

APPENDIX 6

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**LICENCING APPLICATION FOR DEPOT CINEMA- RESPONSES MUST BE IN BY
5PM TOMORROW**

DETAILS OF APPLICATION ON CINEMA HOARDING

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



*17 Lansdown Place
Lewes BN7 2JU*

20 March 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

I am writing to oppose the application listed above in relation to its following
proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from
10am to midnight; Late night refreshment Monday to Sunday from 11pm to 12
midnight

This application raises significant concerns under the licencing objectives and
also fails to take account of licencing conditions imposed on nearby
establishments.

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Objectives of preventing crime and disorder and public nuisance. The application
specifically contemplates alcohol sales and late night refreshment both 'indoors
and outdoors' and 'on and off premises'. Ultimately, the site is, as its name
suggests, a cinema and not primarily a bar or music venue. The activities
contemplated in the application fail to adequately recognise this, particularly
given the late hours referred to.

The site is arguably ill equipped for this and the potential for disorderly
behaviour both on site and in its immediate surroundings late at night should be
given detailed consideration. Attention should be paid to recent experience of
the nearby Lansdown Arms Pub and nuisance caused late at night on the streets
surrounding it.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for
alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place)
has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It
would be reasonable to compare the conditions for this new cinema to those of a
wine bar rather than a pub that has stood on the site for many decades. In light of
this, it would be unreasonable for the sale of alcohol and late night refreshment
to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those which back on to the site. Some of these properties are currently occupied by families with young children, whose interests should be given due consideration. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is facially unreasonable.

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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,

MA Buddery

MARGARET BUDDERY

19 Lansdown place
Lewes
BN7 2JU

20 March 2017.

Licensing officer.
Southover House,
Southover Road
Lewes BN7 1AB



Dear Sir/Madam,

Re: Application for the grant of
premises license at the Depot Cinema.

I am deeply concerned by the news that the Depot Cinema license application is for the sale of alcohol on, and off premises until midnight, seven days a week.

I am also deeply concerned by the application to play music ~~until~~ until midnight, again seven days a week.

The Lansdown Pub can already be noisy. By offering drinkers a follow-on venue at which to continue drinking, will

only exacerbate the problem.

I am writing to you now to express my opposition to a midnight license. It seems only logical that any license granted should prevent the sale of alcohol continuing beyond that already allowed at neighbouring venues such as the Lansdown and Symposium (ie 11 o'clock) there are young families along Lansdown place and we are all equally worried about the potential disruption such a license could cause.

Furthermore, this license has not been sufficiently well publicised.

Yours sincerely

Scott Wotherspoon

1A Lansdown place.



21 Lansdown Place
Lewes
East Sussex
BN7 2JU

20 March 2017

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Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,



Mrs Kay Crofton-Green
Mr Daniel Crofton-Green

Email: kaycgreen21@yahoo.co.uk

**LICENCING APPLICATION FOR DEPOT CINEMA- RESPONSES MUST BE IN BY
5PM TOMORROW
DETAILS OF APPLICATION ON CINEMA HQRDING**

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



20 March 2017

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Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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Sincerely,

N. Salaman *[Signature]* 10.10.12

Z. SERPER & N. SALAMAN
31 LANSDOWN PLACE
LEWES BN7 2JU

from K (No. 31)

Licensing officer
Soultover House
Soultover Road
Hewes, BN7 1AB

13 Hansdown Place
Hewes
East Sussex BN7 2ST



20.3.2017

Dear Sir / Madam

Application for the grant of a Premises Licence - Hewes
Community Screen, Depot, Pinwell Road, Hewes BN7 2JS

I am strongly opposed to the granting of the above premises licence.

Our terrace is already badly affected by noise generated by the Hansdown Arms & its customers, as well as other night time dwellers passing along the street. To extend this sort of disturbance to the other side of our homes so that we can no longer even retreat to a quieter room to escape electronic music, rowdy conversations and worse, would make the situation intolerable. It is of additional concern that the proposal seeks to extend the hours during which this sort of noise pollution will be inflicted on the neighbourhood.

Noisy parties and events held at the Depot prior to its conversion made it advisable to vacate my house overnight on occasions, and when the cinema was proposed we were assured that any noise would be contained within the building. I assumed that this

meant 100% noise insulation.

It is particularly objectionable that the immediate neighbours of the cinema were not informed of this proposal other than by two inconspicuous notices deliberately concealed among posters & street art, and set at an invisible angle to the main thoroughfare - Station Street. A third small notice at the busy site entrance was hidden behind a contractor's vehicle. This is in marked contrast to the developers' habit of contacting us directly when they sought our forbearance over tiresome levels of building noise & disruption. It suggests that the developers are well aware that the proposed Premises Licence will have a very adverse effect on the neighbourhood.

yours faithfully

Fiona Marsden (F. MARSDEN)

11 Friars Walk, Lewes, BN7 2LE

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



21 March 2017

Dear Sir

Re: Application for the grant of a Premises Licence – Lewes Community Screen, Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

I am writing to strongly oppose the application listed above in relation to the proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11pm to 12 Midnight

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Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Deirdre M O'Connell', with a long, sweeping horizontal line extending to the right.

Deirdre M. O'Connell

Licencing Officer Southover House Southover Road Lewes

BN7 1AB

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Sincerely,

Above is a copy of a letter that has been composed by a friend and neighbour.

It has been penned so eloquently that I don't wish to change a single word.

