

30 March 2021

PLEASE NOTE START TIME OF MEETING

New regulations came into effect on 4 April 2020 to allow Councils to hold meetings remotely via electronic means. As such, Council and Committee meetings will occur with appropriate Councillors participating via a remote video link, and public access via a live stream video through the [Mid Sussex District Council's YouTube channel](#).

Dear Councillor,

A meeting of **LIQUOR LICENSING COMMITTEE** will be held via **Remote Video Link** on **FRIDAY, 9TH APRIL, 2021 at 10.00 am** when your attendance is requested.

Yours sincerely,
KATHRYN HALL
Chief Executive

A G E N D A

1. Roll Call and Virtual Meeting Explanation.
2. To receive apologies for absence.
3. To receive Declaration of Interests from Members in respect of any matter on the Agenda.

The procedure the Licensing Panel will follow in considering the application is set out in the Licensing Act 2003, its attendant Regulations and was agreed by the Licensing Committee on 2nd February 2005. The Licensing Panel, in accordance with rule 14 of the Licensing Act 2003 (Hearings) Regulations 2005 decide to exclude the public from all or part of the hearing where the Licensing Panel considers that it is in the public interest to do so.

4. To confirm the Minutes of the meeting held on 30 July 2020. (Pages 3 - 8)
5. Application of a New Premises Licence. (Pages 9 - 68)

Working together for a better Mid Sussex



Human Rights Act Implications

Licensing Act 2003

A licensing authority must carry out its function under the Licensing Act 2003 with a view of promoting the licensing objectives.

The Licensing objectives are:-

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

In carrying out its licensing functions a licensing authority must also have regard to:-

- (a) its licensing statement published under Section 5 of the Licensing Act 2003 (this may be viewed on the Mid Sussex District Council website);

and

- (b) any guidance issued by the Secretary of State under Section 182 of the Licensing Act (this may be viewed on the Department for Culture, Media and Sport website).

Members are asked to consider the human rights implications for both the licensee who has rights under Article 1 of the First Protocol, the Right to Property (which includes the licence); and the objectors who have rights under Article 8 to Respect for Private and Family Life, and Article 1 of the First Protocol, their right to enjoy peaceful use of their possessions.

To: **Members of Liquor Licensing Committee:** Councillors J Dabell, C Laband and N Webster

**Minutes of a meeting of Mid Sussex District Council Liquor Licensing
Committee
held on Thursday, 30th July, 2020
from 10.00 am - 11.23 am**

Present: Councillors:

J Dabell
N Webster
L Gibbs

Officers in attendance:

Franca Currall, Solicitor
Tom Andrews-Faulkner, Paralegal
Jon Bryant, Senior Licensing Officer
Alison Hammond, Democratic Services Officer

Also in attendance:

Applicant (St Francis Social and Sports Club)
Ms Nik Mansfield, Chalkhill Hospital

LS.1 ROLL CALL AND VIRTUAL MEETINGS EXPLANATION.

The Chairman welcomed everyone to the meeting and introduced each member of the Panel to the participants.

Franca Currall, Solicitor explained the virtual meeting procedure. She advised that no decision will be given at the end of this meeting. The decision will be made within 5 working days of the meeting. A letter will be sent to all the participants and any other parties who made written representations but did not attend the meeting. The letter will set out the Members decision with reasons for it and will also contain details of how to make an appeal against that decision.

The Senior Licensing Officer and Paralegal introduced themselves to the participants of the meeting.

LS.2 TO RECEIVE APOLOGIES FOR ABSENCE.

None.

LS.3 TO RECEIVE DECLARATION OF INTERESTS FROM MEMBERS IN RESPECT OF ANY MATTER ON THE AGENDA.

None.

The procedure the Licensing Panel will follow ,in considering the application, is set out in the Licensing Act 2003, its attendant Regulations and was agreed by the Licensing Committee on 2nd February 2005. The Licensing Panel, in accordance with rule 14 of the Licensing Act 2003 (Hearings) Regulations 2005 decide to exclude the public from all or part of the hearing where the Licensing Panel considers that it is in the public interest to do so.

The Solicitor confirmed that the deliberations of the Panel would be held in private.

LS.4 APPLICATION FOR A VARIATION TO A CLUB PREMISES LICENCE.

Introduction and outline of the report:

Jon Bryant, Senior Licencing Officer introduced the report. He noted the application made on behalf of St Francis Social and Sports Club and representations made against the application by Haywards Heath Town Council and Chalkhill Hospital. The Committee were asked to determine the application in accordance with the Licensing Act 2003, MSDC Licensing Policy and the Home Office Guidance issued under Section 182 Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.

He confirmed the location of the club within the grounds of the Princess Royal Hospital and when the club was founded. He noted that the club premises certificate was detailed in the report and that the current certificate does not include the outside areas. The plan of the club for the current Club Premises Certificate (CPC) does include outside areas; it does not allow for alcoholic drinks to be taken outside in an open container.

The application sought to include a patio area adjacent to the car park and a garden area to the side of the club premises. The application included: measures to manage the new areas, noted that the outside areas would not be in use after 20:00, the staff training scheme and the use of the "Challenge 25 scheme, updated noise management plan, clear signage for patrons, the hours when children are permitted in the club and monitoring of the outside areas. The members were informed that representations had been received against the application from Chalkhill Hospital and Haywards Heath Town Council. He highlighted appendix 7 the proposed conditions should the licence be permitted.

The Officer highlighted in the representations from Chalkhill Hospital that they provided hospital services for children aged 12 -17 years with emotional and mental issues; who they consider would be affected by increased noise levels and noted that the beer garden would be adjacent to their outside space. The children need a calm and quiet outside space and noise from a drinking establishment may be inappropriate. It was noted that from 6 pm onwards the children suffer more distress and self-harm and a quiet calm space is essential. Some of the children have experienced trauma as their parents have issues with alcohol and the proposed beer garden may trigger unpleasant memories, some children have autism needing a quiet environment and some have eating disorders. The Officer confirmed that the kitchen and dining room are closest to the proposed beer garden.

The representation from Haywards Heath Town Council expressed concern over the location of the beer garden adjacent to Chalkhill Hospital which is one of the leading units in the country specialising in the treatment of children. The Councillors noted the outside area could be noisy and could have an adverse effect on the wellbeing of people with existing mental health challenges. With the beer garden being open till 20.00 it could also be detrimental to people living in the local community. The Officer confirmed the application to vary the licence had been advertised in the local papers and at the site of the club.

The Committee were advised that the application is lawful and relevant representations have been made. The Members should take steps to promote the four licensing objectives of the Council: Prevention of Crime and Disorder; Promotion of Public Safety; Prevention of Public Nuisance and Prevention of Harm to Children and Young People. The Committee can modify conditions or reject the whole or part of the application. They can modify by altering any of the current conditions, omitting

existing conditions or add new ones. He concluded that either party can appeal in the Magistrates Court in respect of these proceedings.

Questions from the Members to the Officer:

In response to a question from the Chairman, the Officer confirmed that the application included the up to date Noise Management Plan and that the applicant could advise other groups that used the club's facilities, but these were not listed in the report.

He also advised the location of the outside area used by the children of Chalkhill Hospital in relation to the proposed beer garden.

Applicant addressed the Committee:

Jon Donohue, Applicant and Honorary General Secretary of the club noted it operated on a not for profit basis and serves the NHS and local community. The application was to extend the licence to include a beer garden and patio to enlarge the area for use by the patrons. The noise management plan was introduced in April 2019 and has been worked on since their last application. He highlighted the changes to the club after contracting a sound and acoustic specialist. Following advice, physical changes were made to the windows, air conditioning and a noise limiter has been installed; amplified sound will be restricted to Fridays and Saturdays once normal operation of the club resumes.

They have introduced a communication and complaint process for noise complaints and members are aware of the plan. It has been distributed to local residents and Chalkhill Hospital. He noted that the beer garden and patio would shut at 8 pm, staff will monitor for excessive noise and the tables nearest the hospital would be non-smoking. He highlighted that no objection had been received from Environmental Health Officers and no noise complaint had been lodged since the September 2018.

He believed the hospital's outside space was far enough away and there was soft landscaping to screen and muffle any noise; the club had recently paid for the repair of the hospital's fence. He noted the current challenging times which reduced trading and hoped this licence would bring back members and increase their financial stability. He referenced the changes in licenses for pubs during the pandemic and reiterated their plan to manage the outside space regarding noise.

Questions to the Applicant:

A Member was concerned with the location of Chalkhill Hospital to the club and asked for details of their terms and conditions or code of conduct for members. The applicant advised they had neither but could include one. However, their constitution stipulated that members should conduct themselves appropriately; there is a disciplinary process and membership can be revoked.

A Member asked if there had been any complaints or problems recently due to lower age limit for membership. The applicant advised that nothing had been reported by Environmental Health for the last two years and no members under 18 were allowed. They did, however, hold events for under 18s, parties, football etc.

In response to a question on the demographics of the club members, the applicant confirmed that a lot of older people use the club and they wanted to get more younger members. Many come after work from the Princess Royal Hospital and the local community.

On the matter of complaints, the applicant reiterated there have been no complaints since September 2018. Previous complaints had related to issues on music bands nights, noisy people leaving the premises, doors opened due to heat and noise carrying to local houses. He highlighted that the noise management plan would rectify that, the air conditioning would stop the doors and fire doors being opened, some were now fitted with alarms, they have repositioned the orientation of the music bands, introduced a noise limiter, installed triple-glazed windows to reduce noise and high-density curtains. The club and staff were now more mindful of noise issues. He confirmed that staff and new members sign up to the noise management plan.

The applicant noted the club had developed the site which was originally an old boiler house for the mental health hospital, it had a long history of connection to the health authority and they had recently bought the land.

Through a thorough examination of the plan and photos and discussions with the applicant and representative from Chalkhill Hospital the Committee determined:

- an estimated size of the proposed beer garden, 15ms by 18ms and the separate patio area of 18ms by 15ms, of which half has tables and chairs and half is covered in an all-weather artificial grass for a children's play area,
- large areas of the garden are taken up by vegetation including a 6ms wide holly bush and the hospital fence is beyond the bush,
- that the bar counter, in the main part of the building, was 20ms from the window facing the hospital,
- that 2 air conditioning units served the main hall and the other 2 served smaller halls where activities took place; keep fit classes etc,
- identified which doors had been fitted with alarms, there was also signage to identify them, these would be operational from 8pm every night,
- the door to the pool and darts area did not have an alarm but one could be fitted.

Interested Party - Representation by Chalkhill Hospital:

Nik Mansell, Matron of Chalkhill Hospital highlighted the services which operate from the hospital including in-patient and community mental health services, day service and an eating disorder service. She apologised for the need to object to the application and appreciated the changes to the schedule of operating hours. However, the location of the club next to the hospital made their functions incompatible and the safety and care of children was paramount. She expressed sympathy for the club in light of the pandemic and their ability to trade. The part of the hospital housing the in-patient unit was closest to the beer garden and it is an acute admission unit for 16 children 12-17 years for assessment and treatment, with most staying about 60 days. They also treat girls with autism and as it shows up differently there are high instances of self-harm. She noted that autistic people are hyper-sensitive to noise, and ear defenders were distributed when testing their fire alarms. They also have patients with psychotic symptoms, emotional dysregulation who express themselves through severe self-harm, some have anxiety, depression or have suffered traumatic episodes and symptoms; some relating to parents who have had alcohol dependencies.

She described the proximity of the hospital to the club and the use of the area immediately behind the proposed beer garden fence as a thoroughfare, waste storage area and loading bay for deliveries to the adjacent kitchens. She noted a raised terrace which has doors into the dining room. It was noted that meal times are stressful for the patients especially if they have eating disorders, and the doors are now open due to Covid-19 restrictions and spacing out the patients. She

confirmed an area of foliage between the hospital and proposed beer garden, but noted that noise does travel. The aim of the hospital is to keep the environment for the patients quiet and calm. This can be achieved internally as they have control. They have made changes to how they work due to Covid-19 as family are now visiting and they use the terraced area, which could be subject to noise, but they acknowledge that they had not made complaints recently. If the patio doors were left open noise would travel into their building and was concerned how the club could expect their members to keep as quiet as the hospital would need. There was a short pause in the meeting for the agenda pack, including photos to be emailed to the matron; she was a late substitution as the representative for the hospital.

