

## **Appendix C.1**

From: Redacted <Redacted >  
Sent: 23 January 2022 21:23  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Licence - 1445/3/2022/00109/LAPREN

### **EG CON ENDS 09.02.22 VALID PPN (A)**

Hi

I would like to object to a licence being granted to flour pot for them to have a cafe/bar open till 11pm 7 days a week at the end of Hythe rd. I think the noise in the evenings could be quite substantial and would disturb residents especially those like myself that need to sleep early to get up early next day for work. There are also many families with young children whose sleep may be disturbed especially in warmer weather when windows are open.

I hope residents objections are taken into account.

Thanks

Redacted (Redacted)

Sent from my iPhone

**From:** Redacted <Redacted >  
**Sent:** 23 January 2022 18:37  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Objection to Flour Pot application

### **EG CON ENDS 09.02.22 VALID PPN (B)**

Hello,

As a former resident of Redacted with friends on the road, I would like to object to the application from the Flour Pot to extend their hours. These are my main reasons:

1. It is always impossible to park already.
2. Noise and disturbance will increase - many of the houses at the end do not even have double glazing.
3. Already when you sit in the current cafe area, you can see in the people's houses opposite - I can not imagine what that may feel like when it is in the evening as well.

For these reasons I would like this request to be rejected.

Kind regards

Redacted

Redacted

Redacted

From: Redacted <Redacted >  
Sent: 24 January 2022 09:55  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Re: Flour Pot Ditchling Road

**EG CON ENDS 09.02.22 VALID PPN (C)**

Hi Kerrie,

Thanks for your email. My address is Redacted, Redacted, Redacted.

Best,

Redacted

Sent from my iPhone

-----Original Message-----

From: Redacted <Redacted >  
Sent: 23 January 2022 16:23  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Flour Pot Ditchling Road

To whom it may concern,

I'd like to lodge an objection to the application Flour Pot on Ditchling road has applied for, to operate as a bar and extend their opening hours.

This is a residential area with lots of families and people who work from home. It's not a suitable place for a restaurant and bar that's open until 11pm. The noise from the bar and proposed outdoor patio would be extremely disruptive to residents living directly opposite and near to FlourPot.

There is already a loss of privacy from the bakery and longer hours would mean that residents get no respite from the business. Flour pot has also increased pedestrian activity and added to pressure from traffic on a really busy road where parking is already difficult. Longer hours and an alcohol licence would make all of this worse and also create noise at night.

I hope that Flour Pot can continue as a bakery on Hythe road and find a more suitable place to expand their business that isn't in a residential area.

Best wishes,

Redacted

**From:** Redacted <Redacted >

**Sent:** 03 February 2022 14:03

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

**Subject:** RE: Amendments to the Licence Application for New Premises Licence The Flour Pot Kitchen

## **EG CON ENDS 09.02.22 VALID PPN (E)**

Hi Emma,

I have recently had some reassurance from The Flour Pot and would like to amend my objection slightly.

My objection relates solely to the use of outside space for drinking/eating/smoking in the evenings and would like this reflected in the license. I have no objection to the change of use for the building itself or the use of outside space during the day.

Best Wishes,

Redacted

Redacted

Redacted

Redacted

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Redacted

Redacted

**From:** Redacted <Redacted >

**Sent:** 24 January 2022 11:02

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

**Subject:** License 1445/3/2022/001109/LAPREN - objection to plans for Flour Pot bakery licence application

Dear Sir/Madam,

Reference: License 1445/3/2022/001109/LAPREN

I am writing to you to lodge an objection to the plans for Flour Pot bakery on the corner of Ditchling Road and Hythe Road to change their hours, application for a license and to operate as a bar.

Since its arrival last year, Flour Pot has proved very popular, and people travel in for coffees and to use the café constantly making this a very busy area. As a café, I have no objection to this and am very happy to share space and noise with them during the day. However, the change in plans proposed are a very different prospect and their popularity gives me cause for concern about what this will be like as their opening hours extend and they open a patio area on a residential street. My chief concerns are related to noise and disturbance, an increase in pressures on parking and loss of privacy.

#### **1. Noise and disturbance.**

Hythe road is a residential area and has the right to enjoy peace and quiet in the evenings and night times which these plans threaten. Of particular concern here are the plans for the patio seating area on Hythe Road which mean that noise and disturbance is not contained with the building or to people coming and going but has the potential to be constant.

The plan to extend opening hours to 10.30pm/11pm 7 days a week is excessive and unacceptable in a family area where children are trying to sleep, and parents need to rise early for the school run and work. This means there is not a single night where we do not face being disturbed. Moreover, in reality, an 11pm finish means noise continuing on until nearly midnight as customers disperse and staff clear up. We already have staff putting out metal tables on the concrete pavement noisily, long before they are needed every morning despite being asked to put them out later and more quietly by other residents. We therefore do not have much faith in the staff ensuring that the noise is kept to a minimum and face being disturbed at both ends of the day now.

The positioning of the proposed patio is Redacted. This further affirms the unsuitability of the proposed plan. How can an outside bar area possibly be considered reasonable when it is literally metres away from where a child is sleeping? It is a further concern that she will be hearing unsuitable language and behaviour in the evenings which will only increase in the summer months when her windows will be open.

#### **2. Pressures on parking**

The popularity of Flour Pot has meant an increase in foot and car traffic in the area. Those popping in to pick up from the bakery rarely use the pay for parking area and often risk a fine knowing that traffic wardens are rarely here by parking in the resident's area. As someone who lives opposite Flour Bakery, it is this end of the road which has been most affected. This means that it is often difficult to park anywhere near my house when coming home with shopping or from the school run. Whilst this has been an annoying but bearable problem during the day, the increase in opening hours means this will worsen unacceptably as customers using the bar/restaurant will be able to park without risk of fine after 8pm. This means I now face not being able to park at any point. Whilst I have never expected to be able to park consistently outside my house, I do pay for a parking permit and so can reasonably expect to be able to park near my house, or at least in my own road, especially when with children or shopping and this is rarely the case and now set to worsen.

### **3. Loss of privacy**

The proposed patio area looks directly into my living room and my daughter's bedroom. Whilst this is a minimal problem during the day when we are either working in the back of the house or out at work, having a bar area directly opposite a room I would like to privately sit in and relax in in the evening is unacceptable and again highlights the issue of these plans for a residential area.

Thank you for taking the time to read this. I hope you consider the matter and that our concerns are reasonable and deserve to be listened to. Flour Pot has many premises all over Brighton and Hove and many of them are more suitable for such a venture. Furthermore, given that they have only recently moved here, this demonstrates that they are willing and able to move to be able to pursue further profits and different ventures. There is then no reason why they cannot look at other premises not in a residential area and continue their use of this venue as a popular day time café.

