

[I declare for all relevant purposes that I am a Parish Councillor for Chailey. I also live approx. half-a-mile from the Garage in question]

1. I am writing to object to the application made by Motor Fuels Group on behalf of the Shell Garage situated at the crossroads A272/A275, also known as the King's Head crossroads, for *a License to increase the sale of alcohol to 24 hours* (ie sell alcohol beyond the garage's current closing time of 2300 and throughout the night hours).

2. My objection is threefold:

- Prevention of public nuisance: I am a member of Chailey's litter-picking team. In February I cleared the unofficial lay-by in Banks Road, approx. ¾-mile from the garage of some 35 accumulated bottles, eg. half-bottles of Smirnoff vodka, and bottles of wine. Such bottles and brands are on sale at the garage and the presumption must be that they were bought to be consumed at Banks Road. I should be concerned at any change which encouraged this practice, whether on Banks Road or the adjacent Common and Sports Pavilion. In terms of non-alcoholic 'litter' other members of the Group are only too well aware of the detritus which we pick up along the way.
- Protection: I assume the garage will continue to be staffed by one employee during the late night hours. This could be construed as an incitement for younger people to seek to purchase alcohol, or as an incitement to criminals, whether stealing alcohol or cash.
- Potential for disturbance to neighbours (noise, increase in traffic): The application appears to be made by a central organisation which is ignorant of the village: specifically, neither of the highways in question is a major road. By contrast, there is a 24-hours' McDonalds and Shell garage on the A22 near Uckfield, but this is **situated well outside the urban area, and combines the possibility of eating as well as drinking.**

The King's Head crossroads is a residential area (and becoming more so with the development of 15 residential units opposite the garage). The roads in question run through a rural area and, in our experience, are not greatly used in the early hours.

- Need: I realise that the Authority cannot consider commercial viability; however, I see no positive side to the proposal but significant negative effects on neighbours and on the rural environment which (as our incipient Neighbourhood Plan confirms) is valued by residents and visitors alike. There has been (and it is expected to be re-let) an Inn, the King's Head (hence the local reference to *the King's Head crossroads*) for at least a century across the road from the garage.

There are two other public houses or inns within the village: the Five Bells; and Horn's Lodge. There are three pubs in our neighbouring village Newick: the Bull; the Royal Oak; the Crown. All these pubs offer dinner or supper and, to my knowledge, not one has felt the need to open later on any but the most occasional basis.

Mark EVANS, High Field, North Chailey, Sussex BN8 4JD

I have been made aware of the above application in the past few days, and wish to register my objections. I am a resident of North Chailey, living at Ashley, which is within 200yards of the garage.

Given the problems associated with drinking and driving, I find it surprising that a garage should be licensed to sell alcohol at all, let alone applying for such a licence to be extended throughout the night. It seems to me most unlikely that people availing themselves of this overnight facility will be stocking their home cellars, but that any alcohol purchased will be for immediate consumption, with attendant likely driving offences and other disorderly or criminal behaviour. I need hardly draw your attention to the frequency with which the garage has been targeted even under the present situation.

Quite apart from the criminal element, the behaviour of those availing themselves of this facility is likely to disturb the peace of what should be a rural community. Knowledge of the ready availability of alcohol throughout the night is likely to attract unruly individuals from the surrounding area and aggravate any such disturbance.

Yours faithfully,

P.H.Walter,

Sirs,

I write to express my dissatisfaction with the request from the Owners of the North Chailey Garage to extend to 24/7 for the sales of achoholic beverages.

As a resident of the A272 within 50 yds of the garage, I can see no advantage to be gained for the people of the locality by extending the current hours agreed. This is a "semi-rural" environment and I can only see an increase in noise, litter and anti-social behaviour if you were to extend hours and thereby encouragement drinkers to seek out an "open premises" in the wee small hours. There is to be the return of the King's Head Pub very shortly and this is situated exactly opposite the garage. I can see no positive reason to extend the hours, only negative one's.

Please can I register my desire that this application does NOT get approval.