The Committee again discussed at length the plan of the club grounds and photos in relation to the hospital site and determined:

- the buildings immediately behind the proposed beer garden are a sports hall, kitchen for staff use and the patients dining room,
- the staircase from the storage area leads to the kitchen.
- the terraced area is the same height as the proposed beer garden,
- the area on the plan similar in shape to an arrow head is a garden,
- the hospital design has an internal central courtyard,
- the dining room doors open out onto the top end of the long thin area on the plan, with their terrace being to the right of the proposed beer garden,
- the main entrance to the hospital is on the one-way system, the access road which they share with the club.

The Chairman confirmed, with the Senior Licensing Officer, that the representations by the applicant and the interested party were complete.

Summing up by participants:

The applicant advised that he did not wish to make a further statement.

The hospital representative expressed concern that there had been no comments on the public health issue of smoking and asked the applicant if the club planned to have the doors open onto the outside spaces. The applicant advised that they could consider fitting an alarm to the fire door nearest to the garden and hospital. They could also use a door further away as access to the proposed beer garden which was about 15ms away. This would also prevent noise from bar area coming out. He indicated the alternative access to the proposed beer garden on the plan and advised that there would be two sets of doors between the bar and the garden, which should help to contain any noise from the bar. He also reminded the Committee that areas for smokers would be placed well away from the boundary with the hospital.

The Chairman asked the applicant how they would monitor the garden area and if they had CCTV. The applicant advised their CCTV system had recently been upgraded and had 30 cameras; he did not know if it covered the beer garden and patio area but cameras could be added if not. He noted a monitor behind the bar that constantly scrolls through the camera images so it would be easy to monitor. Staff would also know which patrons were going out into the outside area. He confirmed the capacity of the car park was approximately 44 vehicles.

The Chairman advised that the meeting had now closed for the Committee to start their deliberations on the application and reach a decision. The Solicitor reminded those present that they would receive notification of the decision in the post in 5 working days.

The meeting finished at 11.23 am

Chairman

APPLICATION OF A NEW PREMISES LICENCE

REPORT OF: Tom Clark, Head of Regulatory Services

Contact Officer: Jon Bryant, Senior Licensing Officer
Email: jon.bryant@midsussex.gov.uk Tel: 01444 477076

Wards Affected: Cuckfield

Key Decision: No

Report To: Liquor Licensing Panel

Purpose of Report

- 1 To provide information in order that the Licensing Committee can determine an application for a Premises Licence.

Summary

- 2 An application, pursuant to Section 17 Licensing Act 2003, has been made by ACSC Services Limited the Trading subsidiary of Ansty Sports and Social Club for the grant of a Premises Licence for the newly constructed Ansty Village Centre at Recreation Ground, Deaks Lane, Ansty, RH17 5AS. Four residents have submitted representations objecting to the application on the grounds of public nuisance.
 - 3 The Committee is asked to determine the application in accordance with the Licensing Act 2003, MSDC Licensing Policy and the Home Office Guidance issued under Section 182 Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.
-

Background

- 4 Ansty Sports and Social Club has operated on its existing site as a members' club since before the Second World War. It has provided the umbrella for its sporting clubs and sections over many years.
- 5 The Club has operated under its current licencing arrangements under the authority of a Club Premises Certificate for well over 30 years without any complaint from the public, intervention from the Police or any other authority. The Club is moving into a new building, and the existing one will be demolished and therefore the Club is seeking a new license. A Premises Licence has been applied for rather than a Club Premises certificate as it offers greater flexibility in the operation of the facility and places the Club under a clear set of responsibilities.
- 6 In addition to the application the Club have provided a lengthy explanation of the proposed operation of the premises which is appended to this report.
- 7 The application was correctly advertised at the site between 17th February 2021 and 16th March 2021 and in the Mid Sussex Times on 26th February 2021.

- 8 The applicant seeks the following licensable activities and timings;

Licensable Activity	Timings
Supply of Alcohol – On Premises Only	Everyday 12:00 - 23:00 In addition, non standard timings are requested to supply alcohol up to 24.00 closing on up to 12 days in the year, including Christmas Eve and New Years Eve. This will be for special events, such as, birthday parties and Club Awards Nights.

- 9 The current opening hours of the premises will be:

Everyday 09:00 – 23:00

Non standard opening hours requested as per above on the 12 days a year.

- 10 There have been four representations received from nearby residents to this application. The details of these representations are appended to the report.
- 11 The Committee should be aware when reading the representations that some of the information contained therein is irrelevant for the purposes of the Licensing Act 2003. They are comments relating to – Planning, Car Parking, Timings, odour from the premises and people driving to the location.
- 12 The main points raised in the representations that are relevant relate to the licensing objective of Public Nuisance. They refer to the timings in respect of the use of the outside area and noise from this use.
- 13 The Committee must focus on these parts only and disregard the irrelevant matters when determining this matter
- 14 If the Committee decides to grant the licence, I request that a number of conditions offered in the operating schedule be attached. They relate to the use of CCTV, staff training, closure of doors and windows and use of the outside areas. Full details are attached in the appendices.
- 15 At the time of writing the report the premises are still in the stages of construction and therefore it is only possible to provide pictures of the exterior, but these also show the location of the current licensed premises which is due to be demolished.

Representations

- 16 Four representations have been received in respect of the application which are summarised:

- Mr Peter Sparham – He has expressed concerns in respect of the application for up to 12 events within the non-standard timings. The comments regarding additional TENs applications is irrelevant to this application. He has concerns regarding the use of the outside space and the potential for noise nuisance after 2100 hours.
- Emma and Jonathan Sparham have expressed the same representations regarding the use of the outside area and the potential for public nuisance from this use as Mr Peter Sparham.
- Joanna Steadman has outlined representations in respect of public nuisance surrounding the use of the outside space and the additional hours requested.
- Karen Sedgwick-smith has also outlined representations in respect of public nuisance surrounding the use of the outside space.

The full representations are appended to the report

Policy Context

17 Determination of Application for a Premises Licence

The Committee must determine the application in accordance with the Licensing Act 2003 (LA03), MSDC Licensing Policy and the Home Office Guidance issued under Section 182 Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.

18 Section 18 LA03 deals with the determination of the application:

Grant of premises licence

18. Determination of application for premises licence

(1) This section applies where the relevant licensing authority—

(a) receives an application for a premises licence made in accordance with section 17, and

(b) is satisfied that the applicant has complied with any requirement imposed on him under subsection (5) of that section.

(2) Subject to subsection (3), the authority must grant the licence in accordance with the application subject only to—

(a) such conditions as are consistent with the operating schedule accompanying the application, and

(b) any conditions which must under section 19, 20 or 21 be included in the licence.

(3) Where relevant representations are made, the authority must—

(a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and

(b) having regard to the representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.

(4) The steps are—

(a) to grant the licence subject to—

(i) the conditions mentioned in subsection (2)(a) modified to such extent as the authority considers appropriate for the promotion of the licensing objectives, and

(ii) any condition which must under section 19, 20 or 21 be included in the licence;

(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;

(c) to refuse to specify a person in the licence as the premises supervisor;

(d) to reject the application.

(5) For the purposes of subsection (4)(a)(i) the conditions mentioned in subsection (2)(a) are modified if any of them is altered or omitted or any new condition is added.

(6) For the purposes of this section, “relevant representations” means representations which—

(a) are about the likely effect of the grant of the premises licence on the promotion of the licensing objectives,

(b) meet the requirements of subsection (7),

(c) if they relate to the identity of the person named in the application as the proposed premises supervisor, meet the requirements of subsection (9), and

(d) are not excluded representations by virtue of section 32 (restriction on making representations following issue of provisional statement).

(7) The requirements of this subsection are—

(a) that the representations were made by a responsible authority or other person within the period prescribed under section 17(5)(c),

(b) that they have not been withdrawn, and

(c) in the case of representations made by a person who is not a responsible authority, that they are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

19 Relevant Representations

The Licensing Act 2003 requires representations to address the four licensing Objectives which are

1. Prevention of Crime and Disorder
2. Promotion of Public Safety
3. Prevention of Public Nuisance
4. Prevention of Harm to children and young persons

- 20 A representation is a 'relevant representation' if it is about the likely effect of the grant of the licence on the promotion of the licensing objectives. The objector must establish that such a consequence is a *likely* effect of a grant - (ie more probable than not)

Other Options Considered

- 21 In order to lawfully provide licensable activities as applied for, they must be conducted under the authority of a Premises Licence.

Financial Implications

- 22 The final decision made by the Committee in this matter is subject to appeal in the Magistrates Court by any party to the proceedings.

Other Material Implications

- 23 Section 136 Licensing Act 2003 – A person commits an offence if he carries on or attempts to carry a licensable activity on or from any premises otherwise than under and in accordance with an authorisation or he knowingly allows a licensable activity to be so carried on.
- 24 A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine or both.

Background Papers

Appendix 1 – Application Form and plan of premises
Appendix 2 – Further submission submitted by Ansty Sports and Social Club
Appendix 3 – Photos of location

Representations

Appendix 4 – Representation from Mr Peter Sparham
Appendix 5 – Representation from Emma and Jonathan Sparham
Appendix 6 - Representation from Joanna Steadman
Appendix 7 - Representation from Karen Sedgewick-smith

Other Documents

Appendix 8 – Schedule of proposed conditions

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Part 1

Serial Number: 879558

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

Name/s: ACSC Services Limited

The PremisesPostal address of premises or,
if none, ordnance survey map
reference or description: Ansty Village Centre
Recreation Ground,
Deaks Lane,
Ansty,
Haywards Heath,
West Sussex

Postcode: RH17 5AS

Tel (at premises): Redacted

Email: Redacted

Non-domestic rateable value
of premises. £0 - £4300**Part 2**Please state whether you are
applying for a premises licence
as: a person other than an individual - i) as a limited companyPlease confirm: I am carrying on or proposing to carry on a business which involves the use
of the premises for licensable activities

Other Applicants

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

Name	Address	Postcode	Registered number	Description	Tel	Email
ACSC Services Limited	Ansty Village Centre Recreation Ground, Deaks Lane, Ansty, Haywards Heath, West Sussex	RH17 5AS	13010467	Limited Company	Redacted	Redacted

Part 3**Operating Schedule**

When do you want the premises licence to start?

01/04/2021

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

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

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

Description:

The Ansty Sports and Social Club (ASSC, 'the Social Club') was established between the wars as a members' club operating from the Ansty Village Hall. The premises were extended in 1953 to increase the social club area and further extended in 1973 to provide a snooker hall and sports changing facilities. The Social Club currently holds a Club Premises Certificate.

In April 2021, Ansty Community Sports Club (ACSC), a new charity, and its trading subsidiary, ACSC Services Ltd, together the successor entities to the Social Club, will take a 150-year lease on new premises in the Ansty Village Centre. The Centre has been built on a site in the Recreation Ground adjoining the existing Village Hall and Social Club, which will be demolished to create space for the extension of the car park.

ACSC will lease all the first floor of the Centre consisting of a clubroom with a bar (100 m2), a snooker room, a meeting room, a kitchen / servery, and toilet (male, female and disabled). The ACSC also has the use the first-floor balcony. The ACSC will also lease four team changing rooms and two officials changing rooms on the ground floor. The rest of the ground floor consists of a village hall (leased by the Ansty Village Hall Trust) and the common areas of the lobby and toilets. Both the ACSC and the AVHT have the use of the patio areas on the North and East elevations of the building.

The Social Club's members have authorised its winding up. The winding up is expected to be completed by the end of March 2021 in time for the transfer of its charitable activities to the ACSC and the non-charitable activities to the company. ACSC Services Limited will be responsible for the operation of the bar and will gift aid profits or other gains from this and any other trading activity to the Club annually, as part of the charity's funding.

The ACSC was registered as a Charitable Incorporated Organisation with the Charity Commission on 6th November 2020 (Registration Number 1192207). ACSC Services Limited was registered with Companies House

on 11 November 2020 (Company Number 13010467).