Best Wishes,

Redacted

Redacted

Redacted

Redacted

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Redacted

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Redacted

**From:** Redacted <Redacted >

**Sent:** 24 January 2022 12:11

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

**Subject:** RE: Licence Application - 1445/3/2022/00109/LAPREN - comment

**EG CON ENDS 09.02.22 VALID PPN (F)**

Good Morning Kerrie

My personal home address is

Redacted

Redacted

Redacted

But I am writing in this case in my capacity as a Redacted

Redacted

Redacted

Redacted

Redacted

(Redacted).

Could you confirm receipt and that this has now been accepted?

Yours sincerely

Redacted

**From:** Redacted <Redacted >

**Sent:** 22 January 2022 13:47

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

**Subject:** Licence Application - 1445/3/2022/00109/LAPREN - comment

The Flour Pot Kitchen

**Applicant name:**

Juniper Catering Limited

**Address:**

1 Kings Parade  
Ditchling Road  
Brighton  
BN1 6JT

To whom it may concern

I would like to complain about the above application.

The reasons for my complaint are as follows:

1/. Noise disturbance for the on-trade aspect of the application. The hours applied for are very long. The site is partly on Ditchling road but most of the frontage is on Hythe road, a much quieter residential street and the site is surrounded by housing and flats. Alcohol sales from 10am to 11pm every day seems very long; it effectively opens to door to a bar/pub environment in a residential street where it is entirely inappropriate. Foot traffic will increase, and the potential impact of end-of-hours disturbance - talking, shouting, taxi collections and so on - in a quiet residential street is high. There are already several on-licensed pubs and bar/restaurants just yards away around Fiveways, so the area is already well provided for licensed premises. Furthermore, these existing sites are situated on the much busier (and less residential, more commercial) Ditchling Road and have been established much longer.

2/. Parking. Parking in the area is predominantly residential and permit-driven. It is impossible to see how the site will be served for parking, or even for vehicles stopping. There is a loading bay outside Quaff, next door on Ditchling Road, that is already abused by casual users of the Flour Pot, and this problem will become greatly exacerbated.

3/. The off-sales application is totally inappropriate. There is an off-license next door at Quaff, and that off-licensed site has been established for many decades. How is it in the public interest to have two off-licenses next door to each other? There is also another off-license at the Coop just 100 metres away down Ditchling road, and more off-licenses at the very next parades of shops down both Ditchling Road and Preston Drove. Furthermore, the length of hours for the off-sales license is even longer than the existing off-license next door, which benefits from being entirely situated on the commercialised Ditchling Road, rather than on the much quieter Hythe Road . Why is this length of hours required? This opens the door to this site being turned into a much larger, dedicated off-licensed site in future, rather than the currently planned restaurant/bar site trading as Flour Pot.

I am not against the principle of alcohol being served in an on-trade environment on this site, as an accompaniment to food, until, for example, 8pm. The off-sales aspect is totally inappropriate.

I would like to be kept up to date as regards any hearings or further developments regarding this application. I can be contacted using this email, or on Redacted.

Yours sincerely

Redacted

**From:** Redacted <Redacted >  
**Sent:** 24 January 2022 12:13  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** RE: Licence - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 09.02.22 VALID PPN (G)**

Hi Kerrie,

Many thanks for letting me know. My full name is Redacted, and I live at Redacted.

If there is anything else you need, please do let me know.

Best regards,

Redacted

**From:** Redacted <Redacted >  
**Sent:** 24 January 2022 11:48  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Licence - 1445/3/2022/00109/LAPREN

To whomever it may concern,

I wish to notify you of my strong objections to the application made by the Flour Pot Bakery to a) extend their opening hours and b) to sell alcohol.

Hythe Road is a residential street with lots of young families. It has no late-night businesses. Since the Flour Pot Bakery opened at its current location, it has been disruptive to local residents 7 days a week: the on-street seating area on Hythe Road has spread out across the pavement to such an extent that it - and the shop queue - impede people trying to walk along Hythe Road and Ditchling Road. In addition, people frequently double-park at the end of Hythe Road so that cars are forced to drive on the wrong side of the road close to the junction, creating dangerous conditions for people crossing the road and for cars turning from Ditchling Road.



**Extending the opening hours and granting the Flour Pot Bakery a licence to sell alcohol will:**

1. Result in even greater disruption experienced by local families until late at night, 7 days a week
2. Generate additional traffic congestion and create dangerous driving conditions until late at night
3. Exacerbate parking pressure for residents, particularly after 8 pm when parking restrictions are removed

Fiveways is currently well-served by bakeries, coffee shops, pubs, and restaurants on Ditchling Road and on Preston Drove. The requested extension of the Flour Pot's licence carries no material benefits to the local community and will have a roundly negative impact on residents.

Best regards,

Redacted

Redacted

-----Original Message-----

From: Redacted <Redacted >

Sent: 26 January 2022 09:28

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

Subject: Objection to proposed planning - Flour Pot, Fiveways

## **EG CON ENDS 09.02.22 VALID PPN (H)**

To the Regulatory Services Manager,

I am writing to express extreme concern and objection to The Flour Pot Bakery on Hythe Road, Brighton being allowed to extend their opening hours and consumption of alcohol on a patio area, directly opposite where we live.

We have been residents here for Redacted and have young children. We are already experiencing being woken up three times a week at 5am for their rubbish to be taken away, plus putting out of metal tables and chairs way before they open at 6:45am (of which they kindly have considered the noise when putting them out).

Since Flour Pot opened we are constantly being overlooked and accepting extra noise from the customers sitting outside opposite our lounge and bedroom. It's been upsetting getting used to all of the extra noise, cars, double parking and onlookers!

To now add to this with the building, (which we obviously can't do anything about as it's already being done), of the back patio to offer alcohol, and opening hours until 10pm and 11pm. This will dramatically affect all of the residents who live at our end of Hythe Road.

How have we not had a letter with the planning permission? How have we not had any chance to have our concerns raised? It's the same old matter of business consumerism not stepping into other people's shoes. How would they like it if this was suddenly happening right outside their house? Do we get to have a say?

Wishing so much now to be able to afford to move and just be done with this stress!

Please could someone contact me to discuss this further?

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >

**Sent:** 26 January 2022 18:38

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

**Subject:** Fwd: Objection to issue of alcohol licence to Flour Pot on Ditchling road

**EG CON ENDS 09.02.22 VALID PPN (I)**

Hello

Please accept my objection. My address is Redacted.

And my full name is Redacted.

