicant is clearly not professional enough to manage the responsibility of an alcohol license or manage the impact alcohol has on his patrons. To grant him a license for this period of time with people drinking inside the premises, with single glazed windows (likely to be open while Covid is still around) and outside seating will surely lead to major issues.

For those living adjacent to the property the nuisance will be substantial and this application needs to not only be tempered but once the venue is operational it needs to be closely monitored in readiness for what will inevitably lead to breaches of any length of license agreed.

I welcome the development of the area and of the old Gibbins location, however, a Pizzeria can easily survive should it only sell alcohol between midday and 10pm and ONLY to patrons who are eating a substantial meal, not just using it as a drinking venue.

Your sincerely,

[REDACTED] St.Botolphs Road

Fwd: Alcohol licence 171-173 Tarring Road

1 message

Licensing Unit <licensing.unit@adur-worthing.gov.uk>

7 September 2021 at 14:54

To: Theresa Cuerva <theresa.cuerva@adur-worthing.gov.uk>, Jade Marshall <jade.marshall@adur-worthing.gov.uk>, Simon Jones <simon.jones@adur-worthing.gov.uk>

FYI - I have added to the new tascomi app

----- Forwarded message -----



Date: Tue, 7 Sept 2021 at 13:25

Subject: Alcohol licence [171-173 Tarring Road](#)

To: <licensing.unit@adur-worthing.gov.uk>

Re alcohol licence [171-173 Tarring Road](#) Tabularlii PLC and Karma Lounge Limited.

Reasons for objection

We are extremely anxious re the granting of an alcohol licence to these premises.

It is at present a residential neighbourhood with a mixture of inhabitants. There are a number of blocks of flats with elderly residents and small children, of which ours is one. There are also family houses.

There are already parking issues in St Botolphs Road with vehicles parking on white lines by entrances making it hazardous to exit and on rare occasions even blocking entrances as available spaces are often hard to find. People visiting the Co-Op already use our visitor parking spaces but thankfully this is for relatively short periods of time. If visitors to the proposed premises did this it would become a problem for flat residents. The applicant previously erroneously stated there was parking opposite his premises. There are in fact double yellow lines and no parking at any time and a bus stop.

We are very concerned about potential rowdy and anti-social behaviour at night as customers leave the premises either on foot or to cars parked outside the homes in the street. This will inevitably cause disruption to sleep which is recognised to be detrimental to health. Many of the residents already have health problems, myself included [REDACTED].

It is of concern that the plan is to use the outside area for alcohol consumption and they are wanting to sell alcohol 7 days a week until 11pm. This could also lead to anti-social and rowdy behaviour. They appear to have dug a hazardous trench in preparation for this already, which we understand has had to be made safe by the Council.

We are very concerned at the lack of integrity displayed by the applicant so far. Apart from the wrong information about parking he had also stated that the premises had been empty for several years and in poor repair. In fact Gibbins Second Hand Furniture Shop had been there for many years up until April 2021. They caused no problems and their business was conducted during daytime with their and visiting vehicles parking on their forecourt.

We are also extremely anxious to learn that the applicant had a similar premises in Worthing some years ago where the Police had to resort to getting the alcohol licence withdrawn due to the agreed hours being very greatly exceeded and there being many incidents of rowdy behaviour and fights.

We therefore oppose the granting of an alcohol licence to these premises as his many actions to date give no confidence at all that he will be respectful of either the terms or of the neighbourhood.

Respectfully,

[REDACTED]

[REDACTED]

St Botolphs Road

Worthing BN11 4HY

[REDACTED]

[REDACTED]

[REDACTED] St Botolphs Road

Worthing BN11 4HY

[REDACTED]

Karma Lounge Application, 183 Tarring Rd BN11 4HH

1 message

21 September 2021 at 21:22

[REDACTED]

Dear Sir/Madam,

I wish to register an objection to the application to serve alcohol on and off the premises at this address.

I feel that this is a quiet residential area, with many families in residence with young children. It is an inappropriate location for such an establishment, which will bring a great deal of noise and disruption to sleep. In particular because the licensee wishes to serve alcohol on and off the premises until 11pm on Sunday. I can foresee that people will be drinking outside long into the night, with all the associated noise not only immediately at the venue, but coming and going also.

Such a venue needs to be sited in the town centre, or at the very least a less residential area.

[REDACTED]

Alcohol licence 171-173 Tarring Road

1 message

14 September 2021 at 13:34



 St Botolph's Road,

Worthing BN11 4JE

Re. Planning Application for sale of alcohol by Tabulari Plc. At 171-173 Tarring Road.