As ACSC Services Limited we are seeking a more flexible licence in the new Centre which will allow the consumption of alcohol throughout the whole premises comprising the Clubroom, the Snooker Room, and the Meeting Room, all of which are on the First Floor, and, where the function requires, in the Village Hall premises on the Ground Floor and in an outdoor area comprising the balcony, the patio, and an area in the Recreation Ground.

Consumption of Alcohol in the Outdoor Areas

The location of the Centre in the Recreation Ground offers the opportunity for community events to be delivered both indoors and outdoors (e.g., village barbecues and fetes). This is particularly important in the current Covid-19 environment when the delivery of events in open space allows the Club to encourage and maintain social distancing.

The premises as far as the consumption of alcohol in outdoor areas is concerned will be the first floor viewing balcony, the ground floor patio area and, when the Centre is running an outdoor event, an area of the Recreation Ground extending 25 metres North of the building immediately in front of the north elevation. Outdoor consumption will also include ancillary consumption of alcohol for cricket spectators, for example, when watching the game from the boundary.

We recognise the proximity of the Centre to the properties on the west and eastern boundary of the Recreation Ground and the risk of public nuisance. To safeguard against the impact on neighbouring properties we will restrict the outdoor consumption of alcohol and other beverages to the defined areas and to specified times.

Members Club

The bar will not be run as public bar, it will be open to members and other users of the Centre (without the need for signing in). While the Club will remain a members' club, the premises licence will offer the flexibility in allowing alcohol and other beverages to be served to guests and visitors to the Centre to participate in competitive sport or attend events in the Village Hall, such as weddings.

Both the ACSC and the trading subsidiary will have members. Consistent with its charitable objects for healthy recreation the ACSC's membership will comprise playing members and non-playing members of the charity. Other memberships will be available through ACSC Services Ltd covering those membership classes that are not compatible with ACSC's charitable objects, namely a social membership (including snooker and billiards) and a new 'community membership' that will be available to the residents of Antsy and the wider Parish at a discounted rate through the trading subsidiary.

The Members Club will be jointly administered by the charity and the company under common rules. This includes common articles setting out the procedures for the admission of members, the duties of members, and provision for the termination of an individual's membership where the trustees / directors determine that this is in the best interests of the Club.

Alcohol Committee

The ACSC will be managed by a general committee of trustees elected by the members, who will in turn appoint the (three) directors of the bar company. An Alcohol Committee comprising the directors of the trading subsidiary, the bar manager and a representative from the charity will be responsible for the policies and procedures of the company including the compliance with the provision of the Licensing Act and in meeting the

licencing objectives.

Off Supplies

We are not seeking a licence for off-supplies.

Flexibility of the Premises Licence

The Premises Licence will offer flexibility to support events throughout the Centre and not just in the Clubroom, avoiding the need to apply for Temporary Event Notices where events are delivered in the Village Hall. It will also allow people attending events in the village hall or visiting sports teams to enjoy refreshment in the Clubroom without having to sign-in as guests as is currently required.

Children and Young People

As a Club dedicated to increasing participation sport including the introduction of children and young people to healthy recreation, we are committed to creating a family-friendly environment in the Clubroom that is not frustrated by overly restrictive conditions relating to children. At the same time, we recognise the importance of meeting the Club's responsibilities under the licencing objectives to create a secure environment that protects children from harm and does not expose them to inappropriate behaviour.

Equally, there will be young people in the membership and from visiting sports teams below the legal age for the consumption of alcohol who will also use the bar regularly. We will ensure that all young people are required to demonstrate their age and identity with official identity documents when the bar is open for the sale of alcohol.

Activities

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

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

- a) plays ☐
- b) films ☐
- c) indoor sporting events ☐
- d) boxing or wrestling entertainments ☐
- e) live music ☐
- f) recorded music ☐
- g) performances of dance ☐
- h) anything of a similar description to that falling within (e), (f) or (g) ☐

Provision of late night refreshment ☐

Supply of alcohol ☒

Supply of alcohol

Please indicate the standard days and timings for the supply of alcohol. Provide times using the 24 hour clock.

Monday

Start 12:00

Finish 23:00

Tuesday

Start 12:00

Finish 23:00

Wednesday

Start 12:00

Finish 23:00

Thursday

Start 12:00

Finish 23:00

Friday

Start 12:00

Finish 23:00

Saturday

Start 12:00

Finish 23:00

Sunday

Start 12:00

Finish 23:00

Where will the supplied alcohol be consumed? Indoors may include a tent.

On the premises

State any seasonal variations :
For example (but not exclusively) where the supply of alcohol will occur on additional days during the summer months.

Non standard timings. Where the premises intends to use the premises for the supply of alcohol at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

While the the standard timings allow for the premises to be open to 23.00 hours on Friday and Saturday evenings, we propose non standard timings to supply alcohol up to 24.00 closing on up to 12 days in the year , including Christmas Eve and New Years Eve. The 24.00 closing will be for special events, such as, birthday parties and Club Awards Nights. In the unlikely event of 24.00 closing being required on more than the 12 days proposed we will apply for a Temporary Event Notice.

In addition, while we are proposing 12.00 opening throughout the week, we anticipate that this will only apply on a regular basis to Saturdays and Sunday lunchtimes. Lunchtime opening during the weekend will not be routine and will be associated with events taking place in the Centre, such as, a fundraising lunch.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor.

Name

Shaun Janman

Address

Redacted

Postcode

Redacted

Personal licence number (if known)

Issuing licensing authority (if known)

This person needs to complete the form entitled 'Consent of an individual to being specified as a premises supervisor'

Open Hours

Hours premises are open

Please indicate the standard days and timings for premises hours. Provide times using the 24 hour clock.

Monday

Start 09:00

Finish 23:00

Tuesday

Start 09:00

Finish 23:00

Wednesday

Start 09:00

Finish 23:00

Thursday

Start 09:00

Finish 23:00

Friday

Start 09:00

Finish 23:00

Saturday

Start 09:00

Finish 23:00

Sunday

Start 09:00

Finish 23:00

State any seasonal variations :
For example (but not exclusively) where the supply of alcohol will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open at different times from those listed above, please list:
For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

While the the standard timings allow for the premises to be open to 23.00 hours on Friday and Saturday evenings, we propose non standard timings up to 24.00 closing on up to 12 days in the year, including Christmas Eve and New Years Eve. The 24.00 closing will be for special events, such as, birthday parties and Club Awards Nights.

Adult Entertainment

Please highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

No Applicable

Licensing Objectives

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

General - all four licensing objectives (b,c,d,e):

Please list here steps you will take to promote all four licensing objectives together.

Knowledge and understanding of the Licensing Act 2003

The company will ensure that all staff have a knowledge or understanding of the Licensing Act 2003 and a responsible approach to the sale of alcohol.

We will recruit a General Manager who will be responsible for managing the bar and act as the Designated Premises Supervisor (DPS). The General Manager will hold formal qualifications to a Personal Licence level. All staff working in the bar under the Manager's supervision will be advised of licensing law in writing and premises specific policies relevant to the operation of the Centre before they can serve alcohol. A record will be kept of the date and name of each person trained or advised and be made available for inspection by the police or licensing authority.

During the recruitment period the Chair of the Trust, who is seeking a formal qualification to a Personal Licence level, will act as the interim DPS and be on the premises most evenings. Pending the Chair securing a Personal Licence, a second trustee who already holds a Personal Licence will act as DPS.

Operation as a Members Club

A membership scheme will be operated across the Club, which will establish and require members to accept the duties and standards of conduct expected. The Club may refuse an application for membership if it believes that it is in the best interests of the Club for them to do so. Equally, membership will be terminated where the Club decides that it is in the best interests of the Club that the member in question should be removed from membership.

The prevention of crime and disorder:

Security in and around the Centre

An intruder alarm system will be installed at the premises to protect it when it is closed or empty.

CCTV is being installed inside and outside the premises. The cameras will cover the bar area and areas immediately outside the premises. The recordings will be made with the correct date and time and be in real time and on hard drive with the availability to copy disks for other agencies such as the police. Recordings will be kept for a minimum period of one month.

The General Manager will be responsible for the CCTV system. Staff will be trained in the maintenance and operation of the CCTV system with a record kept of the date and name of person trained. Records will be retained for inspection by the police or licensing authority.

Appropriate external lighting will be installed around the premises and in the car park as a means of crime deterrence. In installing the external lighting, we will take care to ensure the impact on neighbours is kept to a minimum. [The landlord, the Ansty Village Centre Trust, will shortly be reviewing the scheme for the extension of the car park and will be consulting neighbours on the proposals in advance of its planning application.]

The security systems will be integrated so that the alarm, CCTV, and lighting work together in an effective manner.

Security reviews will be held every three months with minutes kept.

Regular staff briefing and debriefing at least every month will be held to assess the effective operation of working practices in their premises and identify areas for improvement. Any problems identified and remedial action taken will be recorded with records kept in the main office.

Conflict management

Persons will be refused entry to the premises where they are not members or otherwise do not meet the Club's admissions policy or are behaving in a violent or aggressive manner. In such cases, an entry will be made in an incident book.

We will operate a robust glass collection policy including the regular collection of glassware by staff and prevention of glassware being removed from the premises.

The General Manager and other staff will be provided with training in conflict management to give them the knowledge and confidence to deal with difficult situations and reduce crime and disorder at the premises. The training will also cover dealing with, logging, and reporting incidents if they occur. A record will be kept of the date and name of each person trained and retained for inspection by the police or licensing authority.

Responsible drinking

Drinks promotions will be socially responsible and not encourage excessive drinking. A documented policy on responsible drinks promotions will be in place at the premises and will adhere to industry codes, e.g., British Beer and Pub Association (BBPA), in addition to adherence with the mandatory licensing condition regarding irresponsible promotions. All drinks promotions will also market the availability of soft drinks.

A duty of care policy regarding persons suffering adversely from the effects of drink will be in place at the premises. The policy will clearly express that every effort will be made by staff to prevent members and their guests from deteriorating to an uncontrolled intoxicated extent. All staff will be briefed on the policy.

Public safety:

General safety of staff and customers

A full risk assessment (using HSE templates) considering public, staff and customers' safety will be carried out at the premises to identify potential hazards posed to staff or customers and setting out precautions to manage the hazards. The risk assessment will be regularly reviewed at least every 12 months. All staff will be made aware of the risk assessment and precautionary measures therein. A copy of the risk assessment will be kept at the premises and made available for inspection.

First aid boxes will be available at the premises and maintained with sufficient in date stock. A recognised qualification in first aid will be held by at least one member of staff who should always be on duty when the premises licence is in use. Other staff will be trained to a basic first aid standard with records kept of the date and name of person trained. A first aid room on the ground floor will be available to anyone requiring medical attention.

Temperature levels and humidity in premises will be controlled for the comfort and safety of customers through use of a heating and cooling system and, where appropriate, through natural ventilation where this will not cause a nuisance to neighbours.

Overcrowding

A documented capacity is being set for the premises overall and for individual rooms within the premises, determined by a risk assessment in consultation with the fire safety authority.

These capacity limits will be strictly adhered to.

Accumulation and disposal of glasses

The glass collection policy will include provisions for the regular collection of and disposal of glassware by staff. Glassware will not be allowed to accumulate or cause obstruction. Regular checks of the premises will be performed, including outdoor areas and perimeter checks around the building, for any glasses or bottles.

Spillages and broken glass will be cleaned up immediately to prevent floors from becoming slippery and unsafe.

All staff will be made aware of the glass collection policy and their responsibility for the task.

For outside events, such as fetes or barbecues, alternatives to glassware will be considered where it is appropriate to do so.

Bottle bins will be secured and kept away from public areas.

Accident or other emergency incidents.

A written policy to deal with all types of accidents and emergency incidents will be in place at the premises. The policy will be based on risk assessments and include matters such as emergency management, contingency planning, and evacuation procedures in the event of fire or other threats and when to contact emergency services.

Evacuation responsibilities and roles will be clearly communicated to staff. Escape routes and exits will be well defined and evacuation plans exercised periodically. A copy of the fire risk assessment will be kept at the premises and available for inspection by the fire authority and licensing authority.

The fire detection system will be in place at the premises and will always be fully functional. The system will be tested regularly with records kept and made available for inspection.