Regards

Tim Lazenby Cert CII

MD FSB Insurance Service

Holly Rise

Haywards Heath Road

North Chailey

BN8 4ET

OBJECTION TO APPLICATION

Premises: Chailey Service Station, East Grinstead Road, Chailey, 4DH – King's Head Roundabout

Name of Applicant: Motor Fuel Limited

Proposed License to increase the sale of alcohol to 24 hours

Objection from: Cll Sharon Day, (District Councillor Chailey)

On behalf of myself as a resident of Chailey and representing a great many local residents I object to the forthcoming change of License

1. *Relevant Objectives when considering this application:*

*Prevention of public nuisance – The prevention of crime and disorder
– The protection of children from harm*

In accordance with Lewes District's description, this North Chailey location is a semi-rural environment. It is not in an urban area.

There is no local demand for alcohol to be purchased after 23.00. The King's Head, by popular demand, will re-open this year and a 12.00 midnight licence is being sought. Adjacent to the pub and its private car park, a new residential development will be constructed within a year – or so, and will provide modest homes for families – many with small children. The development is opposite the Garage. There would be a risk that this garage becomes an interesting attraction for motorists/bikers from far afield to make this a special destination spot for buying alcohol after the pubs are close. Thus, adding to the litter and glass problems we already have in lay-bys and Chailey Common Car Parks, a Site of Special Scientific Interest and Nature Park. It would, in the view of many, be unwise to create future problems for the residents and community as a whole.

This location is not in the middle of an urban area and there is no local demand for such alcohol to be sold 24 hours a day.

2. **Motor Fuel Community Statement**

It states:

The Company conducts its business in an ethically aware manner so as not to detrimentally affect the quality of life enjoyed by the communities in which it operates.

Some points that the Company strives to:

- *Engage with communities and support relevant and appropriate activities both at local and national level*
- *Respond quickly to issues or concerns raised by neighbours pertaining to the business*
- *Maintain properties, land and boundaries in such a condition so as not to degrade the visual amenities of the neighbours, or affect or endanger the surrounding communities*

Objection to Application:

Premises: Chailey Service Station, East Grinstead Road, Chailey, 4DH - King's Head Roundabout

Name of Applicant: Motor Fuel Limited

Proposed License to increase the sale of alcohol to 24 hours

Objection from: Cllr. Sharon Davy (District Councillor Chailey) – Moorings, Haywards Heath Road, North Chailey

The Prevention of Public Nuisance - The Principles in Detail

[I refer to 5.1.3. Recently, the Police have records to confirm public nuisance incidents by young people in the possession of alcohol very close to the Service Station. Increasing the sale of alcohol from the current closing time of alcohol sale of 23.00 throughout the night hours will create a public nuisance. An extension of the license will increase disorderly public nuisance, crime and disorder.

I refer to 5.1.5 Licensing law: In the rural areas there are a great number of village pubs, which are very much part of the community and supporting leisure and local activities. The Chailey community supports and welcomes the re-opening of the King's Head pub which has been granted an 12.00 midnight License. But an additional extended alcohol License, across the road from the pub at the petrol station does not enhance a community. Because of this, and many other principles submitted - the extension should not be granted.

Please can you kindly confirm you have received this submission and both of my submissions will be included in the report.

As ever, and with kind regards - Cllr Sharon Davy (District Councillor Chailey)

APPENDIX 5

Michael and Betty Rider

Craigmyle North Chailey Lewes East Sussex BN8 4ET

t. 01825 723494

Attn: LDC Licensing Team

25th June 2017

We are writing to object to the current Application by Motor Fuels Ltd to seek a licence to sell alcohol at North Chailey service station from 11.0 pm to 5.0 am, 24/7.

We have lived and brought up our now adult family within 100 yards of the service station, on the south side of the A272. The area around North Chailey crossroads is essentially residential and is still developing as such. Within the last four years three new houses have been built adjacent to the garage and a further development of fourteen dwellings is shortly to be constructed immediately to the east of the site. The area has been characterised as 'semi-rural' in recent LDC Planning Dept. documents. The garage's small convenience store is a useful local facility and is supported by the local community as such – we know of no clamour for further commercial expansion on the site. There is certainly no local demand for all night sales of fuel or of other goods from the store; during normal trading hours there are ample and varied retail outlets within five miles of North Chailey, including motor fuel. There is also provision for all-night fuel sales within four miles at the junction of the A272 and A22 – this in a location that is isolated from residential properties. Other fuel outlets within five miles or so, three along the A272 into Haywards Heath, are likewise embedded in residential areas and do not open during night hours.