We are very concerned about the application to sell and consume alcohol every day from 11.00hrs to 23.00 hours.

St Botolph's road is a quiet residential road with at least 3 nursing homes and several apartment blocks solely for elderly residents. There is also a large children's nursery. After 7pm it is very quiet with little through traffic. There is also very limited parking in St Botolph's road, which is used by the residents. There is double yellow parking on Tarring Road immediately adjacent to 171-173 Tarring and limited parking beyond.

The application proposes to use the forecourt for additional seating and the consumption of alcohol. We can foresee unnecessary music noise and anti-social behaviour late into the evening.

While we are not opposed to people enjoying themselves we are concerned that inevitable loud music noise and additional traffic will cause unnecessary disruption to the peaceful lives of many of the elderly residents.

Sent from [Mail](#) for Windows 10

Objection to Alcohol Licence 171-173 Tarring Road "Karma Lounge" - READ RECEIPT REQUIRED

1 message

20 September 2021 at 08:11

FAO: Licensing Committee Worthing Borough Council:

I am writing to object to the granting of the proposed alcohol licence at [171-173 Tarring Road](#) for Tabularii PLC and Karma Lounge Limited, on the grounds that the internal premises, forecourt pavement and the location is not suitable for consumption of alcohol as it will cause a public nuisance and increased noise, crime and disorder in the area.

As the neighbour whose house the business premises is connected to, it is safe to say that any consumption of alcohol on or offsite, will result in significant loss of quality of life and mental wellbeing for me and my young family (Myself, my partner, 11 and 2 year old daughters and son 12 weeks old).

The building in which the business seeks to serve alcohol attaches directly to the side of my house. The premises is fully single glazed and increased noise from customers consuming alcohol inside will not be contained.

The forecourt pavement in which the applicant has applied to use is overlooked by my baby's nursery bedroom and is directly next to the front of our property. Having people consuming alcohol all day everyday directly outside our house will cause a major noise nuisance and subject my children to constant negative behaviours associated with alcohol. This includes noise, bad language, aggressive and antisocial behaviours, something no one, especially young children should be subjected to.

The forecourt is at the front of the premises, on the corner of Tarring and St Botolphs Road, meaning that no measures the applicant puts in place will prevent noise created by people consuming alcohol from escaping and causing a nuisance. It also means that residents will not be able to walk past the premises without seeing and hearing people drinking alcohol, something that many, especially the elderly, vulnerable and disabled will likely find intimidating. For some the walk to the coop past the premises applying is their one and only time out each day. It is not suitable at all as it is a large open space so there will not be just one or two people having a "casual" drink. This type of licence is more suited to a town centre property.

In addition, the toilets to the building are also outside toilets at the back of the premises, which are less than 1 metre away from my kitchen door and window. We can hear everything from inside our kitchen, meaning we cannot even be at the back of the house without constant disruption. The consumption of alcohol medically increases the amount of times people need to go to the toilet so this will be in constant use, often by intoxicated people making noise.

The impact of the above will not only affect us as the neighbouring house, but many residents of St Botolphs Road, Tarring Road, Heene Road and surrounding Streets: St Botolphs road is one of the most populated streets in Worthing in terms of Care Homes, retirement homes, assisted living and a large nursery. They are located here as it is a safe out of town area and any business serving alcohol in the area seriously jeopardises these as well as the well-being of those who reside there including the many elderly, vulnerable, and disabled, some of whom could be recovering alcoholics as one of the homes supports them. Many are deeply worried and anxious about the negative impact a business serving alcohol will have on their lives.

People consuming alcohol means there will also be increased levels of noise nuisance from pick up and drop offs of inebriated patrons as they will require taxis or someone picking them up. Often parking dangerously and illegally as the premise is bounded by double yellow lines on the corner of a very busy road, and if not across residents drive ways meaning noise directly outside residential homes.

Tarring Road is already one of the highest areas of crime within Worthing, add in a premise with an alcohol licence up until the hours proposed this is sure to increase, putting pressure on the emergency services and causing worry for the neighbourhood. This could also lead to potential uncomfortable and dangerous situations for residents, should they feel the need to challenge anti-social behaviour to protect their families and property.

Along Tarring Road are a number of premises which sell Alcohol, including the COOP which is directly opposite these premises. If people wish to drink alcohol whilst having a meal at the Karma Lounge, the business could operate as a "bring your own" business. This would reduce the risk of people staying on, consuming more alcohol as it is readily available at the premises, thus potentially reducing the risk of noise and anti-social behaviour.

