

APPENDIX C

**Miss S Cornell
Senior Licensing Officer
Licensing Team, BHCC
Bartholomew House
Bartholomew Square
Brighton
BNI IJP**

Date: 23 July 2018
Our Ref: 2018/05167/LICREP/EH
Phone:
Email:

SC CON ENDS 03.08.18 VALID PCD & PNN (A)

Dear Miss Cornell,

Licensing Act 2003

**RE: Representation in regard to the application for a new Premises Licence (Ref. 2018/04136/LAPREN)
for The Haunt, 75-79 East Street, Brighton, BNI INF**

I write to make a representation on behalf of the Council's Licensing Team, in their capacity as a Responsible Authority, in relation to the above application for a new Premises Licence to be issued for The Haunt, submitted by Matthew Felton-Dimmack.

This representation is made as the Licensing Team have concerns that the application could have a negative impact on the licensing objectives of prevention of crime and disorder and public nuisance, due to the premises' location within the Cumulative Impact Area, which is covered by a Special Policy within the Council's Statement of Licensing Policy (SoLP).

This premises falls within the Licensing Authority's Cumulative Impact Area which was adopted to give greater power to control the number of licensed premises within the city's centre. The Special Policy on Cumulative Impact was introduced because the Licensing Authority determined that the concentration of licensed premises and the subsequent numbers of people drawn into the city centre is causing exceptional problems of crime and disorder and public nuisance.

The effect of the Special Policy is that applications for new premises licences should normally be refused following relevant representations. This presumption of refusal can be rebutted by the applicant if they can show that their application will have no negative cumulative impact on licensing objectives including prevention of crime and disorder and public nuisance.

I note that there is no reference within the application to the premises' location within the city's Cumulative Impact Area. Guidance issued in under Section 182 of the above Act (revised April 2018) suggests that applicants should have regard to the Statement of Licensing Policy for their area (para 8.41) and in paragraph 8.43: 'Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application; any measures they will take to mitigate the impact; and why they consider the application should be an exception to the policy.' The Licensing Authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case.

In addition to the Special Policy on Cumulative Impact, the council's Statement of Licensing includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications. Each application is still considered on its individual merit and there is discretion to depart from the Matrix approach policy in exceptional circumstances.

In regard to the Matrix policy, I can again not see any offered exceptional circumstances for departing from the Matrix policy, where it clearly indicates that no new nightclub licences should be granted within the Cumulative Impact Area.

Furthermore, when considering whether representations should be submitted, the Licensing Team have regard to the 'Public Health Framework for assessing Alcohol Licensing – October 2017' document. The premises sits within the electoral ward of Regency, which the document states under 'Crime and Disorder data' is worst out of 21 wards for all violence against the person, all injury violence, non-injury assault, sexual offences and criminal damage. It is also second worst for police recorded alcohol related incidents. Within the recorded 'Health data', the premises sits in the ward ranked worst for alcohol suspected ambulance call outs.

The Licensing Team therefore makes this representation to uphold the council's Statement of Licensing Policy, which we believe this application contradicts.

Yours sincerely

Mark Savage-Brookes
Licensing Officer
Licensing Team
Regulatory Services

From: Debbie Leigh
Subject: 1445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENSE
Date: 26 July 2018 at 12:25:06 BST
To: Safety Ehl <
Cc: Debbie Gibson-Leigh , Tom Druitt Alex Phillips

SC CON ENDS 03.08.18 VALID PPN, PCD, PS, CIZ, PCH (B)

Good afternoon Dean,

I wish to register an objection regarding this license application from THE HAUNT music venue, as a resident of Clarendon Mansions and Chair of Brighton Old Town LAT.

The objection relates to the following licence objectives:

Prevention of Crime and Disorder
Public Safety
Prevention of Public Nuisance
Protection of Children from harm

THE GROSVENOR CASINO has applied for planning permission to expand into the premises currently occupied by THE HAUNT, in Pool Valley/Brills Lane. As a consequence, a few months ago, residents, LAT members and councillors met with the new manager of THE HAUNT, who advised us of his intention to move THE HAUNT into DIRTY BLONDE, on East Street.