Means of escape in case of any emergency will be clearly visible, unobstructed, and well-maintained including areas outside exits leading to a place of ultimate safety either on the Recreation Ground or in the car park.

Checks will be carried out before opening each day to ensure that exits are unlocked and unobstructed.

Fire extinguishers will be checked and maintained regularly with a record kept of the date and findings of the checks.

Staff training in fire safety and any premises safety policy will be provided for all staff to give them the knowledge and confidence to deal with emergency situations, including location of equipment, utilities, services,

and layout of premises. Training will include how to use fire extinguishers. Records will be kept of the date and name of person trained and made available for inspection.

An accident book will be kept recording all accidents or incidents and made available for inspection.

Smoking on the premises

Staff will be made aware of their responsibilities regarding smoke-free legislation and for monitoring compliance. An outdoor area on the ground floor will be designated as a smoking area.

Smoking will not be permitted on the external balcony.

Safety of customers when leaving the premises

We will discourage drink driving when leaving the premises by promoting schemes such as Designated Driver, with notices clearly displayed throughout the premises.

We will display information to customers with regards to safe options for travelling home including access to licensed taxi cabs or licensed private hire vehicles.

Increased external lighting in the car park will provide added safety for customers as they leave the premises. As previously noted, we will take care so that lighting does not impact on neighbours.

Disabled Access

The building has been designed to ensure disabled access throughout. Both ground and first floors allow wheelchair access, including lift access to the first floor. Wheelchair accessible lavatories are installed on both the ground and first floors.

The prevention of public nuisance:

Noise breakout from the premises

A noise management policy will be in place that sets out measures to prevent nuisance and control music, singing and speech noise breakout from the premises. All staff will be trained on the content of the policy to ensure a commitment to good noise management. A record will be kept of the date and name of person trained and made available for inspection by the licensing authority or environmental health responsible authority.

DJs, event promoters or other entertainment providers will be made aware of the policy in advance of any performance. Only DJs, event promoters or other entertainment providers who have signed up to the policy will be used.

Windows and doors will be kept closed whenever noise breakout is likely to occur.

Methods for monitoring noise will be included in a noise policy, including perimeter checks and listening tests by the General Manager and staff. Noise monitoring will actively be carried out on a regular basis, when a new form of entertainment is introduced at the premises, and when a complaint is made directly to the venue.

Reporting Noise Disturbances

A contact telephone number will be made available to local residents which they can use to report noise disturbances to a responsible person at the venue as and when they occur. The phone line will always be available when the licence is in use. All reports of noise disturbance and actions taken will be logged.

Engagement with local residents and the landlord.

We will meet with local residents to outline how we intend to comply with licence conditions generally, to prevent public nuisance, and the arrangements for managing noise disturbances.

We will continue to meet with residents periodically to seek feedback and manage any risk of public nuisance proactively. The Parish Council nominated trustees of the Ansty Village Centre Trust will be invited to these meetings.

We will meet regularly with the trustees of the Ansty Village Centre Trust, at least once per annum, to review compliance with steps to promote licencing objectives.

Noise and nuisance from customers leaving the premises

Prominent notices will be displayed close to the exit doors, requesting patrons to leave the premises quickly and quietly.

Display notices in car parks will remind patrons that they are in a residential area and to leave quickly and quietly and not to slam doors, rev engines, sound horns or play loud music.

Noise and nuisance from customers using external areas

We will display prominent signs in external areas, such as, on the viewing balcony and the patio, reminding customers that the use of external areas is conditional on acting responsibly and keeping noise to a minimum.

The use of external areas after 22.00 (on Sunday to Thursday) and 22.30 on Fridays and Saturday will be prohibited.

The smoking areas will be located away from neighbouring residential premises. We will discourage smokers from loitering outside by not permitting them to take their drinks with them.

Noise and disturbance caused by deliveries, collections, and storage / disposal of waste

Commercial deliveries, collections, and storage/disturbance, including beer deliveries, waste and recyclables collections in external areas will be restricted to normal working hours between 08.00 and 18.00 Monday to Friday.

Litter and waste around the premises.

Procedures will be in place for the prompt collection of litter generated by the premises, for example, cigarette butts or food wrappers.

Regular patrols of the area outside the premises will be undertaken by staff to clear any litter attributable to the premises. Wall or floor mounted cigarette bins will be used in designated smoking areas for customers.

Rubbish bins and glass refuse / recycling bins will be kept away from the public access area and neighbouring residential property.

We will not empty bottles, bins, and rubbish between 23.00 and 07.00.

Disturbance from external lighting

External lighting for the premises will be limited to security lighting after the premises are closed to the public.

The protection of children from harm:

Children accessing the premises

A documented policy setting out measures to protect children from harm will be in place at the premises. The policy will consider all activities associated with the premises including the sale of alcohol and when children should be allowed on or restricted from the premises. All staff and bar staff will be trained on the policy.

Protection of children from moral and psychological harm.

All members will be reminded that the Club is a family club and to refrain from using strong language and sexual expletives that may offend other members and risk children being exposed to such language. Any member who is using inappropriate language on the premises will be asked by the bar staff to stop. Where a member consistently ignores requests to refrain from using inappropriate language their membership will be reviewed in accordance with the Club rules.

Underage sales of alcohol

We will operate a strict 'No ID – No Sale' policy in accordance with the 'Challenge 21' scheme, reminding staff of the need to be vigilant in preventing underage sales and to customers that it is against the law for anyone under 18 to purchase alcohol. We are exploring the use of till prompts to remind staff to ask for proof of age. We will prominently advertise the scheme in the premises so that customers are aware with the display of proof of age signs at the point of sale. We will display posters at the premises stating that it is an offence to purchase alcohol on behalf of an underage person (proxy sales).

We will keep a refusals book on the premises and ensure it is completed whenever a sale is refused to a person who cannot prove they are over the age of 18. We are also exploring a refusal button on Electronic Point of Sale. The book will contain the date and time of the incident, a description of the customer, the name of the staff member who refused the sale, and the reason the sale was refused. The book will be made available to Police and authorised Council officers on request.

Staff training in the age-related sections of the Licensing Act 2003 will be provided to all door, bar and till staff. This includes the ability to competently check customers' identification where necessary. A record will be kept of the date and name of person trained.

Age Restricted Access

The Centre will not show age restricted films, install age restricted gaming machines, or provide entertainment of an adult nature.

Submit & Pay

It is an offence, liable on conviction to a fine up to level 5 on the standard scale under Section 158 of the Licensing Act 2003, to make a false statement in, or in connection with, this application

Address for correspondence
associated with this application

Redacted

Postcode:

Redacted

Tel:

Redacted

The email address provided below will receive a copy of this completed application form.

Email:

Redacted

Payment Amount:

£100.00

Please read the next pages relating to payment forms and instructions carefully.

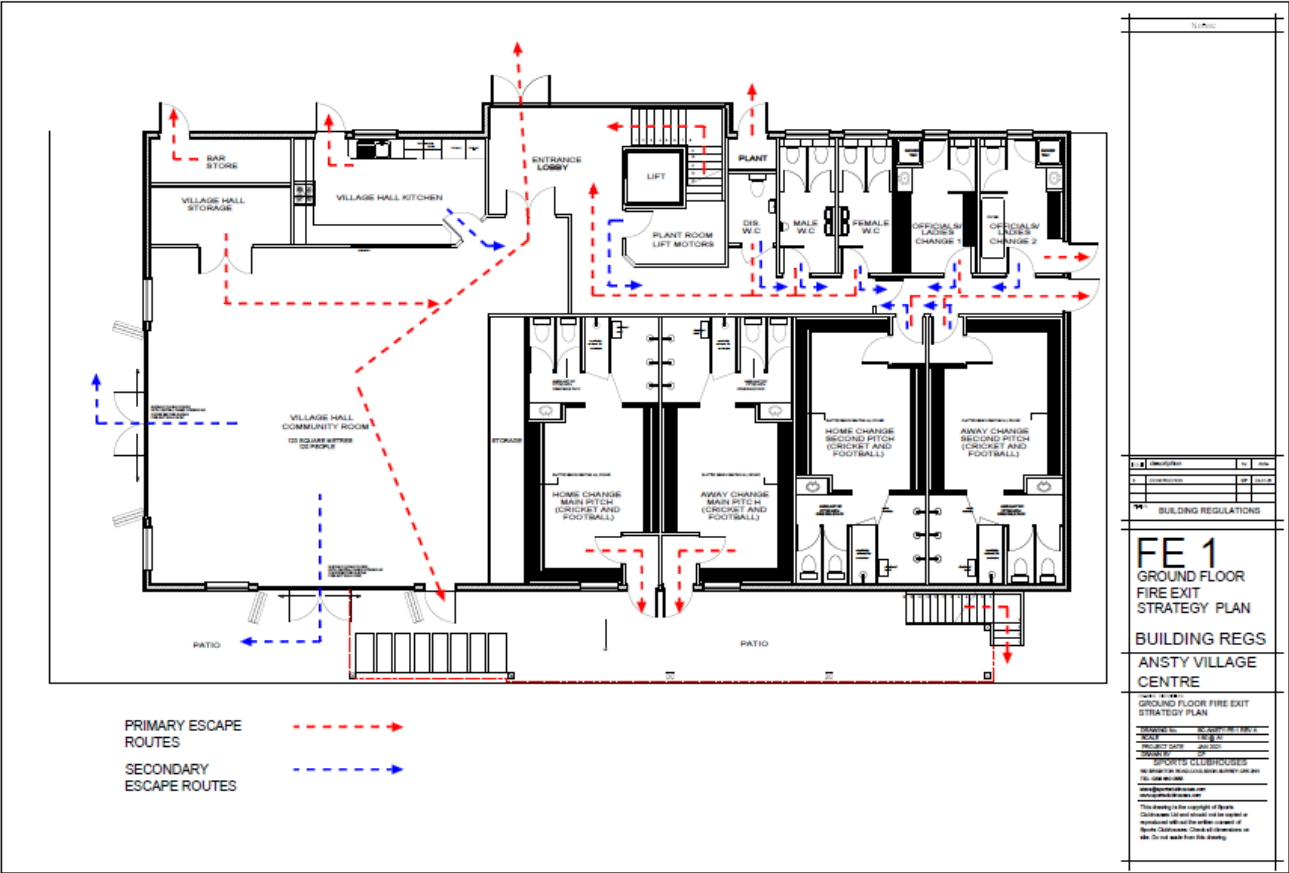
Once payment has been accepted, you will be given a receipt number and a copy of your request will be sent to you by email.

If you don't receive either please contact the Licensing Team on 01444 477419.