Many thanks

Redacted

Begin forwarded message:

-----Original Message-----

**From:** Redacted <Redacted >

**Sent:** 26 January 2022 08:31

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

**Subject:** Objection to issue of alcohol licence to Flour Pot on Ditchling road

Hello

I would like to object to the Flour pot serving alcohol on their premises on Ditchling road.

I live in Redacted and feel that it would affect my quality of life in this quiet community.

- Increased traffic generation
- An increased pressure on parking - especially after 8pm
- Noise & disturbance
- o An increase in late night pedestrian activity
- o Increased levels of activity throughout the day
- Loss of privacy and overlooking
- Disturbance & loss of privacy for those working from home.

Please can you confirm my objection has been registered.

Thanks

Redacted

**From:** Redacted <Redacted >

**Sent:** 26 January 2022 16:39

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

**Subject:** Objection to the changes to Flour Pot Bakery on Hythe Road

## **EG CON ENDS 09.02.22 VALID PPN (J)**

Dear Sir/ Madam,

I am writing to express my objection to the proposed use of 'patio area with seating on Hythe Road including for the consumption of off- supplies of alcohol' to 'operate as a cafe, restaurant and bar'.

I live opposite the Flour Pot cafe, at Redacted and I have many points of concern to these proposed changes.

Firstly, the proposed extended long hours of business (7 days a week, until 10.30/11pm) will generate much unwanted noise pollution. Many of the houses in Hythe road are single glazed, and many have young children of primary school age. The last thing we all need is being kept awake or being continuously woken up from a noisy bar opposite.

Secondly the increased pressure on parking. I can significantly see (and experience as a car owner myself) the difference in parking that the Flour Pot already has on parking spaces outside my house, which then has an impact in parking along the rest of the road. If it's allowed to open as a bar until 11pm I don't even want to think about finding a parking space after a long day at work, it will be incredibly frustrating and unfair as we all pay a lot of money every year for permits to park in our road.

Other points of concern are: increased traffic generation, increase in late night pedestrians, and loss of privacy.

I sincerely hope that you take into consideration my points and thank you for your time.

Yours sincerely,

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 30 January 2022 16:00  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Licence - 1445/3/2022/00109/LAPREN - Objection

## **EG CON ENDS 18.02.22 VALID PPN, PCD (K)**

**Licence - 1445/3/2022/00109/LAPREN**

Dear Sir/Madam

I am writing to you to raise an objection to the proposed application to extend the facilities offered by the Flour Pot, situated at the corner of Hythe Rd and Ditchling Road.

I am very concerned about several aspects of the application and the impact it will have on the area and those who live in it.

### **The prevention of public nuisance**

I believe that there is a high likelihood of people living close to the Flour Pot suffering nuisance, as a result of the extended hours the Flour Pot intends to operate, as well as the fact that it will be serving/selling alcohol.

Having a restaurant at the end of Hythe Rd will have a detrimental affect on the quality of life of those living in this residential area.

Not only will it interfere in peoples right to peace and quiet, but also:

- Increase in noise - not only from restaurant customers, but from amplified music - particularly since there is a plan to have an outside 'patio' area
- Increase in car traffic and the noise/light associated with that, Hythe road in particular
- **Anti social behaviour associated with people being inebriated**
- Light pollution - the impact of light from inside the premises, as well as outside artificial lighting in the patio area

### **Public Safety**

I believe that the increase in cars/delivery vehicles attempting to park close to the venue during the day, is of concern.

The situation with parking on Hythe Road and the surrounding area is already fraught, without having additional cars from outside the area looking for parking space whilst they go for a meal/drink

The behaviour of drivers of vehicles at the junction of Hythe Rd and Ditchling road is of particular concern.

Cars and delivery vans already double park on a regular basis outside the Flour Pot, which is very close to the junction - where pedestrians, including school aged children, cross the road

Cars and vans frequently do 3 point turns to go back into Ditchling Rd, so as to avoid driving down Hythe Rd. This will be exacerbated now that the 'free' 60 mins parking has been removed from Ditchling Rd

**Protection of children from harm**

This is a residential area - there are many, many families with young children living in Hythe Rd and the surrounding areas, which is tied to many nurseries, 3 schools, 2 secondary schools and a college

The additional noise in the road late at night will interfere with people sleeping;

Depriving children of sleep causes them harm

Depriving parents of sleep or the ability to lead a quiet and peaceful life will impact on quality of family life and in turn affect the children

I look forward to hearing from you in due course

Kind regards

Redacted

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 30 January 2022 21:00  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Objection to proposed plans for Flour Pot Kings Parade  
**Importance:** High

## **EG CON ENDS 18.02.22 VALID PPN (L)**

I am writing to state my objection to the proposed revised opening hours, playing of recorded music and sales of alcohol by the Flour Pot cafe located on Kings Parade Brighton.

**The application is for a premises licence for the sale of alcohol on and off the premises from 10:00 to 23:00 Monday to Saturday, 10:00 to 22:30 Sundays, Recorded Music 08:00 to 23:00 Monday to Saturday and 09:00 to 22:30 Sunday.**

**The proposed opening hours are 07:30 to 23:00 Monday to Saturday and 08:00 to 22:30 Sunday. The application includes an outdoor seating area.**

I am a long term resident of the area, and have lived here for close to Redacted. My residence Redacted the site of Flour Pot, and since the business has opened its doors, it has been nothing but disruptive to the area. The local parking is worse, they are taking up a large area of the pavement outside for customer seating (even when quiet) and now with the proposed plans for late night opening and alcohol sales, I am deeply concerned about the impact this will have on the residents of this area.

It is not only intrusive upon the privacy of local residents, but also anti social to propose the sales of alcohol and outside seating area so close to local residence.

I have small children in the house, and do not want them to be disturbed by noise late into the evening, nor do I wish to overlook the customers of flour pot all evening after the business has been open throughout the day, 7 days a week.

I find this proposal to be inconsiderate of the local area this business has moved into, and feel Flour Pot as a business are not considering the impact on those close by with their proposed plans.

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**I object to the application. This representation is in relation to the Licensing Objectives:**

- **The prevention of crime & disorder**
- **The prevention of public nuisance**
- **Public Safety**
- **Protection of Children from Harm**

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**Redacted**

**Redacted**



**From:** Redacted <Redacted>  
**Sent:** 31 January 2022 13:03  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Fwd: Flour Pot License

**EG CON ENDS 18.02.22 VALID PPN (M)**

Please find attached my objection and concerns regarding the proposal for a license request for Flour Pot at 1-3 Kings Parade, Ditchling Road, BN1 6JT

Kind regards

Redacted

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Redacted

Redacted

Redacted

Redacted

Redacted

**Re: Proposal for change of licensing for the premises at 1-3 King's Parade, Ditchling Road BN1 6JT**

To whom it may concern,

I'm writing to express my concern for the proposed license that has been applied for by the Flour Pot Bakery at their new site of 1-3 King's Parade, Ditchling Road. As one of their immediate neighbours I would like to object to this for the following reasons

- They will be open for significant extended long hours of business, 7 days a week causing considerable disruption to local neighbours.
- A saturation of licensed premises in the local area with alcohol licenses these include Quaff Wines, The Cooperative, Premier Stores, The Fiveways Pub, Rusticos and the potential new beer shop at 298 Ditchling Road.
- Increased Traffic generation for the local area.
- Increased pressure on local parking especially after 8pm if the proposed license is granted.
- Loss of privacy for local neighbours.
- Disturbance for those working locally from home.