Please consider that I wholeheartedly agree with and support all of the points that challenge the aforementioned application.

Best regards.

Danny Minnikin

28 Lansdown Place

Lewes.



22ND March
2017.

Sent from my iPhone

Licencing Officer Southover House Southover Road Lewes
BN7 1AB

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
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28 Lansdown Place

Lewes.

D. Minnikin 22/3/2017

Sent from my iPhone

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BN7 2JU*

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Sincerely,

Lisa Chapman

Ken Kay (Nb.21)



Robert Clark
Academy Music
29 Lansdown Place
Lewes
East Sussex BN7 2JU

5 April 2017

Sue Lindsey
Licensing Officer
Council Offices
Southover House
Southover Road
Lewes BN7 1AB

Dear Mrs Lindsey,

Re: Lewes Community Screen. Depot, Pinwell Road, Lewes BN7 2JS

I think it would be inappropriate for full and open licenses to be granted. Any such licences should be applied for and individually, as the occasion arises. That would mean that I and the residents living in Lansdown Place, which overlooks the Depot, would have prior warning of any such events. To have music and other noise being played throughout the day and night would cause a public nuisance.

The Academy Music shop directly overlooks the Depot and my customers need to play instruments. If the noise from the Depot was as loud we experienced on a previous occasion it would be impossible to conduct my business. It was my understanding that the Depot was to be a cinema and not an outside music venue.

Kind regards,

A handwritten signature in dark ink, appearing to read "R. Clark".

Robert Clark

Dear Ms Lindsey

I am strongly opposed to granting a late night licence "for sale of alcohol consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight"

As a local resident I am concerned that issues we continually suffer under will be made significantly worse by granting this application. I am referring to alcohol related crime and disorder that plagues this area most weeks. I am sure you are aware of the numerous police reports of loud, abusive and antisocial behaviour as well as petty vandalism that is a direct result of drinking.

The situation as it stands is difficult enough. I have witnessed fights on a weekly basis including a stabbing, people jumping on top of cars, bottles thrown at my door, my car has been vandalised 3 times and the noise disturbance makes sleep some nights very difficult before 1am.

The last thing our community needs is to extend the drinking hours to even later and make alcohol even more accessible after 11pm.

It was my understanding that the Depot was to be a community cinema and I was looking forward to that. I never would have agreed to late night music and drinking venue and feel that we should have been told this from the start. Far from working with and being part of our community, the Depot seems to be intent on doing the precise opposite. It is little wonder that the residents on whom this application will impact most, have been kept in the dark about its details. Please reconsider.

Regards

Kit Hardy
22 Friars Walk
BN7 2LF

15 Lansdown Place
Lewes
East Sussex
BN7

2JU

Licensing Officer
Southover House
Southover Road
Lewes
BN7 1AB

07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licensing Officer

I am writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight; Live and recorded music Monday to Sunday from 11am to 12 midnight. And proposal for extension until 2am up to 15 times a year for all of the above.

This application raises significant concerns under the licensing objectives and also fails to take account of licensing conditions imposed on nearby establishments.

Firstly, there is a concern over whether the application meets the Licensing Objectives of preventing crime and disorder and public nuisance. The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema and not primarily a bar or music venue. The activities contemplated in the application fail to adequately recognise this, particularly given the late hours referred to.

The site is ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration.

Our house backs onto the Depot site, including the bedroom of our 2-year-old. Loud music and noise created by people drinking alcohol is likely to cause very significant disruption late at night, particularly in the summer when windows are kept open.

We object very strongly in particular to the proposal to stay open until 2am up to 15 nights a year. This amounts to almost four months-worth of Saturday nights. Potentially almost the whole of the summer.

The cinema may be based in the middle of the town, but very many people, including many with young families, and elderly people, live very nearby and this does not seem to have been considered at all.

Attention should be paid to recent experience of the nearby Lansdown Arms pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people in the area late at night.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It would be reasonable to compare the conditions for this new cinema to those of a wine bar rather than a pub that has stood on the site for many decades. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment to continue beyond 11pm.

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Sincerely,

Graham and Mary-Louise Clews.

Licensing Officer
Southover House
Southover Road
Lewes
BN7 1AB

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I am writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; late night refreshment Monday to Sunday from 11am to midnight.

Having been introduced to this development with the idea of it being a cinema, I am surprised, if not shocked, to read that the owners are seeking permission to use it potentially as an outlet for alcohol and 'refreshments' as well as a cinema.

The sale of alcohol, especially off site and late at night in a residential area is bound to cause major disruption (public nuisance), which all residents, children and the elderly especially, would suffer from.

Live and recorded music Monday to Sunday from 11am to midnight.

Allowing the playing of live and recorded music indoors but especially outdoors at the above times could also lead to extreme disruption to the residents living in the vicinity of the development.

And proposal for extension until 2am up to 15 times a year for all of the above.

To extend all of the requested licences for 15 days of the year until 2 am is such a hideous request, that I hope you don't even give it a moment of consideration!

I would like to appeal to the Licensing Authorities to restrict the permission for sale of alcohol and playing recorded and live music on site, so that there is no danger for the residents of this area to suffer from the existence of a venue, which is after all introducing itself as 'The Lewes Community Screen'.

Yours sincerely, Susanne Wolf

30 Friars' Walk, Lewes, BN7 2LF

17 Friars Walk
Lewes
East Sussex
BN7 2JY

Licensing Officer
Southover House
Southover Road
Lewes
BN7 1AB

07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licensing Officer

I am writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight; Live and recorded music Monday to Sunday from 11am to 12 midnight. And proposal for extension until 2am up to 15 times a year for all of the above.