I would also like to ask the question to the applicant why the public notice for this application was not in such a prominent position as the first application and why it was taken down last week (noticed on Friday 10/9) well before the completion of the 28 day requirement of advertising the application? There have been concerns noted regarding the applicant and the revoking of an alcohol licence at a similar former premises they owned, where conditions of licence were ignored. Given that they have not followed the requirements of the licencing-unit in terms of displaying their application, concerns are raised as to whether this is just the beginning of a business that once again has disregard for the public, local residents and any conditions placed on it by the relevant authorities.

I am certainly in favour of shops being filled and businesses thriving within the community. However, they need to serve the community they are in well and not cause disruption to the quality of life and well-being of local residents. The application submitted by Tabularii PLC and Karma Lounge Limited would have a negative impact on the neighbourhood, which consists of young families, professional couples, elderly and vulnerable, all of whom deserve to live safely and without disruption. On these grounds I believe the alcohol licence should be rejected.

Thank you for your time, understanding and support

[REDACTED]

[REDACTED] St Botolphs Road
Worthing
BN11 4JS



[REDACTED]
St Botolph's Road
Worthing
West Sussex
BN11 4HY
7 September

The Licensing Unit
Adur & Worthing Councils
Worthing

THE KARMA LOUNGE: 171 -173 Tarring Road, Proposed Licence

Dear Sirs,

My thanks to Jade Marshall for the courteous and helpful explanation of 25 August, written on behalf of the Public Health & Regulation Service.

I am sorry, though, that it should be necessary to repeat myself for a third time.

I accept that Worthing's economy might improve if the town had more in the way of night life, but I suggest that the place for such as the Karma is the town centre or the sea front, not quiet residential neighbourhoods. I doubt if there is a crying need for this section of Tarring Road to have yet another off licence, licensed restaurant or shop selling take away food. I have walked from the corner of Clifton Road to the corner of Grand Avenue and I find that :-

Almost on the corner of Clifton and Tarring Roads there is Efe's Turkish Restaurant, already popular for the quality of its service, food and wine. It also serves Western food. Its clients are well behaved. Then on the opposite of Tarring is a small branch of Tesco's where food can be bought, perhaps alcohol also.

On the corner of Heene and Tarring Roads, the very block on which the Karma Lounge would like to set up, are three adjacent take away shops, Taste of Bengal, Kebab & Burger Shop and Three Chefs. This last does I think sell pizzas. In two of these shops it is possible to eat on the premises. On the opposite side of Tarring Road is a large Co Op which sells take away food and alcohol. Just before the Co Op is the pedestrian bridge, sometimes nicknamed Jacob's Ladder, which leads straight to a Fish & Chips shop on the other side of the track.

At 43 Tarring Road is a small delicatessen called Top Hat where tea and coffee may be enjoyed on the premises.

On the side of Tarring Road opposite to 43 is a small shop advertising itself as Off Licence. It sells food also. Almost adjacent to it is Pizzeria and Kebab.

A little further along is the Shaan, an excellent Indian restaurant well liked for the quality of its service, food and wine. It serves Western food as well, and has a take out service. Its clients are well behaved.

On the corner of Downview and Tarring Roads is an Indian take out shop of high quality.

Opposite the train station is Cafe 7 serving all day breakfasts, snacks and lunches. At the station itself is Scrumptious, also serving sit down meals.

Further along Tarring Road, on the same side as Cape 7, there is a fish and chips shop. Adjacent to it is a newsagent who also sells food.

So this section of Tarring Road would seem to be well provided for. If one crosses the railway line and starts to walk towards the sub post office, there is on the left a most excellent shop for alcohol, a veritable Aladdin's Cave of beers, wines and spirits, imported and British.

What need might the Karma then meet? Hard drinking until the wee hours with consequent bad behaviour and noise perhaps, though I can not prove beforehand that this will be so. St Botolph's Road is full of homes, some hard by Karma, some of them with children, most of them with elderly people. The Karma curves round into St Botolph's Road.

The other ill effect of the Karma might be traffic problems. St Botolph's Road is a narrow one with parking on both sides of the street. It connects Tarring Road with Mill Road. There are already traffic jams in the late afternoons when parents collect their children from Pumpkin Patch nursery.

I have not been able to inspect a copy of the Karma's application for a licence. Workmen (of the Council?) have put barriers to keep us off the forecourt of the Lounge, and today further barriers have been put up by other workmen laying cables.