If you could reply to my email which is Redacted about your response to this objection I would be most grateful.

Yours faithfully

Redacted

From: Redacted <Redacted >  
Sent: 31 January 2022 18:25  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Flour Pot licence, fiveways

## **EG CON ENDS 18.02.22 VALID PPN (N)**

To whom it may concern,

I am writing about the proposed change of use of the Flour Pot Bakery. I live on Redacted.

While I am not against the proposal totally, I do have some reservations.

Opening 7 days a week from 7.30 until 23.00 (8.00 - 22.30 on Sunday) this is very extended opening and seems unnecessary. My bedroom is at the front of my house, so I will be subjected to increased noise, and possibly be overlooked, especially late at night. I would wish for no late opening for at least two days a week, including Sunday.

Selling of alcohol, especially off sales seems unnecessary. This would take business away from Quaff, an long standing local business. Also would potentially lead to more rowdy behaviour.

The proposals would lead to even more pressure on parking, already a cause of stress for residents.

Please consider the thoughts of local residents and restrict the proposals to something more reasonable.

Yours sincerely

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 31 January 2022 21:59  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Flour pot planning application ditchling /hythe rd

## **EG CON ENDS 18.02.22 VALID PPN (O)**

Dear Sir/Madam

I would wish to register an objection to the proposal for a license for the sale of alcohol and use of recorded music at the above venue.

Firstly I understood that when the land was given over to building the "dash" roads that the vendor imposed a restrictive covenant excluding any public house in the dash Rd precinct in perpetuity. Does such a covenant exist and if so is it not still valid?

Secondly, I believe that the extensive hours of opening requested would cause a nuisance in the area.

1 there would be noise ,of people and music

2 there would be light nuisance both around the shop front itself , and also potentially to the lane and houses and flats both in front opposite and behind the shop.

The public notification of the application was initially ( as I understand ) on the door of the shop ,which is not readily visible other than to customers as the shop already has long opening hours;

This has been rectified this weekend by more prominent notices . This , and the fact that two local councillors who I approached for advice , had not heard of the application , suggests to me that it would be wise to extend the consultation to ensure a fully informed response from interested parties.

Work is currently underway in the back yard / patio area of the shop . Again a councillor has suggested , in writing to me that no planning application has been made regarding use of a patio, is that correct?

If a license is to be granted , I know that local pubs have rules restricting the hours that customers can be outside I assume this would apply here in what is clearly a residential area with many small children resident.

A license for recorded music is applied for. If a license to serve alcohol was admitted , would it be possible for the possible future noise nuisance of application for a live music license to be excluded?

I feel that the additional noise and light nuisance of yet another sales venue at 5 ways is unjustifiable in a residential area with small children and shift workers present who may have chosen a " quiet " location to avoid sleep disturbance. There are already numerous alcohol sales outlets both for on and off premise use within the. 100 yards from the. 5 ways lights.

I hope that the planning team recognise the importance of separating noisy entertainment venues from residential areas where possible .

This application is unnecessary and should not be accepted.

Redacted

Redacted

**From:** Redacted <Redacted>  
**Sent:** 01 February 2022 13:14  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Cc:** Emma Grant <[Emma.Grant@brighton-hove.gov.uk](mailto:Emma.Grant@brighton-hove.gov.uk)>  
**Subject:** Re: Flour pot bar objection

## **EG CON ENDS 18.02.22 VALID PPN (P)**

Redacted

**From:** Redacted <Redacted>  
**Sent:** 29 January 2022 22:46  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Flour pot bar objection

Dear Sir/Madam,

I have lived on Redacted and it is a wonderful street, full of brilliant families, elderly people and a few students along the way. The neighborhood is essentially family based, respectful and community-orientated.

The idea of a bar opening at the end of road sits very badly and is not inline with our street. It would cause huge amounts of noise pollution and disturbance. Children will be kept awake and disturbed, elderly residents and families alike. We simply do not want or need this.

The road is already at full capacity parking wise. We all pay for our parking permits and I frequently have to park on adjacent roads or drive for 20 minutes or more to get a parking space. We are at full capacity. We all work hard to live here, it is a lovely place to live and as much as the cafe is great we simply do not want live music or a bar there.

Please think about the residents, the families, the elderly residents. The flour pot clearly wants to make money and maximize on it's income but there are other ways it can do this. Serving alcohol and playing music does not fit with our street. Please please respect this.

I am happy to speak directly to the planning committee if need be.

With kind regards

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 02 February 2022 20:33  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Representation regarding Licence - 1445/3/2022/00109/LAPREN.

## **EG CON ENDS 18.02.22 VALID PPN, PCD (Q)**

Dear Sir/Madam,

We are writing to make an objection to the alcohol licence of The Flour Pot Bakery, Juniper Catering Ltd, 1 Kings Parade Ditchling Road, BN1 6JT, application no. Licence - 1445/3/2022/00109/LAPREN.

Our concerns include but are not limited to:

### **Prevention of Crime & Disorder –**

- An increase in evening customer activity & consumption of alcohol at the late evening extended opening hours (11pm) in the residential street & area, resulting in more opportunities for crime to occur.
- Further illegal parking on the Ditchling Road end of Hythe Road from Flour Pot Bakery customers which has already increased since the takeaway bakery opened. Including double parking and blocking entrance of road.

### **Prevention of Public nuisance -**

- Increased day & night time noise from customers – from sitting & drinking alcohol outside on the premises until the later proposed closing time. This affects us greatly due to living opposite and our two main living areas, the living room and bedroom being at the front of our property therefore it would be impossible to escape the noise.
- Increase in pedestrian activity in the street after the venue has closed – This would happen 7 days a week until 11pm plus cleaning time.
- Late night car & traffic vehicle noise nuisance - Increased traffic generation resulting in congestion from customers and services required by the business.  
E.g. We have already noticed an increase of noise nuisance from the number of bin collections multiple times a week as early as 4.30am. The extended opening hours & the sale of alcohol would only increase this.
- Increased odorous traffic fumes from cars buying goods & collecting additional takeaway services which we anticipate to be a greater problem in summer when we have windows open.
- Increased likelihood of littering & waste disposal on Hythe Road.