This application raises significant concerns under the licensing objectives and also fails to take account of licensing conditions imposed on nearby establishments.

Firstly, there is a concern over whether the application meets the Licensing Objectives of preventing crime and disorder and public nuisance. The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema and not primarily a bar or music venue. The activities contemplated in the application fail to adequately recognise this, particularly given the late hours referred to.

The site is ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration.

Our house backs onto Pinwell Road where late night drinkers leaving the site would use, we have already had to move the bedroom of our young son to the back of the house due to late night fights and shouting from drinkers leaving the Lansdown Arms. Loud music and noise created by people drinking alcohol is likely to cause very significant disruption late at night, particularly in the summer when windows are kept open. Pinwell Road itself is an unadopted road which the council do not maintain, as residents we are constantly clearing the road of rubbish there would be a considerable amount more from a late night drinking venue especially with capacity that the depot would hold.

The road is unlit and therefore unsuitable to take drunk groups of people late at night.

We object very strongly in particular to the proposal to stay open until 2am up to 15 nights a year. This amounts to almost four months-worth of Saturday nights. Potentially almost the whole of the summer.

The cinema may be based in the middle of the town, but very many people, including many with young families, and elderly people, live very nearby and this does not seem to have been considered at all.

Attention should be paid to recent experience of the nearby Lansdown Arms pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people in the area late at night.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It would be reasonable to compare the conditions for this new cinema to those of a wine bar rather than a pub that has stood on the site for many decades. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those like ours which back on-to the site. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is entirely unreasonable.

Symposium Wine Emporium has a licence for the playing of recorded (not live) music until 8pm Monday-Saturday and 6pm on Sunday. They are also only permitted to play recorded music indoors. Such conditions would be more reasonable than those proposed in the application.

To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licensing for the Lewes Community Screen.

It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,

Anna and John Andrews

For the Attention of the Licensing Officer

I'd like to strongly object to the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight; Live and recorded music Monday to Sunday from 11am to 12 midnight. And proposal for extension until 2am up to 15 times a year for all of the above.

My objection is based on a number of items

- This alcohol license appears to be completely out of character with the objectives of a local cinema
- This would create a regular very late night drinking venue in Lewes which will be a magnet to disturbance in the centre of a residential area.
- Live and Recorded music is again at odds with the stated purpose of the venue – a cinema
- There has been very little publicity of the apparent change of use of this facility
- This license doesn't just impact the residents immediately surrounding the venue (Lansdown Place) but also all those along Friars Walk as late night revellers travel to a from the Depot well into the small hours

In essence it seems that the local community has been duped as to the purpose of this facility and irrespective of that the request for late night opening and live music is way beyond that of other local establishments will create excessive noise and disturbance in a residential area.

Regards

Peter Langworthy
7 Friars Walk

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB

Re: Application for the grant of a Premises Licence – Lewes Community Screen, Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

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Firstly, there is a concern over whether the application meets the Licencing Objectives of preventing crime and disorder and public nuisance. The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema and not primarily a bar or music venue. The activities contemplated in the application fail to adequately recognise this, particularly given the late hours referred to.

The site is arguably ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration. Attention should be paid to recent experience of the nearby Lansdown Arms Pub and nuisance caused late at night on the streets surrounding it.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It would be reasonable to compare the conditions for this new cinema to those of a wine bar rather than a pub that has stood on the site for many decades. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those which back on to the site. Some of these properties are currently occupied by

20 March 2017

families with young children, whose interests should be given due consideration. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is facially unreasonable.

Symposium Wine Emporium has a licence for the playing of recorded (not live) music until 8pm Monday-Saturday and 6pm on Sunday. They are also only permitted to play recorded music indoors. Such conditions would be more reasonable than those proposed in the application.

To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,



Annie Blackler
19 Friars Walk, Lewes, BN72LF

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB

Re: Application for the grant of a Premises Licence – Lewes Community Screen, Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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The site is arguably ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration. Attention should be paid to recent experience of the nearby Lansdown Arms Pub and nuisance caused late at night on the streets surrounding it.

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20 March 2017

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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,



James McCauley
19 Friars Walk, Lewes, BN72LF

Attention of Licensing Officer
Southover House

Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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This application raises significant concerns under the licensing objectives and also fails to take account of licensing conditions imposed on nearby establishments.

I have been looking forward to the cinema opening and have seen it as an asset to the town. At no point in the publicity concerning it has it been described as a concert venue.

I and many of my neighbours are concerned whether this meets the Licensing Objectives of preventing crime and disorder and public nuisance. The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema and not primarily a bar or music venue. The activities contemplated in the application fail to adequately recognise this, particularly given the late hours referred to.

The site is ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration.

Loud music and noise created by people drinking alcohol is likely to cause very significant disruption late at night, particularly in the summer when windows are kept open.

We object very strongly in particular to the proposal to stay open until 2am up to 15 nights a year. This amounts to almost four months-worth of Saturday nights. Potentially almost the whole of the summer. I believe that 2am is completely unnecessary for a venue that is principally supposed to be a cinema not a night club.

The cinema may be based in the middle of the town, but very many people, including many with young families, and elderly people, live very nearby and this does not seem to have been considered at all.

Attention should be paid to recent experience of the nearby Lansdown Arms pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people in the area late at night.

The conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licensing for the Lewes Community Screen.

Yours sincerely

Louise Wingate-saul
3 Friars Walk

30 Friars' Walk
Lewes
E Sussex BN7 2LF

9th April 2017

Dear Sir/Madam

I write with reference to the application for the grant of a premises licence by Lewes Community Screen, Depot, Pinwell Road, Lewes BN7 2JS.

I object to this application on the grounds that it will be likely to cause public nuisance if all the permissions applied for are granted, and made use of.

It is surely self-evident that if live music were allowed in the open in a built-up area like this, until late into the evening, it would be a public nuisance.

There is further potential for public nuisance if sales of alcohol which can be taken off the premises are permitted, particularly bearing in mind the regular presence of large numbers of football supporters in the vicinity.

The applicants are assuring everyone that they are unlikely to make use of all these permissions. However, the application must be dealt with on its merits. It makes sense -and the applicants themselves seem to accept this- to grant only the most basic permissions, and then, if extensions to the range of permissions are required, they can be applied for individually.

Yours faithfully,
Peter Cole

Licensing

I strongly oppose the proposed license for the Depot cinema in Pinwell Road, Lewes. Friars Walk is blighted by late night noise in the form of street violence, property damage and allnight antisocial behaviour and excessive noise as a direct result of the drunken behaviour of drinkers mainly from the Landsdown and Volunteer pubs. My quiet enjoyment of my property and my sleep and health are directly and adversely affected by this. To allow for an increase in this ongoing and shocking disturbance in this residential area after 11.00 p.m would be a serious infringement. Please ensure my vehement objections are communicated in time for the decision to be taken.

Thank you

Claire Jakens.

21 Friars Walk

Lewes

BN7 2LF

Attn sue.lindsey@lewes.gov.uk

Licencing Officer

Lewes District Council

Southover Road

Lewes

April 10th 2017

Re Application for The Depot, Pinwell Road, Lewes

Objection on the grounds of public nuisance

I am writing to object to the above application, I consider that it is not appropriate to permit a licence to a cinema premises that will serve alcohol later than nearby licensed premises, and I have particular concerns regarding sales off the premises.

The Depot is a community cinema and registered charity, and should not be offering any opportunity for late night drinking or sales of alcohol, that is already available from the Lansdown public house, Symposium wine bar, and Station wines

Pinwell Road is an un-adopted, unlit road, and is not cleaned or maintained by the local authority, residents already have to clear the road of litter, empty beer glasses, bottles and drinks cans left by late night drinkers returning to the station from town centre pubs, we do not wish this to increase by offering late night drinkers the chance to purchase more alcohol after 11pm. Car owners also have to deal with broken wing mirrors, scratched paintwork and minor damage to parked cars.

Match days at the Brighton football stadium result in large numbers of drinkers outside the Lansdown Arms, either prior to, or after a match, the position of the Depot, immediately opposite the station platform exits would be attractive to home and away fans, especially if the team achieve promotion to the Premier League when numbers would significantly increase.

M.Cox

27 Friars' Walk

Lewes

BN7 2LF

Dear Susan

I am writing in support of residents objecting to the licencing application by The Depot Lewes. In particular I object to outside drinking beyond 10pm and the prospect of 15 2am special event licences in any one year. The noise and antisocial behaviour that such late night drinking would generate would unnecessarily disturb residents particularly those with young children who already have to contend with frequent late night street drinking at the Lansdown pub. Assurances by The Depot management that residents should trust them are not sufficient to guarantee residents' right to a peaceful night's rest.

Kind regards

John Lamb

Lib Dem Councillor

Bridge Ward

4 Queens Road

Lewes

BN7 2JF

27 Lansdown Place, Lewes BN7 2JU

09.04.17.

re: Lewes Community Screen, Depot, Pinwell Rd, Lewes BN7 2JS.

Application for new Premises License.

To The Licensing Officer

I wish to object to the application for a premises license for The Depot, Pinwell Rd for the following reasons:

1. Hours of closing: I would expect a cinema to close in the evening at a reasonable time, and that in a residential area its customers and their vehicles will be able to exit smoothly onto a street rather than into an amorphous area near the Station and a very narrow road, Pinwell, which is more like a lane.
2. The prospect of the cinema being open so late at night, inevitably involves a dubious NOISE LEVEL late at night. Residents, including children, may experience fitful sleep until well after midnight. And they will not know WHEN that may be going to happen.
3. It is also proposed that there will be live music and drinking which will NOT be confined to the interior of the cinema.
It may be HOPED that the clients of the cinema will not be noisy, but the fact is that voice volume increases with alcohol consumption.
4. There may be administrative advantages, in giving such blanket permissions for alcohol and live music as are being asked, but to a member of the public, it must seem very strange and risky.

Yours,

Annabel Cole



Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB

RECEIVED
10 APR 2017
Southover House
Southover Road
Lewes BN7 1AB



Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

I am writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight

This application raises significant concerns under the licencing objectives and also fails to take account of licencing conditions imposed on nearby establishments.

Firstly, there is a concern over whether the application meets the Licencing Objectives of preventing crime and disorder and public nuisance. The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema and not primarily a bar or music venue. The activities contemplated in the application fail to adequately recognise this, particularly given the late hours referred to.