To sum up: my two main fears are (a) drunken and disorderly behaviour in the small hours (b) traffic problems. A sedate coffee house or tea room might be another matter, but whether such might be profitable to its owners is another matter. This section of Tarring Road is notorious for the speed with which new shops open and then close. I therefore remain grateful both to Efe's and to Shaan's.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Fwd: 171 -173 Tarring Road - Tabularii PLC and Karma Lounge Limited

1 message

Licensing Unit <licensing.unit@adur-worthing.gov.uk>

17 September 2021 at 10:54

To: Simon Jones <simon.jones@adur-worthing.gov.uk>, Jade Marshall <jade.marshall@adur-worthing.gov.uk>

FYI - adding to the app

----- Forwarded message -----



From:



Tarring Road

Worthing

West Sussex

BN11 4HG

17th of September 2021RE [171 -173 Tarring Road](#) – Karma Lounge Alcohol Licence Application

Dear Sir/Madam

I wish to object to the application for a new premises licence to allow the sale of alcohol as part of a new proposed bakery & pizzeria with pavement forecourt to be known as the “Karma Lounge”. The venue is to be situated at [171-173 Tarring Road, Worthing, BN11 4HH](#)

The application is seeking authorisation for the sale of alcohol for consumption on & off the premises.

Sale of Alcohol

11:00hrs to 23:00 Monday – Sunday incl

Opening to the public

09:00hrs to 23:00hrs Monday -Sunday incl

Point 1

The alcohol application notice was not displayed correctly and many neighbours that this licence would affect would not have been aware that it has been applied for. This has denied any legal rights to object for many neighbours.

Due to the owner disregard for public safety while digging foundations around the perimeter of the car park and on the boundary to the pavement, there is evidence with Highways they had to take evasive

action and make the area safe by installing barriers and therefore the people were most likely to object to this licence would not even be aware an application had been made due to the distance from the necessary installed barriers to the premises where the application should be placed for the public to read.

I was made aware that the licence applicant had to place a notice on the lamppost by the coop and move the one on the premises a bit nearer the barriers so people could read it. As the notice never went on the lamppost, another resident had to put it on there as they felt this was in the public interest, even if it should have been put up much earlier by the business owner. The applicant has subsequently removed the one from the window of the premises as if not to draw attention to the application. The public, even myself thought the application was withdrawn again and they didn't need to respond to it. Perhaps the owner has withdrawn the application once again, who knows because rules are not being followed so I might have wasted my time once again putting in an objection.

I think there are still neighbours and members of the public completely unaware of this application due to the incorrect installation of the notice.

This application should not be considered unless the correct procedures have been followed unless you allow applicants to do as they like and you don't have the time to check they are following rules?

Point 2

I believe allowing an alcohol licence for this business will increase public nuisance and significantly raise the risk of more criminal and disorderly behaviour. This would be increased further by what is now being described as a "pavement forecourt" not what it was, a car parking area. Is the area going to have fixed seating and serve food and drink to customers late into the night? The increased noise level could not be controllable by the business owner during business hours or even after they left after they closed, especially if fixed seating were installed in this area and the public could somehow gain access to it easily. This area will encourage youngsters and the undesirables to hang out after hours, or the public using the area to eat their takeaways from the neighbouring Kebab shop seems to always close well after midnight.

Point 3

Karma lounge is on the corner of Tarring Road and St. Botolph's Road so there is a wide spectrum of homes, many with small children and babies, particularly connected to where the alcohol application is related. There are many retirement flats, sheltered accommodation and care homes, one of which is for alcohol dependency and there is also a large children's nursery. Last year, Adur and Worthing Council built 17 new, purpose-built flats in Tarring Road for "vulnerable residents" There are already extensive problems related to drugs and alcohol in the area and this would merely fuel further problems that currently nobody can Police properly as it is.

As this restaurant owner has previously had an alcohol licence revoked from another pizza business he owned for noise, fights and serving alcohol 3 hours after the licence allowed, I think it would be completely irresponsible to allow a "second chance" for a new licence for at least a year of trading to see how controls the business or without you truly knowing the real intentions of this business model and how he intends to use all of the areas. I think neighbours would end up becoming vigilantes when Police palm off any nuisance to the council and vice versa.

Nobody would want a repeat of this type of disregard for the law, his neighbours, the Police and the council from this renowned business owner.

Point 4

This area is already "overpopulated" with other businesses selling alcohol responsibly.