Residents expressed their concern at that meeting about the unsuitability of this premises as a live music venue. This venue has previously been used as a licensed restaurant, (SANTE FE) which worked well, until it became a nightclub (MADAM GEISHA) and latterly DIRTY BLONDE. The venue is more suited to being a restaurant than a premises for live or recorded music because the building is not sufficiently sound proofed enough to prevent noise leaking from it. Clarendon Mansions is next door to the premises and residents whose bedrooms are on the elevation directly opposite the venue were greatly impacted by the noise from this venue when it was a nightclub and will certainly suffer noise nuisance should it be allowed to become a live music venue. At the meeting, residents were promised a music sound check which never happened. Consequently, residents do not feel that the management of this premises takes their concerns seriously.

THE HAUNT currently uses its entrance in Pool Valley to control queuing and crowds. Where does the club intend to queue customers once it moves into DIRTY BLONDE? Residents in Clarendon Mansions will suffer noise nuisance from customers milling around outside whilst waiting to enter the venue late at night, cigarette smoke will intrude into bedrooms and living areas and potential public safety and disorder issues could occur if queuing is allowed around Clarendon Mansions into Brills Lane, or south into East Street's pedestrianised area, where residents' front door is situated. Residents are concerned that

they will not be able to safely access Clarendon Mansions if large groups of people are allowed to gather outside. There are young children living in the building who would be directly affected by these issues.

THE HAUNT also uses steel barriers to control queuing. For months, last year, these barriers were stored up against the walls of Clarendon Mansions and underneath residents flat windows, blocking the public highway and preventing City Clean from accessing the area to clean the street. Jonathan Rolls, Clarendon Mansions managing agent, wrote several letters to THE HAUNT to ask them to remove the barriers, but were ignored. Eventually, Highway Enforcement (Sara Leach is the BHCC contact) had to take away the barriers that were blocking the pavement and residents were forced to pay, out of their service charge, to have the barriers removed from under their windows. These barriers are still stored on the public highway, but chained to the wall, in Pool Valley. Where will THE HAUNT store its crowd control barriers, once it moves into DIRTY BLONDE?

These are not the actions of a good neighbour. Residents and council tax payers should not have to bear the cost of removing items that belong to a licensed premises, because its managers are too lazy to find adequate storage for them.

Of particular concern to residents is the application to perform live music until 4AM. Residents in Clarendon Mansions already suffer noise nuisance from THE HAUNT, with the loading/unloading of stage equipment late in the evening in Brills Lane, the tendency for bands to practice late afternoons with the club's rear doors open or out on the street so noise leaks out into Brills Lane. For example, on 11 July 2018, at 5pm, I had to call the premises manager to ask him to stop band members playing trumpets and saxophones in Brills Lane directly underneath residents windows. I received numerous complaints from residents because of this noise nuisance. Late at night, music fans gather outside the rear doors of the premises waiting for band members to emerge. This is tolerable currently, because this type of noise very seldom continues after 11pm. It would become intolerable if the premises was to have a live music license until 4AM and loading/unloading could potentially occur into the early hours.

Residents are also concerned about the application to sell alcohol off the premises until 4AM. Why would a live music venue need an off sales license? This, along with the 4AM on sales alcohol license will increase the potential for alcohol related anti-social behaviour and crime and disorder in East Street and Brills Lane. The premises needs to explain to residents why it wants an off sales license and how it intends to prevent crime and disorder and public nuisance from occurring because of it.

The disposal and collection of glass waste is also of concern to residents in Clarendon Mansions. This has been a real source of stress for residents with frequent complaints to the Environmental Health team about bottle disposals in Brills Lane late into the night and collections at 5AM in the morning. Residents have tried to engage with the both THE HAUNT (and DIRTY BLONDE before it ceased trading) to get these venues to change their waste disposal times but to no avail. Should a license be granted by the Panel, residents will want to see restrictions in the times of bottle disposal and collection so that they are not disturbed late at night/early morning. Disposal of bottle waste should not occur, for example, between 9pm and 8AM and collection of waste should not occur before 8AM.

THE HAUNT lies within the cumulative impact zone and should be subject to the special Statement of Licensing Policy. This states that applications for new premises licences or club

premises certificates within the Cumulative Impact Area, will be refused, following valid representations. THE HAUNT needs to show that their application will have no negative Cumulative Impact and residents cannot see evidence of this in their application. There is nothing in their application to show they have considered the Statement of Licensing Policy or how they will mitigate the consequent effects of a 4AM live music license on the four licensing objectives. They have also failed to provide adequate assurances to nearby residents that their intended activities will not compromise residents' safety, cause a public nuisance through excessive noise disturbance, or prevent crime or disorder or protect children from harm.

