

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.
Licencing Application ("the Application")**

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

I believe the proposals as submitted will impact negatively on three of the four licencing 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

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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.

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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.

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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