Additional point:

- Loss of privacy and overlooking by members of the public in our only living spaces in our property due to living opposite.

We appreciate the value that The Flour Pot Bakery has added to our community as a bakery/café and enjoy going there ourselves. However as you can see demonstrated above, we are concerned

this new alcohol licence and extended opening hours would significantly affect our enjoyment and quality of life in our home.

Regards,

Redacted

Redacted

Redacted

Redacted



**From:** Redacted <Redacted >

**Sent:** 02 February 2022 21:34

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

**Subject:** Representation vs Application for Alcohol License: Flour Pot Bakery, Ditchling Road, Brighton

## **EG CON ENDS 18.02.22 VALID PPN, PCD (R)**

Dear Sir/Madam

### **Representation vs Application for Alcohol License: Flour Pot Bakery, Ditchling Road, Brighton**

Dear Sir/Madam

### **Representation to Premises Licence Application**

**From:**

**Redacted**

**Redacted**

**Redacted**

**License Applicant: Flour Pot Bakery**

**Address: 1 Kings Parade, Ditchling Road, Brighton BN1 6JT**

I wish to express my personal concerns with regard to the above premises' Application for an extended License for the sale of alcohol on and off the premises from 10:00 to 23:00 Monday to Saturday, 10:00 to 22:30 Sundays, Recorded Music 08:00 to 23:00 Monday to Saturday and 09:00 to 22:30 Sunday. The proposed opening hours are 07:30 to 23:00 Monday to Saturday and 08:00 to 22:30 Sunday. The application includes an outdoor seating area.

Firstly, I feel that the granting of a license extension as above would have a potentially heavy impact on the local community, in particular the residents who live near the above premises.

- **Prevention of crime and disorder.** The significant extended long hours of business: 7 days a week, 7am-11pm, plus the premises' change of use to a bar for consumption of alcohol would potentially give rise to an increase in crime and disorder. Nearby is a large pub on the Five Ways junction, plus an Italian restaurant, so there is already plenty of existing premises in the local area.

- **Public safety.** The extended long hours would result in an increase of road traffic and more pressure on parking.
- **Prevention of public nuisance.** The late opening hours - especially with an alcohol licence - would invariably result in an increase in noise and disturbance, also pedestrian activity. Hythe Road in particular is a quiet residential area and I feel that the alcohol licence and late-night opening would not be in keeping with the local community. I am among some of the road's residents who are up early for a long commute to work - in my case 5am every weekday for a bus journey to Shoreham to start work at 8am. Furthermore, there would also be loss of privacy, especially for this who work from home.

Regarding the protection of children, although I do not have any children I still strongly feel that their safety is of paramount importance in relation to the above.

I would be most grateful if the above points would be taken into consideration when the proposed licence extension is reviewed.

Thank you.

Yours faithfully

Redacted

Redacted

**From:** Redacted <Redacted>

**Sent:** 03 February 2022 12:12

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

**Subject:** Comment on licensing application by Flour Pot - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 18.02.22 VALID PPN (S)**

Dear Regulatory Services Manager

I wish to comment on the licensing application by Juniper Catering Limited t/a Flour Pot Kitchen, ref 1445/3/2022/00109/LAPREN

I live half way along Redacted, at a distance of Redacted from the premises in question.

My concerns are:

The premises is on a corner where people are crossing two roads: Ditchling Road and Hythe Road. Customers of the current bakery already obstruct the pavement beyond the part which is part of the bakery premises, so pedestrians trying to cross the road have to contend with bakery customers queueing for the shop or waiting for their coffees to be brought out to them. Customers sitting at tables on the Hythe Road section frequently leave little room for pedestrians. My feeling is that people being served alcohol will show even less consideration for pedestrians.

Customers arriving by car often double park on Hythe Road 'just for a few minutes' as they make their purchases. This increases the hazard for both pedestrians and other drivers and can only get worse if people are coming in the evenings when there are even fewer parking spaces available.

Parking on Hythe Road is very limited at night since most households have at least one car with a parking permit. I know that many people (particularly older residents) are reluctant to go out by car after 6pm because they will find it difficult to park when they return. Again, this will only be worsened if the Flour Pot premises operates until 11pm. (Parking is unrestricted after 8pm.)

The shopping area at the end of Hythe Road is generally quiet in the evenings, with people visiting the takeaways and off-licences coming and going without problems and causing little nuisance. Serving alcohol to people sitting by the pavement until 11pm will inevitably lead to more noise in the neighbourhood. People who live above the shops and in the houses on Hythe Road will suffer from noise nuisance and will be overlooked. Several of the houses around there are occupied by families with young children.

Yours sincerely

Redacted

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted>  
**Sent:** 03 February 2022 14:08  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Premise licence application - Flour pot Ditchling Road

## **EG CON ENDS 18.02.22 VALID PPN (T)**

Good Evening,

I write make representation against the application for Flour Pot on Ditchling Road to serve alcohol and extend their opening hours from 10-23.00 Monday to Saturday and 10-22.30 Sundays.

My reason for objection is based on the prevention of public nuisance, specifically in relation to noise and anti social behaviour. The premise is extremely close to quiet residential housing, a business serving alcohol, playing music and open late into the night is not compatible with this location.

I live in close proximity with a young daughter and believe the noise caused and the likely anti social behaviour will have a negative impact on our well being. The noise will be associated with people talking in the outside areas, music being played and peoples movement between inside and outside, people leaving the premises, taxis idling in the street. We know that people are louder when they have consumed alcohol. The antisocial behaviour is likely to be littering, damage to vehicles and property's, public urination all linked highly to alcohol consumption.

I also object as there is no suitable provision for parking. It is already extremely difficult to park in the area currently after 8pm (when I, Hannah, return from work as a nurse) and this will only be made worse.

I would invite any relevant decision makers to come to Hythe road at the Ditchling Road end and see that at present it is an extremely quiet location.

Kind Regards,

Redacted

Redacted

**From:** Redacted <Redacted>  
**Sent:** 03 February 2022 21:15  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Licence - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 18.02.22 VALID PPN, PCD (U)**

To whom it may concern.

We would like to formally object to the proposed granting of an alcohol licence and addition to opening times with regard to the extension of use of premises referenced by Juniper Catering Ltd (Flour Pot Kitchen) at 1 Kings Parade, Ditchling Road, BN1 6JT.

### Public Safety

Since Flour Pot opened the premises for the sale of coffee, bread etc, the safety of the residents of Hythe Road, Flour Pot customers and others has been put at risk in many ways.