Ansty Village Centre

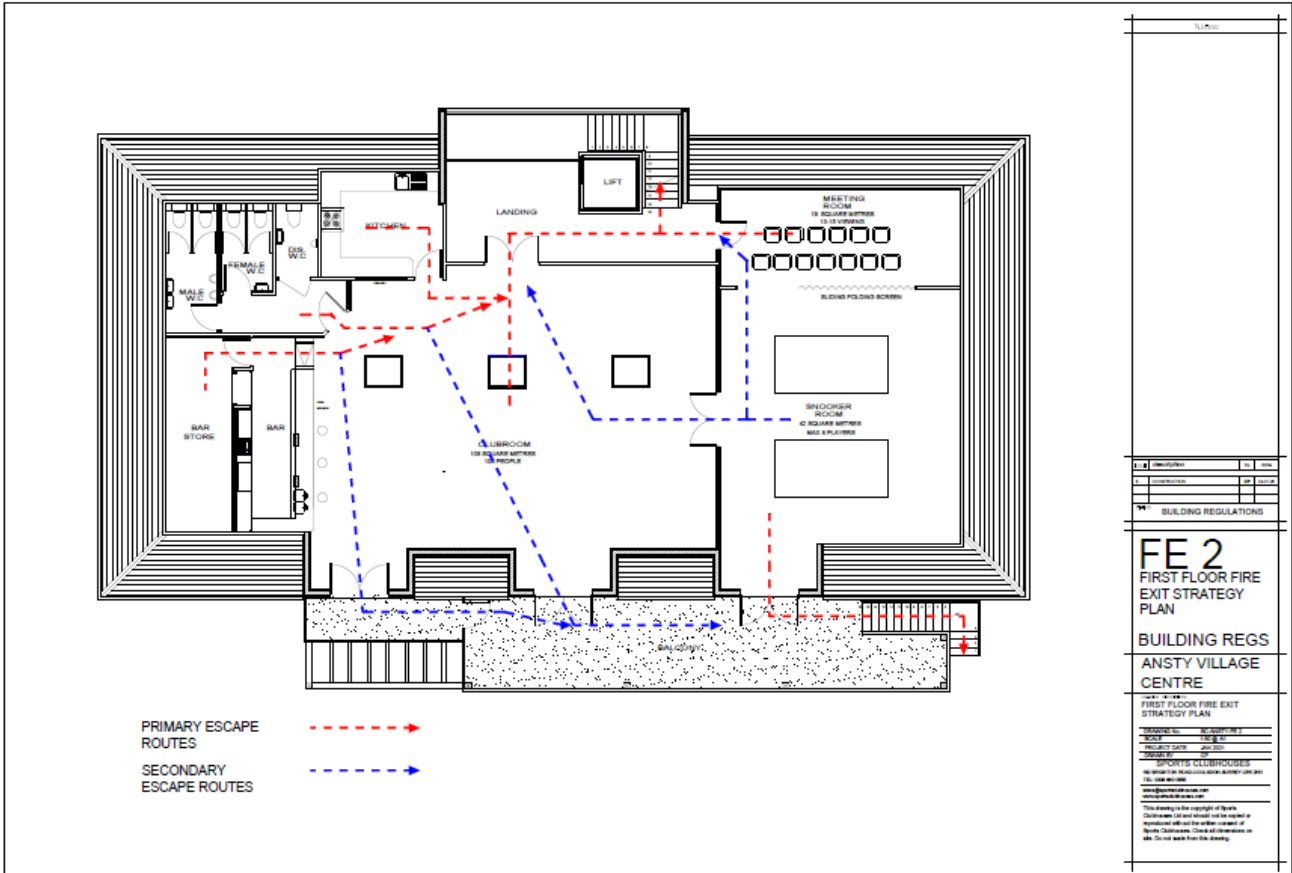
Plan of the Premises

1. Ground Floor – showing primary and secondary escape routes



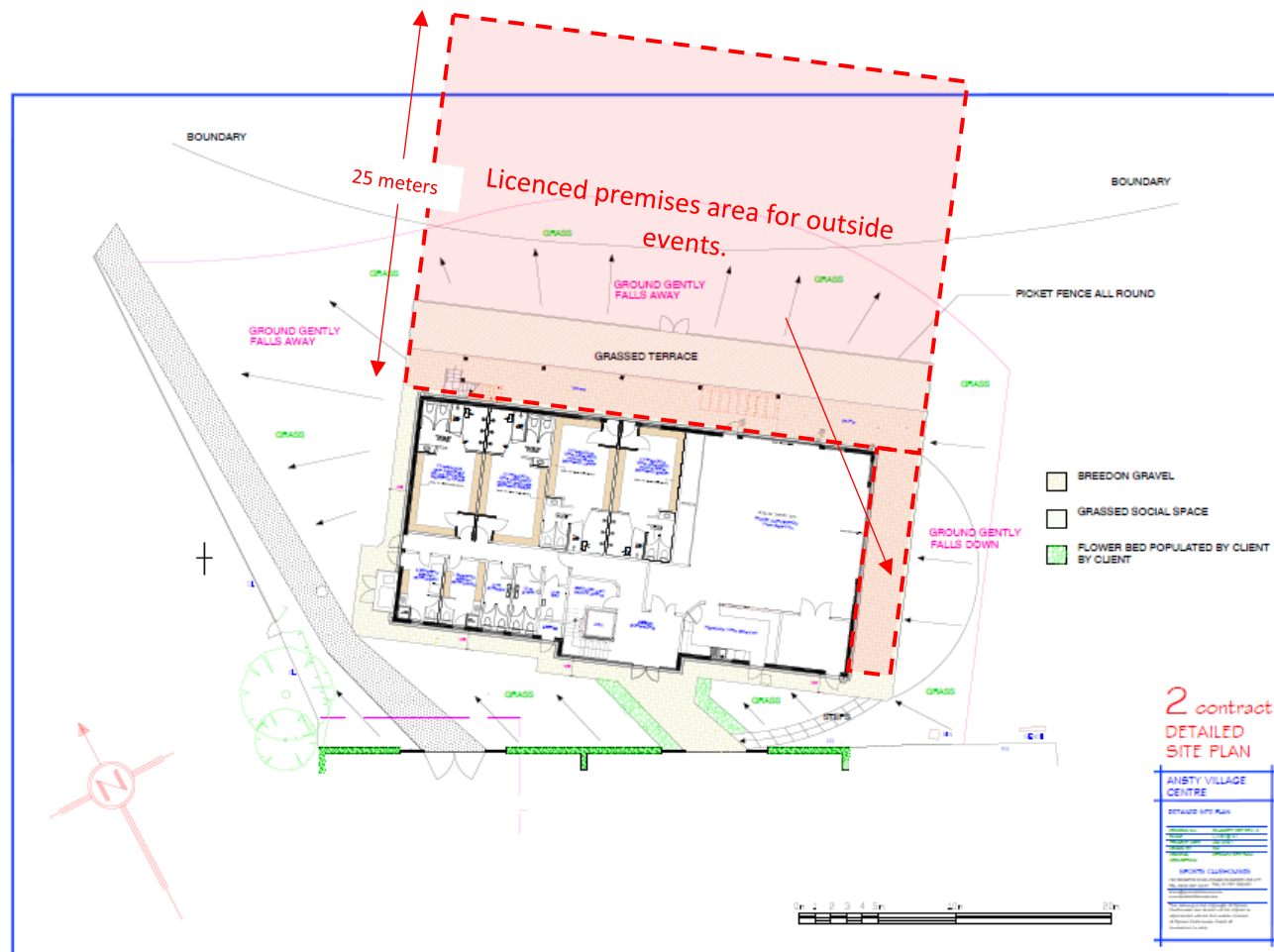
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2. First Floor – showing primary and secondary escape routes



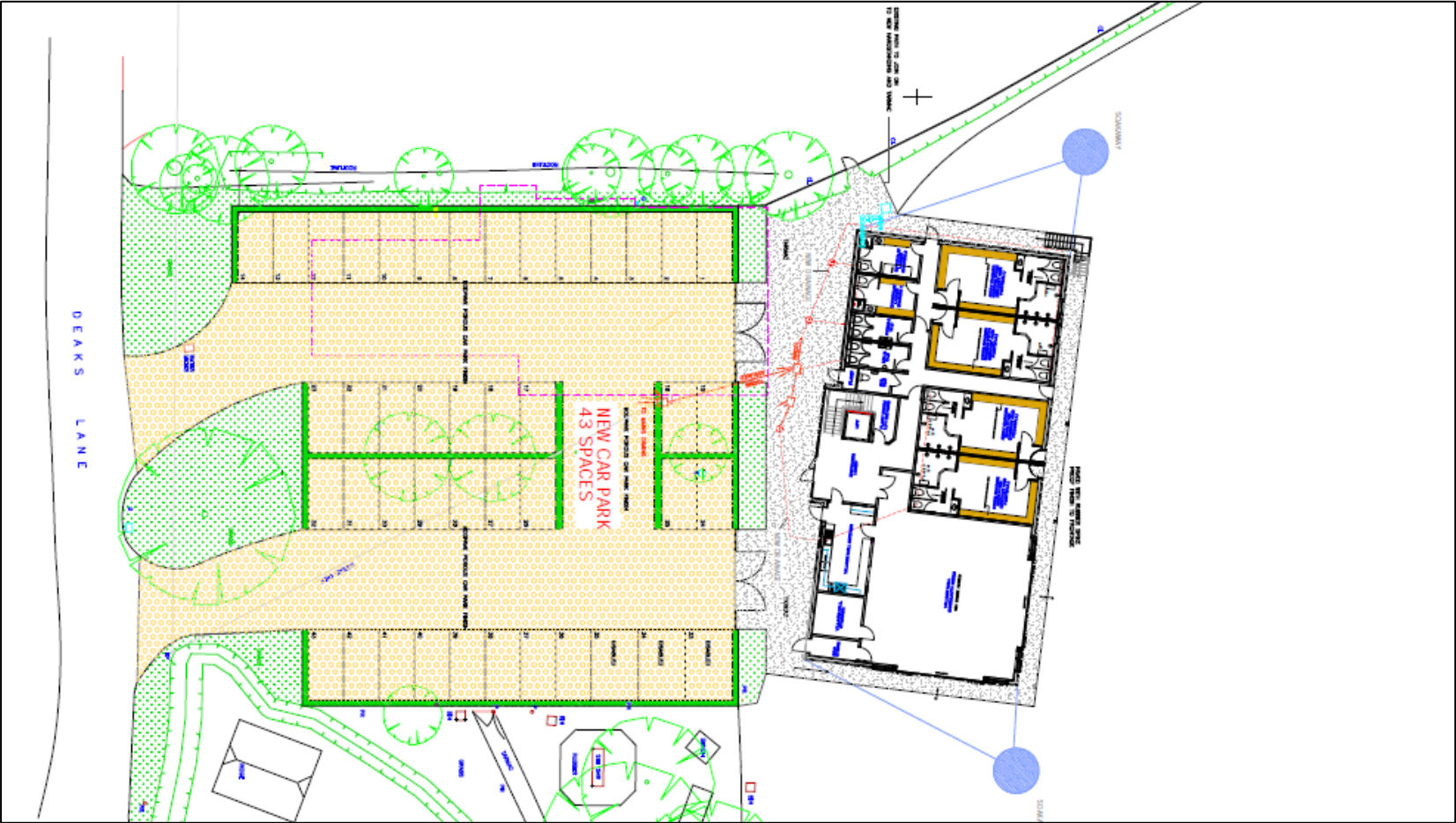
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3. Licenced Premises – Area for Outside Events



4. Plan of Premises – Car Park

Note that the landlord, Ansty Village Centre Trust, is reviewing the car park scheme.



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ACSC Services Limited,
Ansty Village Centre,
Recreation Ground,
Ansty,
West Sussex,
RH17 5AS

Jon Bryant,
Senior Licensing Officer
Mid Sussex District Council,
Oaklands,
Oaklands Road,
Haywards Heath,
West Sussex
RH16 1SS

22 March 2021

By e-mail

Dear Mr Bryant,

**Application for a Premises Licence under the Licensing Act 2003 –
Ansty Village Centre - Ref - LI/21/0123
Response to the Comments from Respondents.**

Thank you for sharing the comments from the respondents. The Club's Alcohol Committee has considered the comments and its responses are set out in this letter. The first part of the response includes general comments which provide context to the application and how the Club plans to operate. The second part of the response seeks to address the specific points raised by the respondents.

General Comments

The respondents express concern about the Club in likening it to a public house and operating on a commercial basis. It might be helpful if we comment further on the history of the members club at Ansty and how it will continue under the new licence. It is also worth commenting on the governance changes and the role of ACSC Services Ltd (the applicant), the trading subsidiary to the new Ansty Community Sports Club. At the end of this section, we also comment on community engagement.

Members Club

Ansty Sports and Social Club has operated on its existing site as a members' club since before the Second World War. It has provided the umbrella for its sporting clubs and sections over many years including currently: four senior cricket teams, three ladies cricket teams, nine junior cricket teams, three girls cricket teams, two senior football teams, four

snooker and billiards teams, and three darts teams. The Club has recently entered into an agreement with English Cricket Board and the Sussex Cricket Foundation to host disability cricket, as the first Disability Cricket Champions Club in the country and the first in Mid Sussex. Presently over 80% of the Club's members come to the Recreation Ground either as participants, volunteers, or parents of junior members to take part in sporting activity.

The Club has operated under its current licencing arrangements for well over 30 years without any complaint from the public or intervention from the Police or any other authority. While the Club is moving into a new building, under a new governance framework, and seeking a new license, the commitment to continue to operate as a member club remains. The only change we are proposing to the membership structure is to add a new discounted Social Membership for the benefit of Ansty Residents. This recognises that there is no social meeting space for residents in the village. It also responds to a request from the Parish Council to offer lower membership fees to residents as a condition of its financial support to the Ansty Village Centre and to promote community life in the village.