Brighton and Hove's Public Health Framework for Assessing Alcohol Licensing 2017 clearly shows that Regency Ward in which THE HAUNT is situated, is rated "worst" for alcohol related crime and disorder. THE HAUNT is directly within the hotspot area of police recorded alcohol related incidents and has not provided sufficient evidence to prove that there are exceptional circumstances for granting a new license to this premises.

I would be most grateful if you could confirm as soon as possible whether this is a valid representation.

Regards,

Debbie Gibson-Leigh Chair BOTLAT

From: Justin Manning

Sent: 30 July 2018 15:50

To: Dean Love

Cc: Tom Druitt; Alex Phillips

Subject: I445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENSE

SC CON ENDS 03.08.18 VALID PCD & PNN (C)

By Post and Via Email

30th July 2018

Dear Sirs,

With regards to 75-79 East street, Brighton BN1 1NF

I would like to object to the plans involving the above address, The Queens Hotel occupies the site just opposite and has suffered noise blight for many years since the licensing laws where changed 10 or so years ago.

All the various businesses that have inhabited that space since the original restaurant that occupied that space closed, (Santa Fe) has caused significant noise and disturbance in the area and let's not forget the crime figures attributed to some of those venues as well.

Whilst like many I appreciate the site of empty buildings is never a good thing for the City, the thought of this venue being permitted to carry on till 4.30 am every day it just to far, I would have thought there was enough evidence to support a reduction in licensing hours for this venue not an increase. There are 24 rooms of the hotel which directly face this venue accommodating up to 54 guests a night. And with all the will in the world there is no way any venue to control noise to a level (particularly at 4:30am in the morning when people would be leaving) that won't be a disturbance to our guests and other residents in the immediate area.

As to the Haunt moving in to that space whilst Dirty Blonde and Madam Geisha caused no end of issues, and noise complaints, this venue I fear would see an explosion, one only needs to walk past the current venue to see at any time of the day extremely noisy queues of people penned in with crowd control cages waiting to get in to the club, and while that is probably an issue for the YHA and the Royal Albion Hotels the area is much wider and larger space helping to disperse the noise generated. Having this volume of people in the

much smaller area that is the bottom of east street will be a complete nightmare with nowhere for the noise to disperse out to.

I hate to object but I really think this would cause an absolute nightmare for the Hotel and other residents in the immediate area.

Yours sincerely

Justin M Manning

General Manager | Kings, Queens & The Brighton Hotel in Brighton

Commercial Director | The Lowy Group

From: stuart lauchlan

Sent: 31 July 2018 14:20

To: Dean Love

Cc: Alex Phillips; Tom Druitt

Subject: I445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENCE

SC CON ENDS 03.08.18 VALID PNN & CIZ (D)

Dear Sir/Madame

I am writing as Chair of the Clarendon Mansions Residents Association to lodge an objection on behalf of residents to the above licence application.

Clarendon Mansions is situated at 80 East Street and comprises of 12 privately-owned flats, all occupied. The building is only a few metres from the proposed new venue for The Haunt, currently the vacant Dirty Blonde premises at 79 East Street.

Residents are deeply concerned at the idea of a live music venue opening up in that space. There was significant noise leakage and nuisance from Dirty Blonde and prior to that Madame Geisha. Neither was hosting or staging live bands as The Haunt intends to.

The building is not adequately sound-proofed. In conversation with The Haunt management, residents and Councillor Alex Phillips were promised that a sound test would be carried out prior to any licence application being made in order to reassure us that concerns were not justified. No such sound test took place. Residents fear that there would be considerable noise nuisance that would impact on our lives.

The Haunt in its present location has its front door opening out on Pool Valley. The proposed new location would open out onto East Street. Crowds emptying out of the venue would emerge and potentially gather essentially under the bedroom windows of Clarendon Mansions.