There is an off-licence to the left of Karma lounge, (Heene Convenience Store open until 11:00 pm) one to the right (Tarring Off Licence open until 09:00 pm) and one directly opposite, (The COOP open until 11:00 pm) There is nothing to stop customers bringing their drink to have with a meal inside the premises and buying it from any one of the three already here with licences if they forget to get organised and buy it before they come.

As the business type, hours, licence, planning, use, constantly seems to change on each application, I

believe it is to create “smokes and mirrors” so the term “bakery and pizzeria” could be a pub type night out with a buttered soft roll.

Point 5

I believe the pavement forecourt which was a car park area with a dropped curb that would have had plans to have it approved is to become more like a “micropub garden” not a “bakery and pizzeria” which again would create unacceptable noise levels, disturbance late at night for neighbouring properties all around it.

If this area is to be used for seating, serving food and drink under this licence then this would become more like a town centre venue completely unacceptable for this area which would and could not be policed correctly as it is.

It is not clear at this point the seating capacity for Karma Lounge and what area of the business the alcohol licence will relate to, inside, outside or both? Where is the alcohol to be drunk, inside, outside or both? This again makes a huge difference to the public and the type of customers this venue would attract. It would also make a huge difference to the noise levels from small to large groups of people being intoxicated to what could be a family type venue with a meal out and then going home without a licence. The licence could create an unnecessary and avoidable confrontation with drinkers who might not have otherwise caused trouble if they were asked to keep the noise down from neighbours trying to relax, enjoy their homes or even go to bed early, especially ones that have to get up at 5 am for work. The times once again are unreasonable for the area to which the licence is being applied for and again would create a Statutory nuisance and a Common Law nuisance.

Point 6

There are residential properties and gardens in the immediate vicinity and families with babies and small children, The licence and terms could lead to small children having disturbed sleep, falling behind with school work and suffering mental health issues, not to mention being witness to violent and drunken behaviour. Small children would also be able to hear adult conversations they otherwise would have missed if people are outside under this licence.

The noise of the road between certain hours will naturally increase the volume of visitor’s voices and when the road noise dies down the voices will remain at a much higher level, especially if intoxicated where you can become unaware of your surroundings. The business owner could not control this noise outside.

This again could lead to mental health problems for many people suffering it and these constant disturbances which I feel will not be addressed quickly by authorities. The public and neighbours could be pushed to breaking point.

Point 7

This is a single glazed shop where the noise can not be controlled sufficiently not to cause a noise nuisance to neighbour properties especially with groups of people intoxicated where noise levels increase.

Point 8

If the premises are open this late and serving alcohol, it is very likely customers will call a Taxi before or after leaving the premises. The cabs will be waiting outside neighbours homes potentially with their engines running and lights on which will cause further noise nuisance at 11:30 – 12:00 pm. Then it is likely you will have the customers laughing and joking with each other while waiting for a Taxi or getting in the cabs. Then there will be the extra disturbance by the slamming of car doors. If customers are intoxicated and someone asks them to be quiet it is likely to be met with conflict which could lead to a Statutory nuisance and a Common Law nuisance.

Where are taxi cars going to wait? There are double yellow and a pedestrian crossing opposite the premises, the only place is outside the neighbouring premises, again causing night after night of disturbances.

I would hope you consider these valid points and reject this alcohol licence application.

Yours sincerely

[Redacted signature]

License Objection | Tabularii PLC and Karma Lounge at 171-173 Tarring Road, Worthing

1 message

21 September 2021 at 20:34

Dear Licensing panel and Council members,

Hope you are well?

My partner and I reside at [REDACTED] [St Botolphs Road, Worthing BN11 4JS](#).

We are jointly writing to formally object to the alcohol licence and operating hours application made by Tabularii PLC and Karma Lounge at [171-173 Tarring Road, Worthing](#). ([link to License in question on the Adur-Worthing Council website](#))

Please note that we found the details of the alcohol licence application through your website. The notice has not been displayed by the proposed business at an accessible point and also was not available consistently for review.

Our understanding, based on publicly available information, is that the business proposes to operate as follows:

- lounge bakery & pizzeria running from 9am to 11pm Mon-Sun
- alcohol proposed to be served from 11am to 11pm Mon-Sun

We note from the council website that the applicant has offered a number of conditions in the operating schedule. However, we are not aware of these conditions and would like to understand what they pertain to.