The site is arguably ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration. Attention should be paid to recent experience of the nearby Lansdown Arms Pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people heading down Pinwell Road so the residents from 16 Friars walk and upwards would now have the disorderly behaviour from both sides, which would be unbearable, add to that the lack of lighting on Pinwell Road - its a disaster waiting to happen.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It would be reasonable to compare the conditions for this new cinema to those of a wine bar rather than a pub that has stood on the site for many decades. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight



Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those which back on to the site. Some of these properties are currently occupied by families with young children, whose interests should be given due consideration. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is facially unreasonable.

Symposium Wine Emporium has a licence for the playing of recorded (not live) music until 8pm Monday-Saturday and 6pm on Sunday. They are also only permitted to play recorded music indoors. Such conditions would be more reasonable than those proposed in the application.

To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,

C. Gascoyne

13, Friar Walk

Lewes

BN1 2LE

4 Friars Mews,
Pinwell Road,
LEWES,
East Sussex,
BN7 2LW.
01273 470535
9 April 2017

Dear Ms Lindsey,

APPLICATION TO GRANT A PREMISES LICENCE, LEWES COMMUNITY SCREEN, DEPOT, PINWELL ROAD, LEWES BN7 2JS – NOTICE POSTED 13 MARCH 2017.

The purpose of this letter is to **OBJECT IN STRONG TERMS** to parts of the application as follows:-

Playing of live and recorded music Monday to Sunday from 11pm to 12 midnight, the sale and consumption of alcohol and other audience activities during these hours
PARTICULARLY WHERE THESE TAKE PLACE IN THE OPEN AIR PART OF THE PREMISES.

From our meeting, I understand that, although this is not mentioned on the notice, there are also proposals to have events at even later times. I am equally opposed to this.

My reason is that the venue is extremely close to high density housing, and although my house is by no means nearest, my boundary is only about 40 metres from the Lewes Community Screen boundary. I have previously been informed that persons may reasonably expect peace around the home between 11pm and 7am and that this is an internationally recognised period. Bearing in mind the siting of the venue, I believe neighbours should have a right to expect that convention to be adopted here. I am sure most neighbours expected to have an establishment showing films indoors with occasional "community based" outdoor activities during daylight hours. The fact that this application has been made in the first place suggests the owners intend to make use of these extra hours. I appreciate that the licence may be altered or revoked if there is a nuisance, but I imagine this would have to be proven to the satisfaction of some statutory authority, and with the police and local authorities short of staff and finance this may not have a high priority – it would be much easier to demonstrate that the terms of a licence had been breached. If the licence could specifically exclude the external part of the site so that noise could be confined indoors this may solve a lot of the problem, but it needs to be part of the condition.

Would you please take my objection into account.

Yours sincerely,

T. G. Shearing

T G Shearing

To:- Ms S Lindsey,
Licensing Officer,
Southover House,
Southover Road,
LEWES, BN7 1AB



Delivered by hand 9 April 2017

FAO Licensing Officer

Southover House

Southover Road

Lewes

BN7 1AB

Dear Ms Lindsey

Re: Application for the grant of a Premises Licence – Lewes Community Screen,

Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

I am writing to express how strongly I oppose the application listed above in relation to its following

proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight; Live and recorded music Monday to Sunday from 11am to 12 midnight. And proposal for extension until 2am up to 15 times a year for all of the above.

This application raises significant concerns under the licensing objectives and also fails to take account of licensing conditions imposed on nearby establishments.

I would also argue that the application does not meet the Licensing

Objectives of preventing crime and disorder and public nuisance. The site is ill-equipped for this and the potential for disorderly

behaviour both on site and in its immediate surroundings late at night should be given detailed consideration.

The application specifically contemplates alcohol sales and late night refreshment both 'indoors

and outdoors' and 'on and off premises'. Ultimately, the site is, as its name

suggests, a cinema, and not primarily a bar or music venue. The activities

contemplated in the application fail to recognise this adequately, particularly

given the late hours contemplated.

A number of our neighbours' homes house back onto The Depot site: their privacy and quality of life will be seriously impacted by the proposed licensing hours.

Loud music and noise created by people drinking alcohol is likely to cause very significant disruption late at night, particularly in the summer when people may wish to leave windows open without being subjected to disturbance.

I object very strongly in particular to the proposal to stay open until 2am up to 15 nights a year. Whether this is organised seasonally, or on a month-by-month basis, it threatens the immediate neighbourhood with unreasonable disturbance during a large part of the night. If events finish at 2 am, guests are unlikely to disperse immediately and therefore continue to create noise a disturbance further into the small hours.

The cinema may be based in the middle of the town, but this a largely residential area populated by young families and elderly people. Consideration for their quality of life and the antisocial impact of the proposed licensing hours do not seem to have been given due consideration by The Depot.

Residents of Lansdown Place are already subject to experiences of damage to cars and property, litter, broken glass, fights and noise in the street caused by patrons of The Lansdown public house. The proposal by The Depot would only exacerbate the problems caused by drunken people in a residential area late at night.

Bearing in mind the following: Symposium Wine Emporium (32 Lansdown Place) has a licence for

alcohol sales until 11pm every night.; The Lansdown Arms (36 Lansdown Place)

has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It

would be reasonable to compare the conditions for this new development to those of the more recently opened

wine bar. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment

to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music would, particularly on weeknights,

risk being highly disruptive to the residents of nearby properties, including those

which back onto the site. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is *entirely unreasonable*.

Again, if we compare the licence of Symposium Wine Emporium which is permitted the playing of recorded (not live)

music until 8pm Monday-Saturday and 6pm on Sunday, I would argue such conditions would be more

reasonable than those proposed in the application.