We are aware of the four objectives of LDC Licensing Authority and comment below specifically on three of these:

- i) Protection of children from harm Each schoolday morning the crossroads is a transport hub where a large number of young people living locally congregate to catch school buses. They are hence well aware of the facilities at the crossroads, and older teenagers living within walking distance could be tempted by alcohol sales after 11.0 pm.
- ii) Prevention of public nuisance Immediate neighbours report from time to time disturbances on the garage forecourt before its 11.0 pm closing. Recent incidents have included noisy party goers, minor damage and public urination on the forecourt – there are no public toilets available at the garage. (This latter has of course a public health implication.) There is a high risk that similar incidents might occur during night hours and could be even more vexatious. The likelihood of such incidents is confirmed by an informant with first hand experience of such shift work at night. Loud engine revving, car door slamming and noisy altercations are especially unacceptable in a residential area during hours of darkness.
- iii) Prevention of crime and disorder Over the years there have been instances at the garage of criminal damage/breakins/thefts during night hours. These have taken place when the store has been closed and in spite of the precautions taken. A facility open

during night hours for the sale of alcohol (and tobacco) could well increase the temptations for criminal actions. It could well be that undesirables may be attracted to the garage and its facilities precisely because of perceived opportunities for criminality under cover of darkness.

Unsightly and sometimes unhygienic litter is an ongoing problem associated with the garage – in particular wrappings etc tend to get sucked westwards down the A272 in the slipstream of passing vehicles on the southern carriageway. The Chailey village community has recently set up a anti-litter group which meets regularly; it risks an increased workload as a result of the additional activity created by night sales on the garage forecourt.

We have noted that LDC is keen to encourage communities to have their say on Licensing Applications. We have argued that the sale of alcohol (and hot refreshments) at night is unnecessary and unwanted by the local community, that our residential area is unsuitable for this commercial initiative, and that our present amenity is threatened by the risks cited above. It is a matter of record that LDC restricted the operation of the garage Car Wash, at its inception, to a tight timetable on the grounds of the amenity of neighbours. The owner (until very recently) of the Kings Head opposite the garage planned a village community pub and consulted widely with locals to establish their views, winning considerable support thereby. In spite of their claims we are unaware of any similar approach to the community by Motor Fuels Ltd.

In the wider context it seems perverse to impose a midnight limit on the sale of alcohol on one side of the road and allow purchases unconstrained by time on the other. Relevant too is the recent WHO report on alcohol consumption worldwide – this found that per head consumption in the UK was almost twice the international average. It may well be that in time this problematic social issue will be more effectively constrained by legislation – in the here and now and under present rules, by rejecting this Application in concert with the local community, LDC could play a small part in encouraging social responsibility.

Michael and Betty Rider

Dear Sir/Madam

We are resident at Briar Cottage, East Grinstead Road, North Chailey BN8 4DH and overlook the garage forecourt from our bedroom.

We are writing to register our objection to the above licensing application. The garage is currently not open for 24 hours and we would not appreciate the increase in noise level and would oppose any planning application for a variation to allow opening between the hours of midnight and 6.00am.

The basis for our opposition is that granting a license 24/7 throughout the night will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The North Chailey garage lies within a semi-rural environment and recent and ongoing residential developments are promoted for its rural tranquility.

We do not want to encourage any further night time traffic around the crossroads, with engine revving, slamming doors and shouting. The provision of alcohol during these hours is likely to be a public nuisance as it will become a meeting place encouraging antisocial behaviour and risking increased attraction to the garage for the criminally inclined and an increase in the above engine revving, door slamming and shouting.

Currently there are a number of family homes located close to the garage and we feel that we should be protecting the young people living in the area from harm and having a garage selling alcohol 24/7 does not help us in this process as the risks become greater due to the increased risk of attracting crime and public disorder from the sale of alcohol over night.

Planning permission has recently been agreed for a number of family homes to be built on the grounds of the Kings Head pub opposite the garage and as these are expected to house families with teenagers and small children then protection of these children/teenagers from harm should be paramount and therefore it is not in the interests of the future residents to have this application approved.