Based on this understanding, we object to the following:

- an alcohol licence for the business
- permission to operate after 9pm
- permission to operate off-premise seating / service after 7pm

The reasons for our concern and therefore above stated objections are:

- serving of alcohol
 - our community is mainly comprised of families, often with very young, impressionable children or babies, and elderly retired or care-home residents, some of whom are vulnerable and have special needs
 - my partner and I chose to become part of this community by buying our first home here after careful consideration
 - we are concerned that any business focused on serving of alcohol through late operating hours will significantly alter the essence of our residential neighbourhood
 - we are very concerned that serving of alcohol will expose us and our community to recurring occurrences of drunk and disorderly behaviours
 - we are concerned that late operations, alcohol and music might also lead to the use of recreational drugs and other substance abuse
 - we also have serious concerns about secondary cigarette smoke related health risks from potential customers smoking outside/ on pavement given the proximity of the proposed establishment to private living spaces
 - there are several bars/ pubs within walking distance of 171-173 Tarring Road, we therefore question the need for another establishment serving alcohol in the neighbourhood
 - the concern around alcohol and drugs abuse is particularly worrying given that we unfortunately already witness some anti-social behaviours after-dark at the junction of St. Botolphs Road and Tarring Road. The local police should be aware of these issues and potential escalation of associated risks due to the addition of a late night alcohol serving outfit to our area
 - we expect that these factors can only be mitigated by not granting the alcohol license to the business
- operations after 9pm
 - my partner and I are in full-time employment and have a strong work ethic. Our jobs require us to start work as early as 7am and therefore we value residing in a residential neighbourhood which allows us to wind-down in the evenings and enjoy family time in a quiet, relaxing environment and peaceful nights sleep
 - we have concerns around our health and wellbeing if a business adjacent to our semi-detached house (approximately 10 metres away) was allowed to operate beyond 9pm

- our living room and the master bedroom faces out on St. Botolphs Road and we have concerns that if the proposed business was to operate beyond 9pm, it would cause significant disturbance of peace and cause noise related nuisance from factors such as customers talking/ chatting as they walk in and out of the premises, taxis or cars pulling up, starting of engines, closing of car doors, loud music, cheering, loud music, etc.
- we also have concerns around disturbances caused by early opening and late closing of the business such as deliveries, loading/ unloading of goods, shutters, filling of rubbish bins, etc.
- we also expect further worsening of parking related issues
- we expect that these factors can only be mitigated by restricting the in-premise/ indoor operating time to 9pm
- off-premise or outside seating/ service after 7pm
 - following from the above concerns around noise & nuisance, we have further concerns that if the proposed business was allowed to use outside area for seating after 7pm, our after-work quality family time will be significantly affected
 - again the concerns are due to the close proximity (approximately 10 metres) of the outside seating area to our home
 - consumption of meals in an outdoor environment will cause noise related disturbance after 7pm
 - concerns raised above around secondary cigarette smoke resulting in health risk is particularly significant if off-premise seating/ service was allowed
 - we also have concerns around nature of building works and lighting set-up that might need to be carried out to support off-premise service or outdoor seating

Please note that we also raised several concerns around the planning application made by this business. There were several inconsistencies that we had to raise and are awaiting planning panels feedback on that. I am sharing the link to [my comments](#) (and attached too) and [the application itself](#). The application did not outline any plans for the pavement/ forecourt.

I would also like to additionally share a [very concerning news report](#) (and attached too) we have come across in the Argus which details troubles and disruption faced by local residents, the resultant need for court proceedings and resultant revoking of alcohol license for a business operated by Mr. Omar Rafique and his wife [REDACTED] as owner and licence respectively. The report describes year long failed attempts by local police and authorities to mediate and find a mutually conducive solution. The news report references PC Whitcomb's sentiments that "...there has been ongoing trouble with the premises for most of the last year. But despite numerous attempts to talk, the licensees refused to listen. It is not ideal."

If Karma Lounge was granted an alcohol license with specific restrictions imposed, but if the business owners followed their previous pattern of license condition violations, then we will have no other recourse but to experience ongoing disruptions to our enjoyment of private life in our property, make relevant complains on an ongoing basis and potentially wait for more than a year for intervention from our judicial system to find redressal. We are therefore extremely alarmed by this report and are concerned about our future.

We hope that official records by our local police and other authorities should provide factual insights into this.

We recommend that the new alcohol license is not granted.

We welcome commerce and business in the local area, and fully support businesses that benefit the local community and strengthen our local economy. We only request that businesses should be mindful of local communities and should build commercial ventures that do not infringe on residents rights to quiet enjoyment within their private properties & immediate neighbourhood.

We truly feel this decision could become a turning point for our Tarring Road high-street and therefore implore the Council to consider what type of local profile, business and communities we seek to nurture for the future.