There are also regular incidents of gig attendees queuing up behind crowd barriers in Pool Valley prior to events. There is nowhere for any such gatherings to take place in East St without blocking the public highway, both pavement and Brills Lane - which is a through road for vehicle - or gathering outside of Clarendon Mansions. The potential for anti-social behaviour and the disruption this would cause to residents would be significant.

Residents are also concerned by the application to sell alcohol off the premises until 4am. The proposed new venue is at the heart of the Cumulative Impact Zone (CIZ), while East Street itself has a poor record with the police of alcohol-related incidents. The CIZ alone should surely result in such an application being denied?

Other Clarendon Mansions residents who are most likely to be directly impacted by the above application will make their own personal representations, but this should be taken as a general objection on behalf of the leaseholders of the building.

Stuart Lauchlan

Chair, Clarendon Mansions Residents Association

From: Alex Phillips

Sent: 31 July 2018 22:49

To: Dean Love

Cc: Debbie Leigh; stuart lauchlan; Tom Druitt

Subject: I445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENSE

SC CON ENDS 03.08.18 VALID PPN & CIZ (E)

Dear Dean

We are writing as ward councillors to lodge our objection to the licensing application which would, if successful, see The Haunt live music venue move into Dirty Blonde.

The objection relates to the following licensing objectives:

Prevention of Crime and Disorder

Public Safety

Prevention of Public Nuisance Protection of Children from harm

As ward councillors we have had no end of complaints with regards to this venue due to its total lack of sound insulation, queues and loitering outside of the building.

We met with The Haunt management and were promised that sound testing and insulation would be done before any license application went forward. This as far as we are aware has not happened.

As ward councillors we are both extremely concerned that the area will become unsafe and that residents particularly but other businesses too will be disturbed by the venue, should the license be granted.

The venue is in the special stress area and the culminate impact zone, and in our view should not be granted a license.

One of us hopes to make a verbal representation at the licensing committee too.

Best wishes,

Alex

Councillors Alexandra Phillips & Tom Druit

Deputy Mayor

Brighton and Hove City Council

Representation to Licensing Application

SC CON ENDS 03.08.18 VALID PCD, PNN, PS & CIZ (F)

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| Name and Address of premises subject to application. |
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|------------------------------------|
| I445/3/2018/04136/LAPREN THE HAUNT |
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| Your name and address (residence or business). |
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|------------------|
| Caroline Brennan |
|------------------|

Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises. Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

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| Cumulative Impact Policy |
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| These premises are situated in the designated Cumulative Impact Area and we are very concerned that granting this licence will give rise to negative cumulative impact. It will create more people in the street and add to general noise and public disorder in the area of East Street. |
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| There is a long history of problems from this unit as both the premises and the location are totally unsuitable for a café bar or night club. We don't have confidence that the business plan as presented will alleviate the problems caused by a 'live music venue and bar' literally a few metres away from a residential building. Our flat runs along the length of Brills Lane, so every single room is potentially exposed to noise nuisance every single day of the week until 4.30 am. This is simply intolerable. |
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| We have acoustic secondary glazing, but as a listed building it was not permitted in every room. Whilst noise is reduced, it isn't stopped. Not only at night. Past experience of live music in this unit in the daytime/early evening is that in our living room simply nothing else can be heard; even conversation is difficult. |
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| The evidence that these premises are an unsuitable location for The Haunt is very clear. Since the closure of Dirty Blonde the neighbourhood is transformed. Whilst there are still disturbances the expectation is to be able to sleep at night. |
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| This application is prompted by The Haunt ceasing operation in its current premises. We don't believe that moving a night club to this unsuitable unit can be viewed as exceptional circumstances for setting aside the Cumulative Impact Policy. This is precisely the situation where this safeguard is most needed. |
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| The Prevention of Crime and Disorder |
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| These premises would remain open into the early hours and are likely to contribute to people staying in |
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the area and contribute to disorderly conduct and noise nuisance.

Public Safety

Any increase in disorder and public nuisance would impact directly on the safety of residents living in the vicinity. The pavement is not wide enough to accommodate queues of people and pedestrians. It is particularly unsafe given the entrance is so near to traffic on the blind corner of Brills Lane/East Street.

The Prevention of Public Nuisance

We object to the disturbance from people using these premises into the early hours of the morning. Door supervisors are only able to manage their own customers immediately in front of their entrance. There is no supervision once people are around Clarendon Mansions using the building as a toilet/phone booth/wind shelter etc.