To conclude, the conditions applied to nearby establishments in Lansdown Place

are a reasonable basis on which to consider appropriate licensing for the Lewes

Community Screen.

On a final note, I'd like to add that unlike the enthusiastic updates about the cinema's completion, in contrast, this application was not well-publicised. This has left residents in the immediate vicinity feeling that The Depot, having chosen this area to build its venue, has no consideration for the neighbourhood it is now part of. Contributing to the community requires much more than pleasing prospective customers and turning a profit.

Yours faithfully,

Valerie Ishii

8 Friars Walk

Lewes

East Sussex

BN7 2LE

We write to object to certain aspects of the Premises Licence for the Lewes Community Screen, Depot, Pinwell Road, Lewes, BN7 2JS.

We object to the consumption of alcohol after 11pm because of the potentially resulting noise and impact on the immediate, largely residential neighbourhood. There should be no drinking outside after 10pm.

We object to off-sales on the same basis. This seems totally misplaced for what is supposed to be a cinema, and there seems to be a potential for disorder given the site's proximity to the station. Drunks travelling to and from the station already generate vandalism and loutish behaviour for the area and the idea they could have another outlet for buying alcohol nearby is ill advised.

Because I missed the start of the recent meeting, to which we had not in any case been invited, I'm not clear about how live music and late drinking relate to the licensing application. We'd both be very against the noise and disruption that such facilities would engender and, again, cannot see how they relate to the concept of a cinema.

The reluctance of the site's owners to reveal any meaningful plans or their rationale for applying for the licence in this form point towards the cinema being merely a stalking horse for a much grander project with adverse effects for other businesses in the area as well as its long-suffering residents.

Yours faithfully,

Toby and Anne Wolpe

12 Lansdown Place

Lewes BN7 2JT

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



21 FRIARS WALK,
LEWES,
E 2X
BN7 2LF

07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

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The site is arguably ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration. Attention should be paid to recent experience of the nearby Lansdown Arms Pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people heading down Pinwell Road so the residents from 16 Friars walk and upwards would now have the disorderly behaviour from both sides, which would be unbearable, add to that the lack of lighting on Pinwell Road - its a disaster waiting to happen.

The nearby Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night. The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursday and 12:30am Friday-Saturday. It would be reasonable to compare the conditions for this new cinema to those of a wine bar rather than a pub that has stood on the site for many decades. In light of this, it would be unreasonable for the sale of alcohol and late night refreshment to continue beyond 11pm.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those which back on to the site. Some of these properties are currently occupied by families with young children, whose interests should be given due consideration. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is facially unreasonable.

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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,

Clair Jenkins

Conditions in Triars Walk have seriously deteriorated. The night-time noise affects our health. The violence is terrifying and constant. It affects our property prices / ability to sell our homes. I am STRONGLY and VETERANLY opposed to the proposed license.

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



2, Friars walk
BN7 2CE

07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

I am writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight; Late night refreshment Monday to Sunday from 11am to 12 midnight

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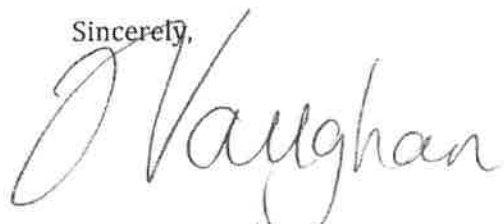
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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,


J. Vaughan

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



2 Friars Walk
BN7 2LE

07 April 2017

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Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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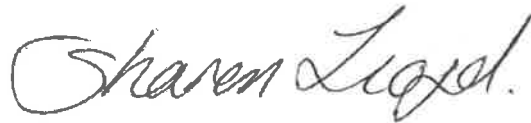
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Sincerely,

A handwritten signature in cursive script, appearing to read 'Sharon Lloyd'.

SHARON LLOYD

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

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Sincerely,

Mr Martin Machat: Martin Machat
Mrs Jane Machat: Jane Machat

Date: 8 April 2017.

Address: 8 Friar's Mews, Pinwell Road,
LEWES, East Sussex BN7 2LW.

Licensing

Dear Ms. Lindsey,

I've received representations from a Town Councillor and from local residents in the Station Street/Lansdown Place area about applications for an openair late night Alcohol licence by The Depot, the new cinema due to open in the area. Residents are deeply concerned about the risk of excessive noise, and even disorder, if opening until 2 am is permitted on 15 nights each year and until midnight at other times. I submit that such a late night licence should not be granted at this time. I fully support the cinema and any application its management may make for a regular alcohol and entertainment licence. Late night opening, however, would probably impose serious disturbance on local residents.

Yours sincerely

Philip Daniel

Liberal Democrat Candidate for East Sussex County Council, Ringmer and Lewes Bridge Division

Mr Philip Daniel

1 Park Road

BN7 1BN

Dear Sue Linsey,

Whilst very supportive in general regarding the depot project we unfortunately feel we must strongly object to the application for a late license for the sale of alcohol submitted by Lewes Community Scheme.

The regular opening hours until 00.30 every night seem not to be in keeping with other bars and venues in the area. eg Symposiums license ensures closing times much earlier and the All Saints prohibit performances running beyond 11.00pm with audiences and event organisers being required to leave before midnight on most nights.

15 occasions a year with alcohol sales running to 2.00am seems a high number and with opening hours until 2.30am there will be noise in the surrounding streets until at least 3.00am on each occasion.