We also feel that this facility would be accessed mainly by people living out of the area and driving, possibly already having taken alcohol and then needing more, which creates a risk to the general public as they have been encouraged onto the roads in an unfit state.

In view of the above, we would urge the Licensing Authority to refuse the application.

Yours faithfully

Pat & Ron Russell

APPENDIX 5

With reference to the North Chailey Garage Application for off-licence sales 24hours 24/7, I have the following comments:

1) The extension from 6.00 to 2300hrs to all night opening will attract people who have already been drinking and want to extend their drinking session.

This will bring rowdy traffic into a peaceful rural area when residents are trying to sleep.

2) Some of the people attracted, will be those with illegal tendencies, thus increasing the risk of law breaking in the area.

3) Drink availability always risks concurrent brawling and rowdy behaviour to the detriment of the area residents.

4) this provision would increase the temptation for our older teenagers to increase their drinking habits.

5) In general I think this is not the sort of facility that is in keeping with North Chailey.

Hoping that you will take these comments into consideration.

Sincerely Mr J. S. WALKER

Amalfi

Haywards Heath Road

North Chailey

BN8 4ET

To whom it may concern,

I strongly object to the 24 hour licensing application at the garage in North Chailey. The garage is in a rural location and will only encourage drink driving. Most of the customers that would be using the garage late at night would drive due to the lack of footpaths. I live on Station Road and do not walk along the road at night as it is unsafe and people drive way too fast along there. There is a pub directly opposite so I don't feel that the license is needed. North Chailey is a small, very quiet village with young families and elderly people and I think that if the application was approved it would lead to anti-social behaviour.

Many thanks,
Lauren Utley

I strongly object to the Motor Fuel Groups 24/7 licensing application at the North Challey garage. There is no need for it in the village and there is a pub directly opposite. The garage is in a rural location and it will only encourage drink driving. The speed limit in North Challey is 30 mph, but people drive a lot faster, especially along Station Road. I am also of the opinion that it will encourage antisocial behaviour and under age drinking.
Mrs Lauren Utley
Hillside, Station Road
BN8 4HD

I strongly object to the licensing application for 24/7 sale of alcohol by motor fuels group North Chailey garage being approved. The promotion of late sales of alcohol would be detrimental to the rural tranquility and would only encourage under age drinking and anti social behaviour.

Mrs Kristine Lorenzo

Aysgarth

bn8 4et

I strongly object to the licensing application for 247 sale of alcohol submitted by motor fuels group north chailey garage being approved. There is a public house opposite that if residents wish to seek refreshment is perfectly acceptable. The promotion of late sales of alcohol serves little to no purpose to the local community. In fact I believe it would be detrimental to the rural tranquility people wish to enjoy in the area. I also believe by granting such license would only serve to encourage under age drinking in the village as well as the increase of anti social behaviour.

mr Enrico lorenzo

Aysgarth haywards Heath road north chailey

Bn8 4et

As our property borders North Chailey Garage along its entire west boundary, we are already affected by noise coming from the rear of the garage as well as the forecourt at the front. We feel this will be greatly increased if the licence for all night alcohol sales is granted. As the garage already sells alcohol up to 11 pm every night of the week, we feel the only customers that will be attracted by this extended service will be those who have already spent the evening in local pubs and after closing time decide they want more alcohol. We already have to endure raised voices, vehicles revving their engines and slamming doors up to 11pm. In past years we have had to complain to the council when deliveries were made before 6 am disrupting our sleeping hours. If this application is granted, does this mean that deliveries will be made throughout the night? If so, we feel this would be totally unacceptable.

The toilet facilities once offered are no longer available to customers so at night time our bordering fence at the rear of the garage is frequently used as a urinal which has been recorded by the workshop on CCTV.

The garage has already been victim of several night time burglaries and we feel the all night opening hours will make it more of a target for criminals also putting the surrounding properties at risk.

We are a working family living in a semi-rural environment who believe that there is no local demand for an extended licence, which if granted, will be extremely detrimental to our neighbourhood.

V & J Spring

Dear Sir / Madam

As residents living adjacent to North Chailey crossroads we wish to object to the application by the owners of the North Chailey (Shell) garage who wish to extend their license to sell alcohol beyond the current 11.00 pm limit.