The Protection of Children from harm

There are children living and visiting Clarendon Mansions who should be protected from the sight and sounds of anti-social behaviour.

Signed: ...*Caroline Brennan*.....

Date: 1st August 2018

01st August 2018

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

SC CON ENDS 03.08.18 VALID PCD, PNN, PS & CIZ (G)

Dear Sarah Cornell,

RE: APPLICATION FOR A NEW PREMISES LICENCE FOR THE HAUNT, 75-79 EAST STREET, BRIGHTON, EAST SUSSEX, BNI INF UNDER THE LICENSING ACT 2003. 1445/3/2018/04136/LAPREN.

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 that it will undermine the Licensing Objectives of the prevention of crime and disorder, public nuisance and public safety. We also make reference to the Brighton & Hove City Council (BHCC) Statement of Licensing Policy.

This is a proposed new licence application in an area of the City which is subject to a Special Policy adopted by Brighton & Hove City Council. The premises lies in the Cumulative Impact Zone (CIZ) (as defined in the BHCC Statement of Licensing Policy) and seeks the following hours and licensable activities:

Films (Indoors), Live Music (Indoors), Recorded Music (Indoors), Performances of dance (Indoors), Anything of a similar description (Indoors)

Everyday: 11:00 – 04:00

Late Night Refreshment (Indoors)

Everyday: 23:00 – 04:00

Supply of Alcohol (On and Off the Premises)

Everyday: 11:00 – 04:00

Opening hours

Everyday: 11:00 – 04:30

In addition to these hours, the applicant is also seeking an extension of one hour for all licensable activities and opening times during a number of dates throughout the year.

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

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

The licensing decision matrix on page 16 of the Council Statement of Licensing Policy (SoLP) states that no new premises or premises licence variations asking for these licensable activities and hours will be granted in the CIZ, except in exceptional circumstances.

Paragraph 14.40 of the Secretary of State’s Guidance to the Licensing Act 2003 (April 2018) provides:

‘In publishing a CIA a licensing authority is setting down a strong statement of intent about its approach to considering applications for the grant or variation of premises licences or club premises certificates in the area described... Applications in areas covered by a CIA should therefore give consideration to potential cumulative impact issues when setting out the steps that will be taken to promote the licensing objectives.’

The applicant has not referred to the Cumulative Impact Zone or the BHCC Statement of Licensing Policy (SoLP) in their application. The application also offers no reasoning as to why this would be an exception to policy or why the SoLP should be departed from. The location for the new premises licence already holds a licence though no guarantees have been offered that this licence will be surrendered. Additionally the venue the Haunt is departing from still holds a night club premises licence sitting behind the newly granted casino licence and will stay live all the time the appropriate fees are being paid.

Further, although the applicant has offered a number of conditions Sussex Police do not believe these go far enough to help mitigate any potential risk in a busy and central area of the City. The conditions offered fall short of the current city wide expected standard. Sussex Police have submitted a proposal to the applicant in regards to updated conditions and also asking them to look at applying for reduced hours and the surrender of the current licence at the premises but to date, we have not had a full response. Sussex Police contend that the carrying on of additional licensable activity and the hours applied for at these premises will add to the existing negative cumulative effect in an area already saturated with late opening licensed premises.

Therefore, Sussex Police invite the Licensing Authority to seriously consider refusing this application.

Yours sincerely,

Insp Di Lewis

Licensing & Response Inspector
Local Policing Support Team
Sussex Police

SC CON ENDS 03.08.18 VALID PCD, PNN & CIZ (H)

 HOTELS, SERVICED APARTMENTS
PROPERTY DEVELOPMENT & ACADEMIC SERVICES

LOWY GROUP

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[e] info@
www.

Licensing Department
Brighton and Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BN1 1JP
By email: dean.love@brighton-hove.gcsx.gov.uk

2 August 2018.

Dear Sirs,

Licensing Application 75-79 East Street, Brighton BN1 1NF


On behalf of our group of companies, I hereby formally object to the above license application. We and operate The Queens Hotel and have suffered noise pollution and extreme anti-social behaviour many years that significantly increased when the licensing laws were relaxed some years ago.

Our Director and GM of the hotel, Justin Manning, has already sent a written objection.