We look forward to hearing from you.

Thanks,
[REDACTED]

Objection re: Tabularii Plc & Karma Lounge Limited - Worthing Council - updated 21st September 2021

1 message

21 September 2021 at 20:20



Objecting to Tabularii Plc & Karma Lounge Limited Application

My family and I (4 of us) within the licensing objectives as follows:

- The Prevention of Crime and Disorder
 - We understand that town planning have areas where alcohol licences are more likely to be granted, the area in question has a precedent of no alcohol licences and we are shocked to see this proposed change of use. The area nearby over the West [Worthing](#) crossing has been given a number of licences and we would expect the other licence premises to be far more likely to be granted within this area. Not within our largely residential area. From a prevention of crime and disorder perspective, the policing of one section of the local area would seem to be more logical rather than spreading licensed premises all around in residential areas.
 - The outdoor seating area being proposed sits on St Botolph's Road which is residential apart from a nursery. There have already been conversations overheard with the owners where they have stated that as residents are objecting they're not bothered and will just get their lawyers on it. These are not the people you want running such a business your family will be exposed to for their entire waking day from now on if this is approved. The Director of the business has been the Director of a significant number of other businesses, 2 of which are dissolved, one with mention of being 'struck off'. This was viewed on the Companies House website (I am no expert and would not wish to cast aspersions but it does not give me or my family faith in them as business owners and that they will protect our community). We have also heard rumours that the police had to take them to court to revoke the licence at another premises when their licence for 11pm was abused and alcohol was serviced into the early hours of the morning. I sincerely hope that his is being properly investigated as it would make no sense that they would be allowed another licence after tax payers money etc being wasted to revoke the first licence..They have also made absolutely no other connection in a positive way with the local residents. When they submitted their second attempt at a licence for these premises, the notice was not left in a position as to be easily visible to passers by like the first one was. I am not comfortable with the actions of this company and do not welcome them in to our community. There is another business that will be significantly impacted, the Enterprise Garage who have a vast number of cars parked in the area, the damage to these cars could be of significant financial impact to them.

- Public Safety
 - I do not have the data for speeding and crime on the Tarring Road and would hope this is being used as part of the consideration for the licence. A licence premises in the position proposed and until the hours proposed will mean that it is known for somewhere late to drink and to buy further alcohol "on the way home" this will naturally drive increased footfall up all of the residential roads leading up to this area and up the Tarring Road

(which is known for cars to speed along). (I note that they have reduced the duration of the hours in their second application but still feel that this is excessive, I think that a licence should not be granted in this area anyway). All of these things will inevitably lead to increased crime as those who have been drinking elsewhere gather there and also a threat to public safety further through accidents on the Tarring Road. This is without and of the issues with having licensed premises within a highly populated residential area (there are a number of large flats in the areas spanning all generations - who absolutely should not be subjected to a licence premises 7 days a week until later than other licensed premises in the area - over the crossing). Broken glass etc and fights pose a significant risk to public safety, the outdoor terrace being proposed only increases this risk. Keep alcohol and the Tarring road distinct for the safety of those consuming the alcohol too (I note that they are now building a wall around the terrace - presumably because of objections!!)

- o The fumes from the traffic backing up from West Worthing crossing would not make the Terrace viable for customers, their health would surely be significantly impacted.

- The prevention of public nuisance
 - o Music until 23.00 all day, every day, in a residential area in a premises that was not previously licensed for any of these things is absolutely a public nuisance and driving footfall from other licensed premises after 'kicking out time' can not be allowed and is unacceptable (the reference to late night refreshment backs this up). The residents that will be disturbed on all of the roads leading to these premises will pay the price for the profit of one company. There is a nursery, a park, a vets, families, the elderly.....all of whom will be effected every day by noise, arguments, music, increased traffic, both on foot, and in vehicles . Ambulances and police for the additional accidents and problems that will occur. These people should not be subjected to this, it is excessive, the change of use and the alcohol licence should not be granted (worryingly those who put in the application have already started work getting the premises ready to open - work which has been going on the whole time and has been significant - knocking down walls, digging holes, building walls etc. Surely this work should not go on until they have a licence. I am amazed that their very vague planning application has been deemed acceptable. They gave no real information for us to object to, didn't really answer questions and outright lied about the property lying disused - they is not the case and has been a second hand shop most if not all of the years I have lived here (10) up until very recently.
 - o Many school children walk these roads to get to and from local schools, we do not feel that they should have to walk past a licensed premises with people drinking outside 7 days a week, all day!!! That is no example to set and i would suggest could be daunting for the children and their families, let alone the newborn baby and their siblings who live directly next door, other children directly opposite and ours, age 4 and 10 who live opposite also. I do not want my children exposed to this and would not have bought my house if such a premises already existed.
 - o Increased cars parking in the area can not be accommodated as the roads are already a nightmare for residents. That is also a very busy junction with traffic often queueing right back from West Worthing crossing.
 - o The application is excessive in its nature, far more than any other premises in the local area. I would suggest that this is being done so that they can look flexible by reducing their request to more normal operating hours when challenged, this is not the action of a company who care about the community they wish to be part of. We object entirely to the proposed business being licensed to sell alcohol and operate such excessive hours both in and outdoors. We feel the application to sell alcohol to takeaway should also not be granted due to the increased footfall out of hours and intoxicated traffic through our community.