Off sales late into the evening will encourage footfall late at night again increasing noise and disruption for residents probably on a regular basis. It is actually very quiet in Friars Walk at night in only a few people can create substantial noise.

Parking is already impossible and unacceptable in this area. Even though we hold a parking permit it is very, very rare that we can park at all on Friars Walk in an evening and when football in particular, but other events occur as well it is not possible to park legally at all in this part of the town. Extended opening hours will only make this matter worse as there are no spaces for residents only after 5.00pm and no parking other than the expensive station car park near the venue.

We feel that if granted this will set a precedent that will allow and encourage other businesses to stay open later and more often, causing substantial noise and disruption for nearby residents including ourselves. We very much appreciate and enjoy having bars, restaurants and venues in close proximity to our home, however the four restaurants, pub, wine bar, cafe, hotel bar and arts venue we already have within two or three minutes walk, all operate to very reasonable hours (even then sometimes causing some disruption) and if as the town grows as it is doing, if all or some of these chose to apply for extended hours and off sales as well the precedent will have been set giving little opportunity for objection by the planning authority. We also have the potential new development of the Turkish Baths as yet to be identified which again could make use this as a precedent to negatively impact the community.

We are very disappointed that residents were not properly consulted about these plans by the applicant and would question why this application has been made now and not when the original planning application was made? Also given that the issue relating to the certain and potentially substantial increase in vehicular traffic using Pinwell Road, that was not addressed by either the applicant or the planning authority when the original planning application was made, we unfortunately have grave concerns about the disruption and general impact on what is a very, very quiet road mostly used only by pedestrians and cycles and hardly used at all at night.

Thank you for consideration of our comments.

Regards

Dina Malkova-Deacon
29 Lansdown Place
Lewes
East Sussex
BN7 2JU

09/04/2017

Tel: 07974181693
email: info@dinamalkova.com

Sue Lindsey
Licensing officer
Lewes District Council
Southover House
Southover Road
Lewes
Sussex
BN7 1AB

Dear Ms Lindsey

**Re: The Depot, Lewes Independent Cinema, Pinwell Lane, Lewes.
Application for a new Premises Licence.**

My home directly overlooks the new cinema premises, my living room and bedroom face directly onto the site, a distance of approximately 20 metres.

I wish to oppose/object to the application of granting of an alcohol and music licence to the cinema for the following reasons:

PUBLIC NUISANCE

As far as I am aware the venture proposed was a cinema, and applied for planning permission on that basis.

It now seems that the directors/management of the cinema wish to change it to a multi purpose 'arts venue', to include live music with alcohol consumption both indoors and outdoors until 2am, - directly under my living room and bedroom windows.

Over the last 14 months or so of the building phase, I have suffered to a lot of disruption, noise and associated personal stress from the building works. I am a self employed Designer working from home.

In June last year my husband suffered a stroke. Since he works from home, we believe that the noise levels from the building work contributed significantly to stress which precipitated the stroke, and therefore now it is crucial he manages his stress levels responsibly. Therefore I do not wish to have noise of boozy music events intruding into my home at all.

We currently have more than enough noise (screaming shouting and fighting and drunkenness), in the late evenings and early mornings, and to have boozy music events as well on the other side of

the house would be too much.

PUBLIC SAFETY & THE PREVENTION OF CRIME AND DISORDER

The prospect of an off sales licence is alarming, particularly as already we regularly have droves of football supporters from Brighton and Hove Albion and their Opposition teams (soon to be big premiership teams like Man Utd, Liverpool, etc) visiting here, we do not need them getting alcohol from 'The Cinema', though I'm certain the cinema would welcome the extra turnover.

The prospect of extra crime that could result from this is a very real and dangerous prospect.

I feel this licence application should be denied, and no alcohol and/or music licence should be granted at all.

But if one is, it should be on the basis that alcohol may only be sold as part of a proper meal, and consumed indoors, with the meal, and none to be taken outside of the cinema building, (including the garden/outdoors area) or off the premises.

That any music noise (live or recorded), be kept inside the cinema building (at a level such that it cannot be heard outside), and that all music, live or recorded ceases no later than 10.30pm.

Yours Sincerely

Dina Malkova-Deacon

Michael Deacon
29 Lansdown Place
Lewes
East Sussex
BN7 2JU

09/04/2017

Tel: 07751137057
email: mickedeacon@gmail.com

Sue Lindsey
Licensing officer
Lewes District Council
Southover House
Southover Road
Lewes
Sussex
BN7 1AB

Dear Ms Lindsey

**Re: The Depot, Lewes Independent Cinema, Pinwell Lane, Lewes.
Application for a new Premises Licence.**

I have lived at this address since October 1988.

My home directly overlooks the new cinema premises, my living room and bedroom face directly onto the site, a distance of approximately 20 metres.

I wish to oppose/object to the application of granting of an alcohol and music licence to the cinema for the following reasons:

PUBLIC NUISANCE

As far as I am aware the venture proposed was a cinema, and applied for planning permission on that basis. I did not object to this. I have never objected to any planning decision or licensing decision previously. This is a first for me.

It now seems that the directors/management of the cinema wish to 'move the goal posts' and have a multi purpose 'arts venue', to include live music with alcohol consumption both indoors and outdoors until 2am, - directly under my living room and bedroom windows. This Sounds to me that they want to change the agreement to a bar or night club, (ZU two?).

To say that this would be 'a nuisance' is an understatement.