Firstly, customer parking has been very disrespectful to both pedestrians and motorists because of irresponsible parking by customers. Customers have parked their cars blocking access to Hythe Road from Ditchling Road and from Ditchling Road to Hythe Road. This behaviour has included double parking and diagonal parking right up to the junction of both roads. If this proposal goes ahead I can only see this situation becoming worse with the addition of night time parking.

In addition, parking in Hythe Road and surrounding area is already challenging and will become more so if this proposal gets the go ahead.

### Protection of Children from Harm

There are numerous families with young children in both Hythe Road and Sandgate Road who would potentially be in harms way with this proposal. The outside space at the rear of the premises is enclosed and noise would be amplified, raising the noise level pollution, potentially disrupting children's sleep.

Furthermore, the noise of customers and others arriving and latter leaving the premises beyond the closing times will add to the harm for children and others wanting to sleep.

### The Prevention of Public Nuisance

In addition to the nuisances already outlined above, we believe people wandering around after the premises have closed will further present a degradation to the residential, family feel of the area. Additional street bins, to cater for the increased waste, will clog the already narrow paths by the pedestrian passage behind Kings Parade and offer further opportunities for rats, foxes and other scavengers to the area.

## Prevention of Crime and Disorder

If the proposal is approved, opportunities for crime and disorder will be increased. People under the influence of alcohol being turned out late into the evening will be more likely to be involved in disorderly behaviour whether through violence or other antisocial behaviour.

For these reasons we strongly object to the proposal.

Thank you

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted>  
**Sent:** 04 February 2022 16:23  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Comment on Licence application - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 18.02.22 VALID PPN (V)**

Redacted  
Redacted  
04.02.22

### **Licence Application 1445/3/2022/00109/LAPREN**

#### **1 Kings Parade, Brighton BN1 6JT**

We are writing to express our concerns about this application to extend the opening hours of the premises and allow the sale of alcohol to be consumed on and off the premises, including on the pavement area at the top of Hythe Road, between 10am and 11pm Monday to Saturday and until 10.30 on Sunday.

We have lived for some years in Redacted.

Among the council's licensing objectives are prevention of crime and disorder, protecting public safety and prevention of public nuisance. Fiveways is a mainly residential area but from time to time does suffer from late night noise and minor acts of vandalism to local residential and business properties

In the past a number of hot food takeaway outlets have opened and continue in business in what were previously retail units. There are now in this part of Fiveways 2 Indian, 1 Chinese and 1 burger bar in addition to the much longer established fish and chip shop. None of them has an alcohol licence. .

More recently a number of cafes have opened in former retail units – The Flour Pot (originally in Preston Drove now at 1 Kings Parade), Tilt, and Melissa's, in addition to the longer established Fiveways Deli. All of them have outside seating available for customers. None of them currently opens in the evening nor do any of them have an alcohol licence. .

Longest established is the Fiveways pub serving food all day and in the evening, however its outside seating area is closed at 9pm. More recently at the junction of Hollingbury Terrace and Ditchling Road there is a restaurant open in the evening serving alcohol with food and with a limited outside seating area, operating under a number of different names and managements. Currently it is called Rustico.

In addition, off-sales of alcohol are available during the day and, in most cases, late into the evening from the Fiveways Co-op, Fiveways Convenience Store (both long established) and



the off licence Quaff, more recently operating under that name but in premises long used as an off-licence.

All of these premises – pub, takeaways, restaurant, cafes, off sales outlets are within one or two minutes' walk from each other.

This application differs from what exists for other premises in the area by providing for late night drinking with an outside area and has the potential for increased public nuisance, including noise nuisance at night.

We are concerned that the management of the Flour Pot will not have the capacity to control potential public nuisance. The outside area at the top of Hythe Road is already noisy during the day and at busy times customers queuing can block the public footway. This was the case outside the previous Flour Pot premises in Preston Drove as well as now at the junction of Ditchling and Hythe Roads.

If the Council is minded to grant an alcohol licence for these premises we ask that the following conditions should be considered.

No use at all of the outside area in Hythe Road after 8pm.

No sale of alcohol for consumption on the premises, including the outside area, without food.

No vertical drinking inside or outside the premises.

No sale of alcohol after 10pm

Closing time no later than 10.30pm

These conditions would bring the premises more broadly in line with others in the area and aid the management in ensuring the orderly leaving of the premises in a way which minimises disturbance for residents of the area

Yours sincerely,

**Redactes**

Redacted

**From:** Redacted <Redacted >  
**Sent:** 06 February 2022 10:40  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Flour Pot Bakery 1 Kings Parade, Ditchling Road, Brighton BN1 6JT

## **EG CON ENDS 18.02.22 VALID PPN (W)**

Licence - 1445/3/2022/00109/LAPREN

Dear Regulatory Services Manager,

We would hereby like to object to the above licensing application for an On Licence and Off Licence for the following reasons:

### On Licence

The long trading hours during 7 days of the week will lead to increased parking pressure, and noise and general disturbance from customers going into and out of 1 Kings Parade. The tables and chairs outside will also lead to an increase of noise for Hythe Road which is a residential road.

The outside area is of greatest concern as the multiple tables in Hythe Road with its south facing aspect will invite late night consumption causing noise and a general disturbance in this residential road. The hours of operation need to be restricted so that there is no general noise and nuisance outside after 6pm.

As for the restrictions for the inside of Number 1 Kings Parade, these need to follow the general rules of other restaurants and pubs with patrons leaving quietly and being respectful of the neighbours when leaving the establishment, with possible penalties or changes to the licence if ignored.

Also, the sale of alcohol needs to be ancillary to food and be sold only through table service.

### Off Licence

The long trading hours during 7 days of the week will lead to increased parking pressure, and noise and general disturbance from customers going into and out of 1 Kings Parade. There is also no need for another Off Licence when there is already a very good one next door, with further Off Licences in the road as well. Further off premise retail of alcohol should not be encouraged as it will risk anti social behaviour in what is a residential road.

We therefore request that this licence application for both on and off premise consumption is reviewed taking into consideration the residential nature of Hythe Road.

Kind regards,

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 06 February 2022 20:52  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Objection to Licencing Application

**EG CON ENDS 18.02.22 VALID PPN, PCH (X)**

Please see our written objection attached

Thank you

Redacted

*Redacted*

Redacted

Redacted

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Regulatory Services Manager / Regulatory Services

Environmental Health and Licensing

Bartholemew House

Bartholomew Square

Brighton BN1 1JP

[EHL.safety@brighton-hove.gov.uk](mailto:EHL.safety@brighton-hove.gov.uk)

6<sup>th</sup> February 2022

**Re: Application by The Flour Pot Kitchen / Juniper Catering Ltd for a licensed restaurant and bar 14453202200109lapren**

We wish to lodge our objection to the proposed use of “a patio area with seating on Hythe Road including for the consumption of offsupplies of alcohol.” To “operate as a café, restaurant and bar”. We understand there are 4 licencing objectives, and we are very worried that it will be extremely difficult for this application to comply with those.