We have no objection to the garage selling non alcoholic drinks during extended hours.

Our objections to the extended alcohol licensing application are as follows:

1) Prevention of crime and disorder.

The village doesn't need a 24 hrs alcohol retailer. As a relatively quiet village with no regular police presence we would be poorly protected against the serving of alcohol to already drunk drivers or underage customers.

2) Prevention of public nuisance.

The village is rural and generally peaceful at night. A late night alcohol license would encourage people who have already been drinking, and may prompt them to drive whilst under the influence, to secure more supplies.

3) Public safety.

The sale of alcohol to pedestrians or drivers after 11.00pm will adversely affect public safety. The junction of the A272 and A275 is busy into the late hours and encouraging extra traffic for alcohol supplies will risk public safety. The safety of the garage employees would also be compromised.

4) Protection of children from harm.

We have 2 children, one of whom is a teenager. Part of the reason we moved to the village was to keep them safe and away from street drinking. The village does not need anything that encourages an illicit or out of hours drinking culture and we believe that this license would indeed encourage that.

Regards

Rachel and Jason Buckenham

4 Downsview Close

North Chailey

BN84HA

Dear Sirs. As local residents living very close to the N Chailey crossroads, we wish to object to the application by the owners of the North Chailey (Shell) garage who wish to extend their license to sell alcohol beyond the current 11.00 pm limit.

We have no objection to the garage selling non alcohol drinks, e.g. Coffee, on a 24 hrs. basis. Our objections-

1/ Prevention of crime and disorder. We live in a semi rural area which has no need for a 24 hrs alcohol serving environment, such services are best catered for, if necessary, in urban areas such as Haywards Heath only 5 miles west. N. Chailey as a village is isolated from more active law enforcement supervision and the serving of alcohol to persons with ill intent may feel more secure.

2/ Prevention of public nuisance. Our environment is rural and peaceful especially after 11.00 pm. On balance it is difficult to see how this would not be threatened by the sale of alcohol to persons who presumably are seeking some 'top-up' from earlier drinking action. As long term N Chailey residents we look forward to the historic King Head Inn coming back into existence and this facility will cater for all our local needs.

3/ Public safety. The sale of alcohol to anybody, either on foot or more importantly vehicle based, after 11.00 must by definition adversely affect public safety. There is no logic to argue otherwise. The junction of the A272 and A275 is always active into the late hours and taking on-board extra alcohol supplies must risk public safety. Additionally, the safety of the garage staff must be considered and this is clearly threatened by the prospect of dispensing alcohol to persons with ill intentions.

4/ Protection of children from harm. There is already a youth drinking culture in our area, including Lewes and Haywards Heath. To offer the chance for misguided older youth to obtain alcohol supplies to be shared to even younger persons beyond current licensing hours is irresponsible.

Michael and Dinah Sparks
Moorehayes
East Grinstead Road
N Chailey, Lewes
E Sussex, BN8 4HX

Licensing

I am emailing in order to register my objection to the 24/7 alcohol application made by Motor Fuels Group, North Chailey garage. This is a quiet village with no street lighting, police patrol and the successful application would cause a lifestyle change to all local residents. Noise and possible criminal behaviour are my main objection, being resident within 250 metres of the garage. Enough is enough.

John Fairclough
woodburn
bn8 4et

Dear Sirs

I reside on Station Road, North Chailey close to the Shell Garage. It has been brought to my attention this morning the owners of the garage have submitted an application to Lewes Council to sell alcohol until 5am, as well as non alcoholic beverages meaning the garage will be open 24 hours a day.

I wish to register my objection to this application.

If granted, the effect of this will impact severely upon the residents of not only Station Road, but the East Grinstead Roads and Haywards Heath Road.

Increased traffic along the roads will disrupt our night time hours rest.

People hanging around during the night meeting at the garage will disturb the peace resulting in loud behaviour thus increasing in reports to the police; residents will not feel safe.

I do not feel there is a necessity for yet another outlet to sell alcohol 24 hours a day, especially in a semi rural location as Chailey.

It will increase alcohol consumption in the local community, especially by young adults. Young people do not need any more temptation to buy alcohol; it encourages antisocial and aggressive behaviour.