I am writing to draw your attention to the fact this venue is within a Cumulative Impact Area.

Granting such a license extension must be contrary and in breach of this Cumulative Impact Area Pol ("CIP") that was introduced and designed to protect occupiers and tenants of surrounding business from increased anti-social and obnoxious behavior in such areas. If such an extension was granted we would consider the Council to have acted grossly irresponsibly, contrary to the CIP and would take whatever measures necessary to have the decision reversed.

I trust you will take on board these comments and refuse the application.

Yours faithfully,

Simon D Perkins
Group Managing Director

From: Michael East

Sent: 02 August 2018 16:15

To: Dean Love

Subject: 1445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENCE

SC CON ENDS 03.08.18 VALID PCD, PNN, PS & CIZ (I)

Good afternoon Dean,

As per your previous request, I have included my full residential and postal address below along with my objection.

I wish to register an objection regarding this license application from THE HAUNT music venue, as a longstanding resident (of 13-years) of Clarendon Mansions.

The objection relates to the following licence objectives:

Prevention of Crime and Disorder

Public Safety

Prevention of Public Nuisance

Protection of Children from harm

THE GROSVENOR CASINO has applied for planning permission to expand into the premises currently occupied by THE HAUNT, in Pool Valley/Brills Lane. As a consequence, a few months ago, residents, LAT members and councillors met with the new manager of THE HAUNT, who advised us of his intention to move THE HAUNT into DIRTY BLONDE, on East Street.

Residents expressed their concern at that meeting about the unsuitability of this premises as a live music venue. This venue has previously been used as a licensed restaurant, (SANTE FE) which worked well, until it became a nightclub (MADAM GEISHA) and latterly DIRTY BLONDE. The venue is more suited to being a restaurant than a premises for live or recorded music because the building is not sufficiently sound proofed enough to prevent noise leaking from it. Clarendon Mansions is next door to the premises and residents whose bedrooms are on the elevation directly opposite the venue were greatly impacted by the noise from this venue when it was a nightclub and will certainly suffer noise nuisance should it be allowed to become a live music venue. At the meeting, residents were promised a

music sound check which never happened. Consequently, residents do not feel that the management of this premises takes their concerns seriously.

THE HAUNT currently uses its entrance in Pool Valley to control queuing and crowds. Where does the club intend to queue customers once it moves into DIRTY BLONDE? Residents in Clarendon Mansions will suffer noise nuisance from customers milling around outside whilst waiting to enter the venue late at night, cigarette smoke will intrude into bedrooms and living areas and potential public safety and disorder issues could occur if queuing is allowed around Clarendon Mansions into Brills Lane, or south into East Street's pedestrianised area, where residents' front door is situated. Residents are concerned that they will not be able to safely access Clarendon Mansions if large groups of people are allowed to gather outside. There are young children living in the building who would be directly affected by these issues.

THE HAUNT also uses steel barriers to control queuing. For months, last year, these barriers were stored up against the walls of Clarendon Mansions and underneath residents flat windows, blocking the public highway and preventing City Clean from accessing the area to clean the street. Jonathan Rolls, Clarendon Mansions managing agent, wrote several letters to THE HAUNT to ask them to remove the barriers, but were ignored. Eventually, Highway Enforcement (Sara Leach is the BHCC contact) had to take away the barriers that were blocking the pavement and residents were forced to pay, out of their service charge, to have the barriers removed from under their windows. These barriers are still stored on the public highway, but chained to the wall, in Pool Valley. Where will THE HAUNT store its crowd control barriers, once it moves into DIRTY BLONDE?

These are not the actions of a good neighbour. Residents and council tax payers should not have to bear the cost of removing items that belong to a licensed premises, because its managers are too lazy to find adequate storage for them.

Of particular concern to residents is the application to perform live music until 4AM. Residents in Clarendon Mansions already suffer noise nuisance from THE HAUNT, with the loading/unloading of stage equipment late in the evening in Brills Lane, the tendency for bands to practice late afternoons with the club's rear doors open or out on the street so noise leaks out into Brills Lane. For example, on 11 July 2018, at 5pm, I had to call the premises manager to ask him to stop band members playing trumpets and saxophones in Brills Lane directly underneath residents windows. I received numerous complaints from residents because of this noise nuisance. Late at night, music fans gather outside the rear doors of the premises waiting for band members to emerge. This is tolerable currently, because this type of noise very seldom continues after 11pm. It would become intolerable if the premises was to have a live music license until 4AM and loading/unloading could potentially occur into the early hours.