#### *Prevention of public nuisance*

- The application for significantly extended and long opening hours (7 days a week, 7am-11pm each day) will be a nuisance for the local residential community. The area is a quite family focused neighbourhood, and we cannot see how they will derive any benefit from such a late-night opening. On the contrary, they will experience an increase in people wandering around the area, more noise, and the potential of inebriated foot traffic.
- Changing the existing café usage to include the consumption of alcohol is disturbing. It creates the possibility of loud and raucous group gatherings which are not what you want if you are trying to get your children to sleep at night (or get to bed early yourself).
- We are very concerned already about the increased traffic generation and congestion the café is creating and can only imagine this will worsen. It is very difficult to park in the area and after 8pm, the increased pressure on spaces is a nuisance for those who live here, and for friends and family wishing to visit.
- The increased noise and disturbance are not welcome. There is already a greater level of activity throughout the day that creates more noise, more cars, and more disturbance. At the moment things quieten after about 5.30pm. The late-night activity of people using the proposed bar and restaurant, not to mention music amplification, will aggravate this. It feels as though people living nearby will lose their privacy and their right to a reasonable level of peace and quiet. As more and more are working from home since the pandemic, it will also negatively impact them.
- We don't think that the premises were ever envisaged to be a licenced bar and restaurant open all hours of the week. I think they were designed to provide local shops for the community. The café building (which was a bank) doesn't seem to be fit for purpose as there is an insufficient separation between the building and the nearby residential properties.

#### *Public safety*

While the applicant has indicated that the proposed changes will be relatively minor and with alcohol consumption constricted to a couple of glasses of wine, we feel that if a licence were obtained, it may be the ‘thin end of the wedge’. As already mentioned, we are very concerned about the increased traffic generation and congestion and just hope this does not lead to an accident.

*Protection of children from harm*

Hythe and Ditchling Roads are a main route for children to journey to and from school. The increased traffic as cars double park, and come round the corner into Hythe too fast, makes it more dangerous than it needs to be in a residential area. It can be difficult to see children or for them to work out when it is safe to cross the roads. In addition, while the café is relatively child friendly now, this nature is liable to change with the introduction of alcohol consumption, making it less safe for children to use the facilities.

*Prevention of crime and disorder*

There may be an increase in crime and disorder following the consumption of alcohol (as is evidenced), and this is more likely to be the case later in the evening. Hence, we are of the opinion that keeping the café in its present format is much more in keeping with a residential neighbourhood.

We hope you will take these concerns into consideration when making your decision

Your sincerely

Redacted

Redacted

From: Redacted <Redacted>  
Sent: 06 February 2022 12:14  
To: EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
Subject: Licence - 1445/3/2022/00109/LAPREN

**EG CON ENDS 18.02.22 VALID PPN (Y)**

X  
THE SCHEDULE thereto

THAT no dwellinghouse or other building should at any time thereafter be erected on any part of the premises thereinbefore expressed to be conveyed of less value than £200 such value to be calculated exclusive of the site

NO building to be erected on the said premises should be used otherwise than as a private dwellinghouse

NOT to do or suffer to be done anything on the said premises that might be or become a nuisance or annoyance to the Vendor and particularly not to exercise or carry on or permit to be exercised or carried on in or upon the said piece of land thereby conveyed or in or upon any of the houses or buildings thereafter to be erected thereon or on any part or parts thereof the trades or businesses of a Distiller Brewer Alehouse Keeper Licensed Victualler Tavern Keeper and Beerhouse Keeper nor any or either of them and will not sell or permit to be sold in or upon the said premises or any part or parts thereof any Beer Ale Porter Stout Wines Spirits or other liquors

22nd  
23rd December 1898

Draft produced and  
x<sup>d</sup> at Messrs Stevens  
Son & Maynards  
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Brighton Land Agent  
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A B S T R A C T of the T I T L E

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MR FREDERICK WILLIAM FREEMAN to Land  
in Hythe Road Preston in the  
County Borough of Brighton. \_\_\_\_\_

\_\_\_\_\_



To whom it may concern re:

**Licence - 1445/3/2022/00109/LAPREN**

With regards to the prevention of crime & disorder I would assume that the evidence regarding anti social & disorderly behaviour demonstrates that people are more likely to behaviour in disorderly manner or cause a public nuisance when they have been drinking alcohol so the risk of this behaviour will be increased if alcohol is being sold for consumption on the premises and off sales. Whilst I realise that the staff would not be actively serving 'inebriated' people I feel it could put staff in a challenging position to attempt to meet the demands of customers and respect the quality of life of local neighbours.

The opening hours will have a significant impact on local neighbours. Having increased activity around the premises from at earliest, 07:30 until at latest, 23:30 means long periods of each day with people congregating outside will lead to noise 'pollution'. It appears there is a 'structure' being contrasted outside the rear of the premises, a few meters away from Redacted, which has side room backing onto the rear of the premises. Even if this is not used for customers, it would appear this area will be used by staff at the premise so increasing the potential for increased noise pollution to local neighbours in Hythe Road, Sandgate Road, and flats over premises on Kings Parade

With regards to the protection of children from harm, I believe there is a potential impact on children and their parents having sleep and privacy disturbed. Hythe & Sandgate roads area popular areas for families with children, and the houses near the Flour Pot premises are occupied by families with pre-school and school age children. Of course there may also be shift workers in the area too. I am concerned that noise disturbance/pollution will a significant issue and have a negative effect on the quality of life of local residents. Having Flour Pot customers sitting outside, with disinhibiting effects of alcohol can only lead to increased noise. Even closed windows are unlikely to reduce noise levels to an acceptable level and warm summer nights could be a major problem.

I understand that 'off sales' of alcohol should consider the opening hours of other premises nearby, I'm aware that Quaff of licence on Kings Parade is not open until 23:00.

It is my understanding having reviewed the deeds to my house in Hythe Road, that the original documentation - 'Abstract of the title to land in Hythe Road' 1898, that

there is a restriction on any premises in Hythe Road. And that no sale of alcohol can be permitted in any of the buildings on Hythe Road ( see attached photos)  
Thank you for considering these points.

yours faithfully

Redacted

Redacted

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 08 February 2022 11:41  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** OBJECTION - Licence - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 18.02.22 VALID PPN, PCD (Z)**

Dear Sir/Madam,

I support all local independent businesses (including the Flour Pot Bakery) rather than go to large chains and supermarkets. In fact I was told by the owners of the bakery before they moved to the old HSBC unit that they planned to develop a cookery school so was really delighted about their expansion plans in this challenging climate.