There are several late night shops in Haywards Heath who have a license to sell alcohol.

The garage owners are thinking of their profit margins rather than the happiness and welfare of the people of North Chailey.

I therefore request the Licensing Authority decline this application.

Yours faithfully

Elizabeth McPherson
Valley View, Station Road, North Chailey

North Chailey Garage Overnight
Alcohol licence
application

I am writing to voice comments to object against the above application which is in close proximity to my property where I live with my wife and two young children.

We live in a rural location and the areas immediately around the mini roundabouts / garage are 30mph limits however this is rarely observed by passing traffic during the day but especially at night time when people speed more frequently. Any such licence would simply increase vehicle movements, possibly of drink driving and speeding which would be a nuisance and endanger safety of the residents in the immediate vicinity. It also has the potential to encourage late night criminal activity due to lack of street lighting in the surrounding roads and lack of footpaths so if someone did wish to walk there it can create a hazard for both pedestrian and vehicle users alike.

If a retail unit were to be granted and extended licence for out of hours alcohol surely the most ideal location would be within a built up area with a population who can safely access without the need to drive.

I trust you will take these comments on board when determining the application and ensure the continued safety and wellbeing of the local residents such as myself in close proximity.

Mr Ian Utley
Hillside, Station Road
BN8 4HD

We would like to express our concern and strong objection to the above license as a very near neighbour -

1. Do not see the need for such a license considering the rural nature of the premises and a pub due to re-open opposite shortly

and the fact that there are ample facilities to obtain alcohol within 6 miles.

2. Bringing excessive noise with cars revving up and slamming of doors in the area when we experience enough

noise during normal hours - having out of area people seeking out alcohol during the night can only attract the wrong type and

could lead to recurrent instances of criminal damage already experienced even with overnight closure.

3. Easy local availability of alcohol "out of hours" would only encourage our local older teenagers.

4. People tend to hang about at such "out of hours" establishments causing nuisance and dropping litter. Could cause vandalism to local residential properties which are currently for sale promoting the tranquility of the area.

David and Marietta Lewis-Griffiths

Fairfield

East Grinstead Road

North Chailey

BN8 4DH



Chailey Parish Council

Lewes District Council
Licensing
Southover House
Southover Road
Lewes
BN7 1AB

27th June 2017

Dear Sirs

Premises Licence Application (" the Application")

Applicant: Motor Fuel Limited ("the Applicant")

Premises: Chailey Service Station, East Grinstead Road, North Chailey, BN8 4DH ("the Premises")

I refer to the Application made by the Applicant for an extension of the hours during which the sale of alcohol is permitted at the Premises. The variation sought also seeks to add the provision of late night refreshments between 11pm and 5am.

The effect of the Application, if allowed, will be to turn the Premises into a 24 hour operation 7 days a week.

The Council has received comments from residents who live in the vicinity of the Premises. Concerns have been expressed about the possible deleterious effects on the area if the Application were to be granted. Chailey Parish Council ("the Council") shares many of the residents' concerns.

Noise and public nuisance

It is of course for the Applicant to determine whether extending the opening hours for the Premises is worthwhile commercially. The Council's view is that the location of the Premises is such that there cannot be any commercial justification for a 24 hour operation based on demand from those who reside in the vicinity of the Premises.

Chailey Parish Council, The Reading Room, Chailey Green, Chailey, Lewes, East Sussex. BN8 4DA

Tel. No. 01825 722388

E-mail: chaileypc@btconnect.com

Chailey.org

North Chailey is rural, being characterised by a clustering of residential properties around the intersection of the A272 and A275 (where the Premises are located) with other residences scattered around in the countryside. Councillors are aware from long experience of living in the area that traffic during the night on both roads is sparse.

The combined effect of the rural nature of North Chailey and the lack of passing traffic means that there is a real risk that the 24 hour operation of the stores (and presumably the petrol station) and the availability of alcohol at all hours will attract traffic from outside the area. At present, that traffic has no reason to be in, or even passing through, North Chailey during the night. With additional traffic inevitably comes noise and, potentially, nuisance. This is unwanted in what is, at present, in general a quiet and undisturbed rural area during night-time hours.