The application for a Premises Licence rather than the existing Club Premises Certificate offers greater flexibility in the operation of the facility. It also places the Club under a clearer set of responsibilities and obligations which we believe will help ensure the continuation of an effective operation of the premises on the new site.

ACSC Services Ltd – The Applicant

The change in the governance framework reflects the fact that the Sports and Social Club Rules, which date back to 1969, are no longer suitable for the operation of the Club in the new premises. Moving into new modern premises, with the attendant operating costs for light, heat, security, and maintenance costs, demand that a new management structure is put in place that is fit for purpose.

The Ansty Community Sports Club (ACSC) has been registered with the Charity Commission as a Charitable Incorporated Organisation to promote 'heathy recreation' through participation in sporting activity. As the representations identify, the operation of a subsidiary trading company, ACSC Services Limited (the applicant), is ancillary to the charitable purpose. The trading subsidiary is, however, necessary to comply with the Commission's requirement on the delivery of 'non-charitable' activities such as bar services, and to host snooker and darts. The company will also be responsible for managing Social memberships (set at the same level as those for the sporting sections) and for Ansty Residents and Senior Citizens memberships which will be offered at discounted rates.

The sole purpose of the company is to provide funds that will help support the ACSC in the delivery of its charitable objective. These funds will in turn be applied to assist in meeting the majority of the costs in running the Centre, to contribute to the maintenance of the sports pitches in the Recreation Ground, and to keeping the membership fees of the Club at affordable levels in line with its charitable purpose. The profit or other gains from the from the operation of the bar will not be distributed to any party other than the charity. This includes the company directors, who it should also be noted are not remunerated.

Community Engagement

One respondent has described our commitment to work with local residents as ‘somewhat shallow when local residents have not been consulted on what is likely to affect their neighbourhood’. As a community project we very much understand the need to work closely with our direct neighbours and the village as a whole. We have as part of the project to bring the Ansty Village Centre project to fruition, been involved in two planning applications and one amendment and three public consultation exercises. Throughout that time no resident has raised the issues which are now being put forward in the representations. In a normal world we would have engaged face to face with all of the local interested parties to allay any concerns they may have with the new Centre and the formation of the new Club. Unfortunately, because of the current pandemic this has not been possible.

We are nevertheless keen to reassure all respondents that the management of the new Club are committed to creating an inclusive facility that is at the heart of the village life and there for everyone’s enjoyment. This includes an acknowledgement of the need to balance the running of the premises whilst being sensitive to the wishes of our neighbours. With this in mind, we are committed to regular dialogue with our close neighbours to ensure that we can work together to ensure a good working relationship.

The government roadmap for the reopening of licensed premises restricts the initial service to outdoors only. We are mindful that this will put some of the licence conditions around the external facilities to an early test but would hope that in establishing an early dialogue with neighbours and working collaboratively on potential areas of concern we can achieve an outcome with which all are comfortable from day one.

Specific Points Raised in the Representations

The following paragraphs set out the responses to the specific concerns raised in the representation letters. In several of these we acknowledge the concern and believe we are already proposing or can take additional steps to allay the concerns. These areas include use of the Club, glass, noise, lighting, smoking areas, and closed-circuit television etc.

In others, such as hours of operation, we can reassure the respondents that the Club’s request for some limited flexibility on the closing time will be for the benefit of members only. We are committed to taking any action necessary in the event of public nuisance or criminal or disorderly behaviour but would point to the experience of the Sports and Social Club and the absence of any of these types of incidents in the past.

In other areas, such as the use of the external areas we have regard for MSDC’s Licencing Policy in so far as it relates to beer gardens and proposed a limit on the time that members can frequent these areas within the 23.00 terminal hour. Our preference would be to stick with these arrangements and rely on the existing safeguards within the application, such as noise and no additional lighting in these areas as opposed to setting tighter licencing restrictions.

Hours of Operation

The respondents have expressed concern about the hours of operation. The hours of operation between 12.00 and 23.00 are no different from those that were available under the Club Premises Certificate operated by the Ansty Sports and Social Club. We have

requested some flexibility in the licence which allows up to 12 evenings in a year when the Club may serve alcohol to midnight on specific occasions, such as, Christmas Eve, New Year's Eve, Awards Nights, and other Club events. We believe this offers sufficient flexibility in the licence and will not require further applications for Temporary Events Notices, save for where the Club may support village fetes or large sporting events on the Recreation Ground itself, and probably no more than the odd occasion in any year.

As one of the respondents identifies, the provisions in the licence will not apply where the Ansty Village Hall Trust, the other occupant of the Centre, hires out the Village hall privately or chooses to run its own events where alcohol is sold.

Glassware

The respondents have expressed concern about the use of glass and the risks associated with glass being taken onto the Recreation Ground. One respondent asked that no glassware or bottles shall be permitted outside the Clubhouse.

We believe a policy of prohibiting glass bottles and glasses being removed from the Clubroom is likely to be difficult to enforce however we are very mindful of potential issues with glasses being used externally. Accordingly, we propose to:

- Prohibit glasses and bottles being taken beyond an enclosed (designated) area which comprises the outside areas of the balcony, the patio and the grass terrace extending 3 metres into the Recreation Ground, which is intended to be surrounded by a picket fence. In the event of a picket fence not being permitted, the designated area will be restricted to the patio and balcony areas.
- Where consumption is likely to be outside of this area, but within the premises, such as for a club BBQ or whilst watching cricket, we will serve all drinks in eco-friendly re-useable polycarbonate cups of the type used at large sporting events or festivals. As these cups are re-useable and will require payment of a small returnable deposit they will not be discarded causing a litter or environmental impact. Additionally, they are unbreakable and will therefore cause no health and safety risk.
- We will prohibit all beer and soft drinks bottles from being taken out of the Clubroom and invite members and guests to decant bottles into drinking vessels (glass or polycarbonate substitute) before going outside.
- We will include clear guidance in the 'Members Code of Conduct' on the prohibition of drinking glasses outside of the designated area and to act responsibly within it. This Code will be issued to members on registration. We will deploy signage to reinforce the safety message to members who take drinks into the external areas.
- The policy will be reinforced with clear signage stating no drinks on the perimeter of the designated area stating, 'No glasses beyond this point'.
- All areas will be subject to a policy of regular inspection and glass collection.

A specific concern was raised about glassware on the balcony and the risk to people below on the patio / grass terrace. While this remains a potential risk, we believe this is largely mitigated by the balustrade screening on the balcony and the use of lower table heights that mean it will not be possible to knock glasses from tables over the balcony.

Use of Club

One respondent asks how the use of the Club will be monitored and what constitutes ‘a user’? As we review the membership arrangements in the new entity, we can provide more detail.

- All members will be issued with a membership card and will be required from time to time to present it.
- Given the four membership categories being operated, we are confident that the members falling into one or other of these sub-groups will be well known to the management and to each other.
- We are proposing to recruit a full time General Manager to supervise and provide continuity behind the bar.
- While we propose to suspend the signing in of guests, as required under the existing Club Premises Certificate, all guests must be accompanied by a member. Visiting sports teams will be guests.
- Patrons who are not known to be members or identified as a guest will be open to challenge.
- Other ‘users’ will be clubs or groups that may hire out the facility for a function. Each hiring will be subject to a risk assessment process and the arrangements for the identification of participants agreed with the organiser. (Note that these events will usually take place during the day as the Clubroom will be available for members in the evening).

Closed-Circuit Television (CCTV) System

A respondent has raised specific points regarding CCTV. We have sought to address this in the application but can confirm that a CCTV system is being installed at the premises. We will record the numbers and position of all cameras a plan of premises to be kept with the licence if considered necessary. The planned installation provides for cameras to be located to cover all entrance and exit points. The installed system will be kept in effective working order and shall be in operation at all times the premises is open to the public. All recordings made by the CCTV system shall be retained and stored in a secure manner for a minimum of 31 days and shall be made available on the appropriate request from the relevant authorities. We will ensure that at least one member of staff on duty will be able to operate the CCTV system.

Smoking

We agree that the location of the “smoking area” needs to be explicit to ensure that it does not create a public nuisance, litter, or additional work for others. We propose to designate an area at ground floor level on the patio at the corner of the north and west elevations, close to the bottom of the stairs.

Lighting

One respondent has asked how the balcony will be lit.

There is external emergency lighting on the balcony. The balcony area would also benefit from the spill lighting from the fully glazed doors to the Clubroom. There is no proposal to

introduce further lighting to avoid providing an incentive for customers to remain on the balcony after dusk.

Noise

The respondents have expressed concern about noise breakout from the building, from external areas and from customers leaving the premises.

Breakout

The application sets out the steps we plan to take to mitigate this risk, see:

- Noise breakout from the premises
- Reporting Noise Disturbances
- Engagement with local residents and the landlord.
- Noise and nuisance from customers using external areas

This includes windows and doors being kept closed whenever noise breakout is likely to occur.

External Areas

On the use of external areas we will remind customers that the use of these areas is conditional on acting responsibly and keeping noise to a minimum. This will be achieved through the communication of the Club Rules to all members on joining and through signage.

On Leaving the Premises

We can confirm that notices shall be displayed at all exits from the premises requesting customers leaving the premises late at night to do so quietly and with consideration to nearby residents.

Use of Door Staff

Where events take place within the premises after 23.00 SIA registered door staff shall be employed to monitor entry and egress from the premises.

As stated above we are unaware of any incidents or types of undesirable behaviour in the operation of the Social Club over the past 75 years (which have included countless parties, receptions and other sporting club awards events) that have given rise for the need to employ door staff. We consider door staff are more relevant to a metropolitan setting where members of the public are attending events than to a village Club.

Ordinarily we therefore consider that events involving members will not require door staff. However, we undertake to carry out risk assessments when planning a special event in the Clubroom or providing bar services in support of an event in the Village Hall to determine whether door staff may be required.

External Areas

Our application asked that consumption will be permitted on the balcony, ground floor patio area and when the Centre is running an event an area extending 25 m north. We also asked that it allow for spectators to consume alcohol while watching cricket from the boundary. One respondent has asked for consideration be given to restricting alcohol sales

and consumption to the area in the plans rather than the whole of both fields. The respondent has also highlighted the potential for public nuisance and crime and disorder under this arrangement.

We consider the risk of public nuisance and criminal disorder is extremely remote given the historic lack of any such conduct and if effectively managed, by:

- Recognising that the occasions when members and guests will wish to consume alcohol from the boundary will be limited and would present a low risk of public nuisance and disorder.
- The practice will only be allowed where sporting activity is in progress.
- Any customer indicating that they wish to consume alcohol from the vantage of the boundary will be required to use a re-useable polycarbonate cup
- All members will be reminded of their obligations under the 'Members Code of Conduct' to act responsibly and with consideration to others.
- Bar staff and / or Club officials will regularly monitor the boundary areas to safeguard against potential abuse of the arrangement.
- The Alcohol Committee would regularly review the responsible consumption of alcohol on the boundary to determine whether the 'low risk' assessment holds and, if not, remove this privilege for members.

It should also be noted that Club's lease from the landlord, the Ansty Village Centre Trust (AVCT) will give a right of use of the external areas, the patio and the balcony, these areas will remain in control of the Trust. There are therefore strong incentives for the Club's members to behave responsibly in these areas and not to cause a nuisance or otherwise risks the rights of access being curtailed.

Outsides Areas – the patio and balcony

Respondents have noted that the ambient noise in this area reduces considerably in the evening and noise from the Recreation Ground will travel and affect local residential properties. They have therefore proposed that the use of outside space has a terminal hour of 21.00. One has asked for conditions that strictly limit the use of the balcony so that it cannot be used after 18.00; so that there is no need for external lighting and to protect the amenity of the neighbouring properties.

On considering the use of the Centre on summer evenings – May to early Sept –ceasing of activity in the outside space is likely to be impractical before 21.00. Evening cricket matches can go on to 20.30 on summer evenings and allowing for players to change and the ground to be cleared it is unlikely that activity on the outside area will cease much before 21.30. We would regard the extension of this 'terminal hour' to all outside areas (i.e., the balcony and patio areas) is unreasonably limiting and that the 22.00 proposed for weekdays is not unreasonable. We nevertheless recognise the need for members to act responsibly and keep noise to a minimum.