- The protection of children from harm
 - o Many school children walk these roads to get to and from school, we do not feel that they should have to walk past a licensed premises with people drinking outside 7 days a week, all day!!! That is no example to set and i would suggest could be daunting for the children and their families, let alone the newborn baby and their siblings who live directly next door, other children directly opposite and our, age 4 and 10 who live opposite. I do not want my children exposed to this and would not have bought my house if such a premises already existed. The granting of this licence absolutely would not protect these children from harm (both morally, mentally and physically) and could significantly impact the nursery business revenue and safety nearby. The outdoor nature of the terrace especially would affect the well being of young children nearby, their sleep would be significantly impacted, we wouldn't even be able to open their windows anymore because of noise.

- o Please do not put businesses like this in residential areas, protect our children, families, the elderly and all of our community who value their health and well being. To my knowledge these premises have not had an alcohol licence before, why do it now, why affect all of these people for the sake of one business?
- o I would also be concerned that the sale of alcohol to those who are underage could be encouraged especially with the facility to, 'take out'. This is a well trodden route for many local schools.

I would also request clarity on the application in that on Companies House it is registered as an 'unlicensed restaurant'. I am naive as to how all of this works legally but would appreciate understanding how they can then request what they have. I would also like to understand how they can begin work on something that has not been approved - why would do this? Finally, I am seeking to understand what the town planning is for our community as I am shocked and saddened that this type of premises is even being considered. This business must not be considered as a priority over local house prices and the health of our community.

Please consider our community above the needs of this business



Fwd: Application for alcohol licence 171-173 Tarring Road, Tabularii PLC and Karma Lounge Limited

1 message

Licensing Unit <licensing.unit@adur-worthing.gov.uk>

7 September 2021 at 13:16

To: Simon Jones <simon.jones@adur-worthing.gov.uk>, Jade Marshall <jade.marshall@adur-worthing.gov.uk>

FYI- Have added to tascomi

----- Forwarded message -----

To: The Licensing Unit, Adur and Worthing Councils, Portland House, Richmond Road, Worthing**Re: Application to allow the sale of alcohol for consumption on or off the premises at [171-173 Tarring Road](#), Worthing , Tabularii PLC and Karma Lounge Limited**

Dear Sir/Madam,

I would like to object to the granting of this application on the basis that it would undermine the licensing objective of prevention of public nuisance. The noise associated with the establishment will affect many local residents with the following significant factors:

- The site is adjacent to a residential area with flats and houses only meters away from where people will be drinking and eating.
- The proposal requests that alcohol be sold until 23:00 every day of the week. With the addition of 'drinking up time' this will result in the sound of those drinking until close to midnight, even during weekdays, being clearly audible for some distance. This has the potential to cause significant disruption to those who are trying to sleep and have work the next day.
- The potential to cause noise disruption will be particularly severe due to the plan to allow patrons to sit outside the establishment which has a capacity to sit a significant number of people in the area formerly used to park lorries.
- It is also very likely that patrons will park along St. Botolph's Road and other nearby residential roads so that the sound of intoxicated people returning to their vehicles at round midnight as well as those who came on foot will affect residents for a significant distance down the nearby roads. While the driver might be sober, it is not likely their companions will be.

I am also concerned about the intentions and honesty associated with the application. In my response to the application to change planning permission I mentioned misleading and incorrect statements in the application and note that the alcohol planning application has not been displayed clearly as it should have been. A bakery/pizzeria would be nice but my fear is that this is simply a means to try and establish a late night drinking establishment that will attract people who wish to get drunk during the week.

Thank you for considering the concerns of the residents of the area.

Yours faithfully,



 [St. Botolph's Road, Worthing](#)