The potential for noise and disturbance, and therefore public nuisance, could be exacerbated by the fact that the Premises are located immediately opposite the Kings Head public house. This former licensed public house has been closed for some time, but has recently been fully refurbished. An application has been made to Lewes District Council for a premises licence permitting the sale of alcohol on and off premises for seven days a week from 10am to 12am with late night refreshment from 11pm to 12am. The Kings Head is currently being advertised for let by a national firm of agents. It is therefore quite likely that the Kings Head will reopen in the near future. The Council makes no comment on the premises licence application made for the Kings Head, but it seems likely that within a short time there will be two establishments within a very few yards that are licensed to sell alcohol. The demand from those in North Chailey who wish to buy alcohol for consumption off premises will therefore be more than satisfied, increasing the Council's fear that the only demand to buy alcohol in the early hours will come from outside the village, bringing noise and public nuisance.

Crime and disorder

The Council is of course aware that the purchasing and consumption of alcohol during night-time hours does not automatically lead to crime and disorder. However, the potential for the link cannot be entirely dismissed. The Council has been made aware of, but has no first-hand knowledge of, incidents of criminality occurring at the Premises. However, the Council is concerned about the potential for the availability of alcohol during the night to lead to crime and disorder within Chailey. The Premises are located in close proximity to Chailey Common which is an important area of preserved heathland and an SSSI. The Common is open to all, with numerous access gates and car parks for those who use this important amenity. The Council is very keen to avoid the position where those from outside the village commit crime (or create a public nuisance) in or around the Common.

Conclusion

The Application, if granted, will have no benefit for North Chailey or those who live there. The effect on those who residents who live near the Premises can only be detrimental with a real risk of noise and public nuisance and the potential for crime and disorder in an area which for the most part is free of such unwelcome aspect of modern life. The Council urges Lewes District Council to reject the Application.

Yours faithfully

Stephen Treharne
Clerk to the Council

APPENDIX 5

I write with reference to the above, which I understand Motor Fuels Group are applying for an overnight alcohol licence to the Garage at North Chailey - opposite the Kings Head Pub.

I live immediately next door to the garage and have an adapted property to meet the needs of my severely disabled daughter. My daughter attends Chailey Heritage School and one of her many complex needs is that she has an extreme startle reflex - so loud noises frighten her and make her jump - Chailey advise that she has the most extreme startle reflex they have encountered - so they have worked with many young people - so shows just how sensitive to noise she is.

We already have issues with noise - door banging, alarms going off, people shouting at the garage but we are safe in the knowledge that this is only till 11 pm - where on my daughters sleep is often disturbed and further disturbed at 6.00am when the garage reopens - again doors banging - things being dragged across the forecourt etc - so we would be greatly affected by noise should a licence be given for 24/7 sale of alcohol which would not only affect her sleep and her ability to function the following day - but ours too as her parents as we would all have disturbed sleep.

I do not see that there is a local demand for this - and for anyone who really needed to purchase alcohol in the early hours - there are local supermarkets that offer this service.

I am concerned that this would have an adverse effect on your local community and could become a place for older teenagers to hang out and obtain drink - I know I have been approached to purchase drink on a young persons behalf when entering the garage - and although I refused - others may not - this would again bring unwanted noise to the residents and possible anti social behaviour and also may attract more crime to the area.

If someone really needed to purchase alcohol in the early hours - they probably would not be classed as responsible drinkers - and offering an all night licence can only encourage drink driving and given the semi-rural location of Chailey - this would mean many would return to main roads and be of great danger to themselves and others.

I would also be concerned about the affect this would have on the Kings Head - I understand that many people have tried to make the pub a success and as a community we welcome the reopening as i hope it would provide employment for the local community - and become an integral part of the local community - having a garage selling alcohol directly opposite could adversely affect this new business and we would again be left with another empty pub.

We have no objections to the Garage and the Public House staying open till 11.00 pm but I think anything after that should not be granted given the number of residential houses surrounding these establishments. Chailey is a semi-rural environment and there is very little demand for this within the local community - so would seem completely necessary and would ask that you take into account the local residents and the adverse effect it would have on the local people and hope that an overnight licence is rejected.

Yours sincerely

Heather Mealing
Sunrise
East Grinstead Road
North Chailey
Lewes
BN8 4DH