Our strong preference would be to stick with the arrangements proposed in the application and see how the arrangements operate in practice before considering whether more restrictive licencing restrictions are required.

We hope this response provides further clarification to the licence application and assists in dealing with the concerns raised in the letters from respondents. Should you require further information of clarification on any of the response we will be pleased to provide it.

Thank you for your assistance.

Yours sincerely.

A handwritten signature in black ink, appearing to read 'John Thorpe'. The signature is stylized with a large 'J' and 'T' and a long horizontal line at the bottom.

John Thorpe
for ACSC Services Limited



Front view of building



View looking west from end of building



View looking east



Side nearest to houses



Front of building showing location of current social club in background



Further view of existing and new building

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2 Rock Cottages
Cuckfield Road
Ansty
RH17 5AF

12th March 2021

Dear Sir

Re :- Application for a Premises Licence under the Licensing Act 2003 - Ansty Village Centre - Ref - LI/21/0123

I am resident of Ansty and live in very close proximity to the new Ansty Village Centre Recreation Ground.

I am aware that an application for a premises licence has been submitted to Mid Sussex District Council for this building.

This is a large new building and as such replaces the old members club and village hall. From examining the application, it is clear that the aim is to expand on a commercial basis. The vast majority of those visiting the premises do not live locally but travel to the area.

This will potentially have a profound effect on the local area.

Having examined the application, I wish to make representations on all four of the licensing objectives.

I propose to split these representations into a number of areas of concern.

Hours of operation

The application seeks to have the premises open from 0900 to 2300 with licensable activities namely "The Supply of Alcohol" from 1200 to 2300 7 days a week. In addition to operate until Midnight on up to 12 occasions on a Friday and Saturday night.

This is shown as for "special events such as birthdays parties and Club Award Nights"

In addition, the premises would be permitted 15 Temporary Event Notices. In a worst case scenario, the premises could be split into a different areas for example the village hall could be designated and have 15 TENS, together with 15 for the club room.

This could in effect mean that the majority of weekends would be blighted by late night events causing Public Nuisance to those in the near vicinity, with the added potential for Crime and Disorder from those leaving the venue having had too much to drink.

With this in mind it is asked that the extra hours on up to 12 occasions be refused as there is ample scope within the Licensing Act to cater for events.

The submission of TENs would give the Police and Environmental Health department an opportunity to risk assess and comment on a specific date rather than the random nature of the 12 “special events”.

The application states that there will be a “noise management policy” which DJs, event promoters. This is welcome, but it is asked that during amplified entertainment, music or voice, windows and doors and doors were closed to prevent noise escape at a time when ambient noise is reduced in the evening.

The application states that outside space will cease to be used at 2200. As stated above ambient noise in this area reduces considerably in the evening and noise from this area will travel and effect local residential properties. It is therefore asked with the object of reducing the possibility of Public Nuisance that the use of outside space has a terminal hour of 2100.

External Areas

The application is ambiguous in terms of its interpretation of outside space, it states that the licence will include the balcony, the patio and an area of the recreation ground.

Consumption will be permitted on the balcony, ground floor patio area and when the Centre is running an event an area extending 25 m North but also includes whilst watching the cricket from the boundary.

In terms of the boundary this is a large area playing areas covering 2 fields. Is this whole area to be covered? Presumably any area not inside the plan would potentially be an “off sale”. Off sales have not been applied for.

It is therefore asked if consideration be given to restricting alcohol sales and consumption to the area in the plans rather than the whole of both fields. Further, this would potentially reduce the potential for Public Nuisance and Crime and Disorder as the management at the club would be better able to monitor and intervene where appropriate.

The old village club regularly held Friday cricket clubs for children followed by a BBQ for parents and children. These were predominantly held on the east side of the new building.

These events are great for team building and community (albeit not the Ansty community) spirit, however little heed is paid to the impact on residents who are forced on a summers evening to close windows to prevent the noise impact but worse the smells of the BBQ permeating their houses. Normally this is followed by related detritus being deposited in the field.

A further example of this was the end of season club BBQ 2020. A difficult year for everyone cricketers and residents alike, however no notice was taken of the request to site the BBQ away from residential houses. This resulted in the associated smells as well as noise nuisance close by.

Thankfully, this is only once a year but with the expansion of the centre and a clear commercial emphasis this is likely to be repeated more often. With this in mind it is asked that any such activity be restricted to the area proposed in the application i.e. 25 yards North of the clubhouse and therefore potentially equidistant from residential housing.

This will hopefully assist with compliance with the Public Nuisance objective.

Glass

It is comforting to note that the applicant acknowledges the importance of glass collection and appears to put forward a relatively robust policy towards it.

As stated in the application this a recreation ground and as such a public space used by children, dog walkers and others predominantly from the Ansty area.

The old village club held regular clubs for young persons, one can only assume that this will feature heavily in the new club.

To allow glass to be permitted in this area would be negligent and potentially would impact on all 4 of the licensing objectives, for example

The Prevention of Crime and Disorder - use as a weapon

Public Nuisance - litter and detritus

Public Safety - Injury to members of the public, sports people where discarded glass is left.

Protection of Children - Protection from injury to those taking part in sporting activity as well as children of local residents use this area, the dangers involved are incalculable.

Therefore, it is asked that an alternative drinking vessel is provided outside the clubhouse and a prohibition of all glass bottles and glasses being removed from the clubhouse building. In the interests of the environment this should not be a "one use" item but perhaps a polycarbonate substitute which are virtually indestructible and have some longevity.

Use of club

The application is for what is effectively a public house however it states that access to the club will be restricted to Members and users

How will this be monitored?

What constitutes a User - is it someone who just turns up they would be a user

It is a substantial building with multiple access points, how will this be monitored? If entry and egress from the premises is not monitored the potential for Crime and Disorder is clear.

If the club is permitted to be open later in the evening for events the employment of door staff may be recommended, this will potentially reduce the risk of Crime and Disorder by those employed being able to monitor the behaviour of those entering and leaving the club.

The use of door staff may also encourage patrons to leave quietly and expeditiously late at night to prevent Public Nuisance in the area.

Conclusion

The application is at pains to stress that it is conscious of the need to limit the impact of the club on local residents. This is admirable but somewhat shallow when local residents have not been consulted on what is likely to affect their neighbourhood.

If the committee are minded to grant the application could I ask that the following conditions be considered -

1. A closed-circuit television (CCTV) system shall be installed at the premises. The numbers and position of all cameras shall be noted on a plan of the licensed premises which shall be kept with the licence and provided to the licensing authority.
2. The CCTV system installed at the premises shall be maintained in effective working order, and shall be in operation at all times the premises is open to the public. It should cover all entrance and exit points.
3. All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a minimum of 31 days, and shall be made available on request to the Police, the Licensing Authority or other Responsible Authorities.
4. At all times the premises is open to the public a minimum of one member of staff on duty will be able to operate the CCTV system.
5. Notices shall be displayed at all exits from the premises requesting customers leaving the premises late at night to do so quietly and with consideration to nearby residents.
6. The external area will be closed to customers save for those specifically outside to smoke in a designated area from 2100 hours.
7. No glassware or bottles shall be permitted outside the clubhouse,
8. Where events take place inside the premises and there is amplified music and/or voice, all windows shall be closed to prevent noise escape.
9. Where events take place within the premises after 2300 SIA registered door staff shall be employed to monitor entry and egress from the premises.

Yours faithfully

Peter Sparham

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Dear Sir, Madam

Re:- Application for a Premises Licence under the Licensing Act 2003 - Ansty Village Centre Recreation Ground

I am resident of Ansty and live in very close proximity to the new Ansty Village centre Recreation Ground. I am aware that an application for a premises licence has been submitted to Mid Sussex District Council for this building.

This is a large new building and as such replaces the old members club and village hall. From examining the application, it is clear that the aim is to expand on a commercial basis. The vast majority of those visiting the premises do not live locally but travel to the area. This will potentially have a profound effect on the local area.

Having examined the application, I wish to make representations on all four of the licensing objectives. I propose to split these representations into a number of areas of concern.

Hours of operation

The application seeks to have the premises open from 0900 to 2300 with licensable activities namely "The Supply of Alcohol" from 1200 to 2300 7 days a week. In addition to operate until Midnight on up to 12 occasions on a Friday and Saturday night. This is shown as for "special events such as birthdays parties and Club Award Nights"

In addition, the premises would be permitted 15 Temporary Event Notices. In a worst case scenario, the premises could be split into different areas for example the village hall could be designated and have 15 Temporary Event Notices, together with 15 for the club room. This could in effect mean that the majority of weekends would be blighted by late night events causing Public Nuisance to those in the near vicinity, with the added potential for Crime and Disorder from those leaving the venue having had too much to drink.

With this in mind, it is asked that the extra hours on up to 12 occasions be refused as there is ample scope within the Licensing Act to cater for events.

The submission of Temporary Events Notices would give the Police and Environmental Health department an opportunity to risk assess and comment on a specific date rather than the random nature of the 12 "special events". The application states that there will be a "noise management policy" which DJs, event promoters. This is welcome, but it is asked that during amplified entertainment, music or voice, windows and doors and doors were closed to prevent noise escape at a time when ambient noise is reduced in the evening.

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potential for Public Nuisance and Crime and Disorder as the management at the club would be better able to monitor and intervene where appropriate.

The old village club regularly held Friday cricket clubs for children followed by a BBQ for parents and children. These were predominantly held on the east side of the new building. These events are great for team building and community (albeit not the Ansty community) spirit, however little heed is paid to the impact on residents who are forced on a summers evening to close windows to prevent the noise impact but worse the smells of the BBQ permeating their houses. Normally this is followed by related detritus being deposited in the field. A further example of this was the end of season club BBQ 2020. A difficult year for everyone cricketers and residents alike, however no notice was taken of the request to site the BBQ away from residential houses. This resulted in the associated smells as well as noise nuisance close by.

Thankfully, this is only once a year but with the expansion of the centre and a clear commercial emphasis this is likely to be repeated more often. With this in mind, it is asked that any such activity be restricted to the area proposed in the application i.e. 25 yards North of the clubhouse and therefore potentially equidistant from residential housing. This will hopefully assist with compliance with the Public Nuisance objective.

Glass

It is gratifying to note that the applicant acknowledges the importance of glass collection and appears to put forward a relatively robust policy towards it. As stated in the application this a recreation ground and as such a public space used by children, dog walkers and others predominantly from the Ansty area. The old village club held regular clubs for young persons, one can only assume that this will feature heavily in the new club.

To allow glass to be permitted in this area would be negligent and potentially would impact on all 4 of the licensing objectives, for example The Prevention of Crime and Disorder - use as a weapon Public Nuisance - litter and detritus Public Safety - Injury to members of the public, sports people where discarded glass is left.

Protection of Children - Protection from injury to those taking part in sporting activity as well as children of local residents use this area, the dangers involved are incalculable. Therefore, it is asked that an alternative drinking vessel is provided outside the clubhouse and a prohibition of all glass bottles and glasses being removed from the clubhouse building. In the interests of the environment this should not be a "one use" item but perhaps a polycarbonate substitute which are virtually indestructible and have some longevity.

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The application is what is effectively a public house however it states that access to the club will be restricted to Members and users. How will this be monitored? What constitutes a User? Is it someone who just turns up they would be a user? It is a substantial building with multiple access points, how will this be monitored? If entry and egress from the premises is not monitored the potential for Crime and Disorder is clear. If the club is permitted to be open later in the evening for events the employment of door staff may be recommended, this will potentially reduce the risk of Crime and Disorder by those employed being able to monitor the behaviour of those entering and leaving the club. Their use of door staff may also encourage patrons to leave quietly and expeditiously late at night to prevent Public Nuisance in the area.

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If the committee are minded to grant the application, could I ask that the following conditions be considered –

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6. The external area will be closed to customers save for those specifically outside to smoke in a designated area from 2100 hours.
7. No glassware or bottles shall be permitted outside the clubhouse.
8. Where events take place inside the premises and there is amplified music and/or voice, all windows shall be closed to prevent noise escape.
9. Where events take place within the premises after 2300 SIA registered door staff shall be employed to monitor entry and egress from the premises.