Residents are also concerned about the application to sell alcohol off the premises until 4AM. Why would a live music venue need an off sales license? This, along with the 4AM on sales alcohol license will increase the potential for alcohol related anti-social behaviour and crime and disorder in East Street and Brills Lane. The premises needs to explain to residents why it wants an off sales license and how it intends to prevent crime and disorder and public nuisance from occurring because of it.

The disposal and collection of glass waste is also of concern to residents in Clarendon Mansions. This has been a real source of stress for residents with frequent complaints to the Environmental Health team about bottle disposals in Brills Lane late into the night and collections at 5AM in the morning. Residents have tried to engage with the both THE HAUNT (and DIRTY BLONDE before it ceased trading) to get these venues to change their waste disposal times but to no avail. Should a license be granted by the Panel, residents will want to see restrictions in the times of bottle disposal and collection so that they are not disturbed late at night/early morning. Disposal of bottle waste should not occur, for example, between 9pm and 8AM and collection of waste should not occur before 8AM.

THE HAUNT lies within the cumulative impact zone and should be subject to the special Statement of Licensing Policy. This states that applications for new premises licences or club premises certificates within the Cumulative Impact Area, will be refused, following valid representations. THE HAUNT needs to show that their application will have no negative Cumulative Impact and residents cannot see evidence of this in their application. There is nothing in their application to show they have considered the Statement of Licensing Policy or how they will mitigate the consequent effects of a 4AM live music license on the four licensing objectives. They have also failed to provide adequate assurances to nearby residents that their intended activities will not compromise residents' safety, cause a public nuisance through excessive noise disturbance, or prevent crime or disorder or protect children from harm.

Brighton and Hove's Public Health Framework for Assessing Alcohol Licensing 2017 clearly shows that Regency Ward in which THE HAUNT is situated, is rated "worst" for alcohol related crime and disorder. THE HAUNT is directly within the hotspot area of police recorded alcohol related incidents and has not provided sufficient evidence to prove that there are exceptional circumstances for granting a new license to this premises.

I am a resident at the following address:

From: sam zahid

Sent: 03 August 2018 11:59 AM

To: EHL Safety

Subject: DEAN - club opening

SC CON ENDS 03.08.18 VALID PPN (J)

i strongly object to the plans of opening a club under our flats

i can't imagine the extra noise that we will endeavor

please consider the comfort of the resident

Sent from Outlook

Sam Zahid

From: s m

Sent: 03 August 2018 12:10 PM

To: EHL Safety

Subject: Objection to Licence application 1445 / 3 / 2018/ 04136/ LAPREN

SC CON ENDS 03.08.18 VALID PCD, PNN & PS (K)

Re:

| Application number | Address | Applicant name | Received date |
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| 1445/3/2018/04136/LAPREN | | | |
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| Premises - new | 75-79 East Street | | |
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Brighton

BNI INF

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| Mr Matthew Felton-Dimmack | 06/07/2018 | | |
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Simon McGarity

The objection relates to the following licence objectives:

Prevention of Crime and Disorder

Public Safety

Prevention of Public Nuisance

I am a first floor resident of Clarendon Mansions and wish to state my objection to application 1445 / 3 / 2018/ 04136/ LAPREN I have four windows which face on to Brills Lane, three of which are between 5-10 meters from the rear exits of the existing Haunt and the proposed new venue.

What I am concerned about is first- the increase of footfall in Brills Lane from people who are drunk and disorderly and the resulting crime.

Secondly the noise- from the events held in the club ie music crowd, the increase of 'street noise' after the end of events in the club and the 'clear up' bottle disposal from interior of club to bin area and bottle collection from bin area to waste disposal trucks.

Brills Lane, being off the main highway, is not well lit yet close to the pubs clubs and casino. When Madam Gaisha was housed in those premises it was common to see and hear; drugs being sold and taken, fights, door staff ejecting and beating up patrons, people urinating and even having sex. The clientele of Dirty Blonde seemed to be different and the venue never seemed that busy, so in terms of the violence and drug trading things have improved.