However, I have now seen the new proposal which I am deeply unhappy about.

There will without a shadow of a doubt be a detrimental and significant impact on this neighbourhood and my family's day to day life if this proposed change is approved, in key areas some of which are highlighted in the EHA letter.

For me a resident of Redacted, the main reasons for strong opposition are:

### Impact Areas

#### **Noise, Disturbance and Antisocial Behaviour**

As a resident of Redacted we suffered badly last summer as a result of parties taking place at a student house on Ditchling Road. This had a significant impact on our quality of life and specifically sleep.

Noise travels very easily and if the Flour Pot Bakery is allowed to have music and continued use of outside areas, there will be a direct negative impact on residents quality of life.

Residents living nearby to the Flour Pot Bakery such as those living directly opposite, Hythe Road, Sandgate Road and possibly the top end of Ashford Road will be detrimentally affected.

In addition there will undoubtedly be antisocial behaviour associated with this type of change which will negatively impact this community.

In addition, I work from home full time and frequently work late into the evenings.

Therefore, the impact this proposed change will have a real and direct impact on my own work productivity, my well being and consequently and more concerning, my mental health.

#### **Traffic:**

There is already significant traffic congestion in and around Hythe Road, Sandgate Road and Ashford Road, resulting in severe daily challenges to find parking spaces on and off throughout the day including after 4pm when the changes of parking near to our own home is severely limited.

The result of which we often have to park on Ditchling Road. Therefore, additional traffic and increased demand on parking spaces will further adversely impact our community and quality of life.

Therefore, to conclude, the residents of my household (Redacted) are strongly opposed to this application and request that it be denied.

I look forward to hearing from you with more information as this application is reviewed

Best regards  
Redacted  
Redacted

Sent from my iPhone

**From:** Redacted <Redacted >  
**Sent:** 07 February 2022 16:59  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Objection to Licence - 1445/3/2022/00109/LAPREN

## **EG CON ENDS 18.02.22 VALID PPN (AI)**

With reference to :

Application License 1445/3/2022/00109/LAPREN

Trading name: The Flour Pot Kitchen

Applicant name:

Juniper Catering Limited  
Address: 1 Kings Parade  
Ditchling Road  
Brighton  
BN1 6JT

I wish to object to the application Licence - 1445/3/2022/00109/LAPREN on the following grounds:

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

- There are already several businesses with alcohol licenses within 100 meters; Quaff off license, Fiveways convenience store, the CO-OP, The Fiveways public house, Rustic pizza restaurant and a craft beer outlet (due to open when the Covid testing site closes)

### **Prevention of public nuisance**

- There will be a loss of amenity for all those residents whose properties are either attached or back onto the premises or the backyard of the premises due to noise from the business, music and footfall. Increased deliveries would also cause noise and nuisance.
- Increased opening hours will lead to increased demand on parking. As a long term resident of Hythe Road I can attest to the fact that parking is already oversubscribed and there are frequent occasions when no spaces are available even during the day. It is a very rare event when there is a single

parking space available after 6pm. Increased evening customers would further exacerbate this especially after the operation hours of the CPZ.

- There is a discrepancy between the license application and documents posted on lampposts outside the premises. The use of the patio is explicitly mentioned in the application but explicitly excluded from customer use in the locally posted document.

### **Public safety**

- Traffic congestion at the junction of Hythe Road and Ditchling Road has already increased. This leads to restricted line of sight when pulling out from Hythe Road to Ditchling Road. Due to short term double parking when customers are collecting take away orders, there are frequent occasions when the junction can only be approached on the wrong side of the Hythe Road; a dangerous manoeuvre.
- There does not appear to be an application registered for change of use from HSBC bank to Flourpot bakery.

I consider that each of these objections fall within the licensing objectives and I ask you to consider them.

Redacted

Redacted

**From:** Redacted <Redacted >  
**Sent:** 09 February 2022 18:38  
**To:** EHL Safety <[EHL.Safety@brighton-hove.gov.uk](mailto:EHL.Safety@brighton-hove.gov.uk)>  
**Subject:** Objection to the flour pot licence

## **EG CON ENDS 18.02.22 VALID PPN, PCD (CI)**

Dear Sirs

THE FLOUR POT BAKERY, 1 KINGS PARADE, DITCHLING ROAD

I fully support all local and independent businesses (including the Flour Pot Bakery) in Fiveways rather than go to large chains and supermarkets, but I cannot support the application from the Flour Pot Bakery to become a licensed premises, especially as the owners informed local residents, that they moved to their new premises in order to start up a cookery school, not a 'wine bar'!

I have no doubt that opening a licensed premises in this location will significantly detrimentally impact on the area!

I hereby refer to the Licencing Act 2003 and Section 6 of the Brighton and Hove Council, Statement of Licencing Policy 2021, specifically 6.1.2, 6.1.3, 6.1.4, 6.1.6 and 6.2.1.

This covers in detail the requirements that should be met by businesses to safeguard residents such as myself and others living in this area, as I'm sure you know it states that music should not be audible outside buildings and in fact, refers to modifications such as sound insulation etc to prevent disturbance.

Please provide detailed information that outlines how the Flour Pot Bakery intends to meet these requirements.

### Prevention of Public Nuisance

As this is a residential area, the Flour Pot Bakery should not be allowed to have music of any type in external areas.

Furthermore, reasonable steps as referred to previously should be taken to ensure music is not audible in external areas and to avoid public nuisance and disturbance to residents in Hythe Road, Sandgate Road, Ditchling Road, Ashford Road and surrounding areas.

I note that there has been a reduction in trading hours. This very minor revision makes no material difference at all to the noise and disturbance faced by the residents living and working in this community.

Therefore, I propose that there is a more material, meaningful and appropriate revision to the hours of operation such as:

Monday - Thursday and Sunday closure at 2000 - Friday and Saturday closure 2200.

I work in building control and as such, draw your attention to the fact that Flour Pot Bakery also need building regulation consent and planning permission for the bar area, as pub, wine bars etc are sui generis uses.

I am a resident of Redacted and believe that the opening of such a premises will not only cause noise and disturbance but also antisocial behaviour.

Noise travels very easily, as we found out last year when several parties took place in Ditchling Road! I work long hours and have children and we were all kept awake with the noise!

Furthermore, parking in Sandgate Road is bad enough at the best of times, but this has been made worse with the recent removal of the one hour parking on Ditchling Road and sometimes I have to park as far away as Varndean school, as there is no parking any closer to home!

Allowing this application to go ahead, will only make parking worse!

Therefore, as a resident at Redacted, I am strongly opposed to this application and request that it be denied.

I look forward to hearing from you.

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