Yours faithfully
Emma & Jonathan Sparham

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The Olde Shop
Cuckfield Road
Ansty
RH17 5AF

The Licencing Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

14 March 2021

Dear Sirs

**Ansty Village Centre, Recreation Ground, Deaks Lane, Ansty, West Sussex, RH17 5AS.
Licensing Application ("the Application")**

I am writing to raise my objection to the Licensing Application submitted for Ansty Village Centre by ACSC Services Ltd.

I believe the proposals as submitted will impact negatively on three of the four licensing objectives of:

- Crime and disorder
- Public Nuisance
- Public Safety

Background

The Club Premises Certificate for the Original clubhouse was contained within the building and this generally appeared to work well.

The New building is no longer located on a self-contained private site. It is located on a Council owned public recreation ground, there is no exclusive possession of the recreation ground by any one party.

The New building is considerably larger and can accommodate significantly more people. It is located closer to and impacts on more residential properties than the Original building.

1. Crime and Disorder

There is no mention of the fact that the vast majority of Sports and Social users drive to Ansty to use the facilities. Which is why the car park is being extended.

Historically, summertime is a prolific time for drink driving. Encouraging access to alcohol from 12am-11pm (or later) is irresponsible in a location which has extremely limited public transport, is poorly served by taxis and is located on a busy main road which has poor pavement lighting due to its rural location.

Unlike a Public House there is no food offer being proposed it would be purely a drinking establishment.

2. Prevention of a Public Nuisance

According to the attached delegated report submitted when the application was made "the width of the walkway was widened In order to comply with Building Control requirements for additional means of escape from the two main first floor rooms onto the rear balcony, the depth

The Olde Shop
Cuckfield Road
Ansty
RH17 5AF

of the balcony has been increased from 1800 mm to 3000 mm. This is required to ensure that there is adequate pass space between the exit doors and the staircase down when people are using the balcony. Also in order to reduce the numbers potentially gathering on the balcony, the width to the left end has been reduced to 1500 mm to allow for exit only".

The report states that it is designed so reduce gathering on it.

If it were to be used as a "viewing" balcony it would result in a considerable loss of privacy to neighbouring private residence. People gathering on it would be able to look into gardens and habitable rooms including kitchens and bedrooms.

Additionally, if as is suggested, the balcony is used for gathering and alcohol consumption it will cause Nuisance and noise to the residential properties and the public in general using the recreation ground.

I note from the planning application that building works were only permitted Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank/Public Holidays no work permitted Reason: to protect the amenity of local residents.

The area referred to as "an area on the Recreation Ground extending to 25 m north of the building". This is public recreation ground that this owned by MSDC.

The Applicant does not have a legal interest in this land they simply have a right, along with any member of the public, to hire the Cricket Square.

Under the existing Certificate the Cricket Club members take their drinks from the bar and sit on the grass to watch the cricket.

This is a nuisance and often results in littering and glass being left on the site for others to collect, but it is at ground floor level and whilst frequently loud and annoying it is accepted that others have the right to use, enjoy and share the space.

Having designated areas at ground floor level within the curtilage of the site like the patio areas, to encourage people to sit in these locations is favourable. Taking over areas of the recreation ground and making it difficult for other members of the public to use them is not.

The use of glasses and glass bottles should be prohibited on the grass where sport is played, children play and dogs are exercised.

Hours of Use

The proposed hours of use are excessive.

The Application is submitted by the ACSC Ltd, a sub-tenant of the building, who will run the bar as a commercial business and as stated in the Application whose motivation is profit. This is contradicted by the statement that "the bar will not be run as a public bar".

There is a lack of clarity in the Application as to how members will be distinguished from the general public. If there is no accountability for who is on the premises, there is a risk of increased crime including theft.

The bar is an Ancillary Use not the Primary Use of the building.

The Olde Shop
Cuckfield Road
Ansty
RH17 5AF

The hours proposed suggest that the consumption of alcohol on the site will be the dominate use of the building which is not what a Community Centre's purpose is.

Smoking

The location of the "smoking area" needs to be explicit to ensure that it does not create a public nuisance, litter or additional work for the Council to clear.

Lighting

There is no mention of how the outdoor space will be lit after sun-down.

To safely use the "balcony" in the evening. It will need to have lighting.

Any lighting outside of the building especially lighting the first-floor external area will doubtless cause light pollution and nuisance to neighbouring properties in an otherwise unspoilt countryside area.

Noise

The houses to the East of the New building front the busy A272. The back gardens provide the only outside space where you can sit in relative quiet.

The Cricket Season (from approximately April to September) sees the Recreation Ground used by the Cricket Club Monday to Friday from about 5-8pm every day and from 9.30 am- 6pm most weekends.

The evenings are usually the only chance the residents get to use their gardens without noise from both sides of their property, and for the residents living near the car park to have vehicular movement/nuisance until 11.30pm every day.

This Application seeks to reduce this completely inside and outside the building.

The Application seeks hours of operation between 12am and 11pm; 7 days a week- but possibly until midnight 12 times a year with the ability to apply for temporary events if this is still not sufficient!

The Applicant states under "non-standard timings" that although they have applied for 12-23 hour licence 7 days a week. They further want midnight opening for up to an additional 12 days a year plus a temporary licence if they want to open until midnight more than 12 times a week.

This is excessive and unreasonable.

Noise emanating from the building – with doors left open there is potential for considerable noise to emanate from the building. However, from the design notes it appears that the building is designed not to have the doors and windows open and to do so would affect the efficiency of the heating and cooling systems within the building. Therefore, there should be no need to open the windows and doors and noise should be contained within the building- this should be a condition of the licence to prevent noise nuisance, to neighbouring properties and other users of the recreation ground.

If the external areas are used as proposed, the noise and overlooking of gardens will heavily impact on privacy and restrict the use and enjoyment of ours and our neighbours' properties and the public use of the recreation ground.

The Olde Shop
Cuckfield Road
Ansty
RH17 5AF

Public safety

The primary purpose of the external first floor area is a fire escape route from the first floor. Potentially an emergency route for more than 100 people, as demonstrated in the plans annexed to the application.

Fire escape routes need to be kept clear and unobstructed, as stated in the Application.

Utilising the balcony as a social area conflicts with its use as a fire exit and would create a potential health and safety hazard. The delegated report for the increased width of the balcony seeks to reduce the number of people “gathering on the balcony”.

The Applicant acknowledges that there is a risk of “Public Nuisance”. The Application that states “we will restrict the outdoor consumption of alcohol and other beverages to the defined areas and to specified times”.

There are no details of when this should be and no enforceable conditions.

If it is deemed safe for the balcony to be used, and if it is considered that using this area will not cause, noise, lack of privacy, public nuisance and risks to health and safety of the public for all of the reasons given; for the outdoor consumption of alcohol and beverages and to enable all parties to enjoy the environment.

Then I would like to see conditions that strictly limits its use so that it cannot be used after 6pm; so that there is no need for external lighting and to protect the amenity of the neighbouring properties.

Public Safety

There is a risk to people using the ground floor patio area of glasses and bottles being dropped or knocked off the “balcony” onto people/children/ the patio below.

I understand from the Application that the ground floor patio can be used by either the Applicant or the other occupier of the building for community activities.

It should be a condition that no glass be permitted to be used on the balcony at any time.

This increases the use of plastic and littering but the Applicant would need to address this.

In conclusion whilst I support the need for an ancillary members’ bar for people using the community or sporting facilities on offer.

I object to the Application that is submitted on the grounds that it will cause nuisance, noise, potentially cause issues with public safety and drink driving.

Yours faithfully

Joanna Steadman

I reside directly behind the new Ansty Village Centre. The re-location has brought the Village Hall closer to me in proximity, in comparison to the old existing building where it was originally located. The premises will be used as a village centre, sports centre and social club.

Upon reading the new premises licence application with regard to the new centre I have a few concerns and as such I wish to make representations to the application with regard to all four of the Licensing Objectives

I fully supported the hall being a sports and social club, but looking at the application, it concerns me that the use of the hall will generate a lot of additional noise and disturbance, which may increase the Crime and Disorder as well as be the cause of an increase in Public Nuisance. I was under the impression that it was to be for the local village use and the cricket club giving the younger generation an ideal venue to play cricket in a safe atmosphere. It now looks as though the focus is also on allowing daily/nightly celebrations and a premises to lease for a venue to hold many gatherings

Application has been made for use of the centre between 9am and 2300 daily and a liquor licence between 1200 and 2300 with a membership system put in place. The invitation of visitors appears very flexible. There is no mention of maximum occupancy, how visitors will be regulated and if there will be a signing in policy. How would members and non members be differentiated? I'm concerned about the club becoming a public house hence creating a possible daily and nightly noise disturbance to the local residents. I think some "policing" at the door should be put in place

When music is being played, I think it would be fair if all outdoor openings (windows and doors) remain closed to contain noise disturbance as there would be an internal air conditioning system put in place to make the indoor ambience comfortable. Also, to have a noise regulatory management system installed.

The outside area which is intended to be used should have a restriction time. 2100 would be reasonable, as opposed to 2200 which has been applied for. Clearly this would reduce the noise levels and therefore potential for Public Nuisance but also as there are young children living in the vicinity go some way to the Protection of Children from Harm.

I am concerned about the use of glassware when consuming drinks outdoors due to breakages. Although regular collections would be put in place, if the containers were made from safe, i.e. acrylic materials, it would reduce the number of breakages and injuries that could be sustained by those attending the village centre and members of the public using the field for recreational activities. The potential risks involved could undermine all of the Licensing Objectives

designated area for smokers was mentioned in the application, but not stipulated exactly where it would be located. Congregation of outdoor smokers should not affect the local residents by way of noise disturbance or smells

Also, the outdoor cooking area i.e. barbecue has not been given a specific location. The aroma of the cooking can travel, so it should be located away from the residential area. I would like to know the intended location. Security lighting is invaluable during certain hours of darkness.

Can it be made clear as to the direction of the lighting and the times it would be illuminated and whether it will be sensor activated. The placement and direction of the lighting should be situated with the local residents in mind so as not to disturb sleep patterns and intrusion into the homes.

Kind regards Karen Sedgwick-Smith
St Johns, Deaks Lane, Ansty West Sussex RH175AS

Conditions from Operating Schedule

1. Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises. (Amend this part as appropriate) The system shall be on and recording at all times the premises licence is in operation
 - a. The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
 - b. CCTV footage will be stored for a minimum of 31 days
 - c. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.
 - d. The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
 - e. Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk for the police without difficulty or delay and without charge to Sussex Police.
 - f. Any breakdown or system failure will be notified to the police via 'phone (currently 101) or email immediately & remedied within a time frame agreed with Sussex Police.
2. The premises will operate an age verification policy set at a minimum of 25 years, whereby any person attempting to buy alcohol who appears to be under the specified age will be asked for photographic ID to prove their age. Signage advertising the "Challenge" policy will be displayed in prominent locations in the premises and shall include the point of sale and the area where the alcohol is displayed, as a minimum
3. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. Induction training must be completed prior to engaging in any sale of alcohol. Refresher training shall be conducted thereafter at intervals of no more than twelve weeks. All restricted sales training undertaken by staff members shall be fully documented and signed by the employee and the DPS. All training records shall be made immediately available upon request to officers of a Responsible Authority.
4. A refusals record must be kept at the premises which details all refusals to sell alcohol. This record must include the date and time of the incident, a description of the customer, the name of the staff member who refused the sale and the reason the sale was refused. All entries must be made within 24 hours of the refusal. The DPS must review and sign the

record at intervals of no more than eight weeks. The record must be made immediately available upon request to officers of a Responsible Authority.

5. No customer shall be allowed to use the outside or balcony areas after 22.00 hours, except for customers permitted to temporarily leave the premises to smoke in the designated smoking area.
6. Prohibit glasses and bottles being taken beyond a designated area which comprises the outside areas of the balcony, the patio and the grass terrace extending 3 metres into the Recreation Ground.
7. Notices will be displayed with clear signage stating no drinks on the perimeter of the designated area stating, 'No glasses beyond this point'