There are still problems it is used as a rat run or from East Street to the Grosvenor Casino which is a popular end venue as it allows drinking until around 6am, it stinks of urine, BHCC does not clean this, the surrounding businesses owners and premises leaseholders do not clean this, so it just gets progressively worse, opening windows means the bedrooms kitchen and living rooms smell of urine from the street below.

The problems with the Haunt, as it is currently, is that often people hang around the rear exit after the event on Brills lane both from the acts and from audience. There is noise from the bands packing up and hanging about after. The road is often blocked by the bands unloading and setting up. I have on several occasions witnessed people sitting on residents cars, attempting to climb the building(80 East Street), playing instruments in the the street and Haunt staff and bands often leaving the sound proof doors open- general nuisance. Last night a band played at the Haunt, people hung around as the band packed up in the early hours 2/1/18, people climbed my building and broke a foul water pipe, human excrement poured in to the street all day and has yet to be cleaned.

My fears, based on current situation and previous experiences with night clubs housed in that building are; that with the larger venue and extended hours and off sales and the entrance moving to East street rather than Pool Valley there will be an increase in drunken people and the related noise, crime and disturbance after the venue closes, it is inevitable. Moreover that the licences granted have not conditions to hold the business to account, where there are conditions the relevant departments seldom take action to stop or prevent crime, disorder, public health, public safety and prevention of public nuisance. All of which are felt most by the residents whose homes neighbour these premises.

Though the police do attend if they are called, Brills Lane is not patrolled by the police or security firms that operate around the city. The Haunt nor the Casino make attempts to monitor the area or move people on. It is difficult to get BHCC to accept noise complaints and therefore act on them.

In terms of the bottle collections and disposal between 27/1/18 and 28/3/18, I was woken on 28 separate occasions by bottle collections or disposals which occurred between the hours of 00.44am and 05.27am 19 times between the hours of 4am and 5am (I was not actually in the flat every day between those dates and there will have been more than this) . What

happens is the trucks reverse down Brills Lane, leave their engines running which permeates the old sash windows and exhaust fumes into the bedroom the noise of the crashing bottles wakes me and it is very difficult to get back to sleep. So on a typical evening I can expect three hours sleep from the street noise of the venues closing to the bottles being collected. This can be less if, for instance, the clubs choose to dispose of the bottles (from venue to bins) the same evening say 1 or 2 am.

Recently this has improved but not through safeguards or restrictions of licences or through concerns being raised by residents or by monitoring of actions by BHCC and my fear is that if the application is granted there is little in place to address problems such as the violence drug dealing and noise that have taken place in the past which largely went unchallenged.

Kind regards

Simon McGarity

From: Rachel Dickinson

Sent: 03 August 2018 14:44

SC CON ENDS 03.08.18 VALID PPN & PCD (L)

To: Dean Love

Cc: stuart lauchlan

Subject: 1445/3/2018/04136/LAPREN THE HAUNT - OBJECTION TO NEW PREMISES LICENCE

I am writing a to lodge an objection to the above licence application.

As you know Clarendon Mansions is situated at 80 East Street and comprises of 12 privately-owned flats, all occupied. The building is only a few metres from the proposed new venue for The Haunt, currently the vacant Dirty Blonde premises at 79 East Street.

I have 4 children and have lived in this block of flats since 2001. As you can imagine I have seen changes on this road and some of these have adversely affected my children's wellbeing. This application to me seems certain to affect my children's upbringing negatively and therefore I am objecting. We expect to be here until the children leave home and the youngest, Candy, is currently only 10 years old.

The building is not adequately sound-proofed. I am sure you will agree it is imperative that school age children do not suffer from regularly disturbed sleep or subjected to the type of noise that would inevitably accompany such a venture - as well as the music seepage I am sure we will hear the queues, drunken arguments and lots of extremely poor language at considerable volume. I know I have chosen a town centre location in which to live but feel the level of anti social behaviour they would be exposed to would be detrimental to them.

The Haunt in its present location has its front door opening out on Pool Valley. The proposed new location would open out onto East Street. Crowds emptying out of the venue would emerge and potentially gather essentially under the bedroom windows of Clarendon Mansions.

I am worried about the impact this would have on all our lives and thank you for considering this objection.

Rachel Dickinson