Over the last 14 months or so of the building phase, I have suffered to a lot of disruption, noise and associated personal stress from the building works. I am a self employed Graphic Designer working from home, in my living room on my computer.

In June last year I suffered a stroke, thankfully I have recovered well with no serious lasting effects. The noise levels from the building work contributed significantly to stress

which precipitated the stroke, and therefore now it is crucial I manage my stress levels responsibly. Therefore I do not wish to have and the associated noise of boozy music events intruding into my home at all.

I am surprised that a 'cinema' should contemplate having a licence at all, let alone one with privileges which other licenced premises (the Pub and the Winebar) in the vicinity do not. We currently have more than enough noise (screaming shouting and fighting and drunkenness), in the late evenings and early mornings as it is, to have boozy music events as well would be too much. Please also bear in mind my next door neighbour Mrs Cole at 27, she is very old, and the new neighbours the other side, Naomi and Zuki, who have young children. I believe they currently are away on holiday and will not be aware of this proposal.

PUBLIC SAFETY & THE PREVENTION OF CRIME AND DISORDER

The prospect of an off sales licence is alarming, particularly as already we regularly have droves of football supporters from Brighton and Hove Albion and their Opposition teams (soon to be big premiership teams like Man Utd, Liverpool, etc) visiting here, we do not need them getting alcohol from 'The Cinema', though I'm certain the cinema would welcome the extra turnover.

The prospect of extra crime that could result from this is a very real and dangerous prospect.

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But if one is, it should be on the basis that alcohol may only be sold as part of a proper meal, and consumed indoors, with the meal, and none to be taken outside of the cinema building, (including the garden/outdoors area) or off the premises.

That any music noise (live or recorded), be kept inside the cinema building (at a level such that it cannot be heard outside), and that all music, live or recorded ceases no later than 10.30pm.

They told us it was to be a cinema. That's fine, it was agreed. Not a night club, the site for that is north street industrial estate. If a 'cinema' customer wants a pub, wine bar or restaurant, we already have them, plenty, very conveniently nearby.

I would also like to point out that it seems the cinema management has tried to sneak this by us. At no time up until very recently did I receive any notice of the intention to apply for this licence, from the cinema management, no letter of notice through the door, nothing. I only discovered this intention on the 1st of april from my neighbour, (Rob Clark) I thought he was trying to April fool me. He provided me with a photocopy of a photo he took of a paper notice posted on the perimeter of what is currently the building site.

Sorry if I went off-piste a bit.

Yours Sincerely

Michael Deacon

Licencing Officer
Southover House
Southover Road
Lewes
BN7 1AB



07 April 2017

Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)

Attn: Licencing Officer

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The site is arguably ill equipped for this and the potential for disorderly behaviour both on site and in its immediate surroundings late at night should be given detailed consideration. Attention should be paid to recent experience of the nearby Lansdown Arms Pub and nuisance caused late at night on the streets surrounding it. Damage to cars and property, fights and noise in the street are regular problems from the customers leaving the Lansdown after midnight, the proposed above would now see a rise in drunk people heading down Pinwell Road so the residents from 16 Friars walk and upwards would now have the disorderly behaviour from both sides, which would be unbearable, add to that the lack of lighting on Pinwell Road - its a disaster waiting to happen.

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Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music would, particularly on weeknights, risk being highly disruptive to the residents of nearby properties, including those which back on to the site. Some of these properties are currently occupied by families with young children, whose interests should be given due consideration. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. Once again, the potential for disruption throughout the week is immediately apparent and the application is facially unreasonable.

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To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licencing for the Lewes Community Screen. It should also be noted that this application does not seem to have been well-publicised, particularly for those in the immediate vicinity and copies of the application were certainly not posted to nearby residents in spite of regular updates concerning the site and on-going building work being provided.

Sincerely,

D. G. Brown No. 4 Friars Walk
LEWES

FAO Licensing Officer
Southover House
Southover Road
Lewes
BN7 1AB



Dear Ms Lindsey

**Re: Application for the grant of a Premises Licence – Lewes Community Screen,
Depot, Pinwell Road, Lewes, BN7 2JS (Posted 21 February 2017)**

I am, like many residents, writing to strongly oppose the application listed above in relation to its following proposed licensable activities:

**Sale of alcohol for consumption on and off premises Monday to Sunday from 10am to midnight;
Late night refreshment Monday to Sunday from 11am to 12 midnight; Live and recorded music
Monday to Sunday from 11am to 12 midnight. And proposal for extension until 2am up to 15
times a year for all the above.**

This application raises significant concerns under the licensing objectives and fails to take account of licensing conditions imposed on nearby establishments which are more restrictive.

The application specifically contemplates alcohol sales and late night refreshment both 'indoors and outdoors' and 'on and off premises'. Ultimately, the site is, as its name suggests, a cinema, and not primarily a bar or music venue. The activities contemplated in the application fail to recognise this adequately, particularly given the late hours contemplated.

Several residential homes house back onto The Depot site: their privacy and quality of life will be seriously impacted by the proposed licensing hours. Loud music and noise created by people drinking alcohol will cause significant disruption late at night, particularly in the summer.

I strongly object to the proposal to stay open until 2am up to 15 nights a year. Whether this is organised seasonally, or on a month-by-month basis, it threatens the immediate neighbourhood with unreasonable disturbance during a large part of the night. If events finish at 2 am, guests are unlikely to disperse immediately and therefore continue to create noise a disturbance further into the small hours.

The cinema may be based in the middle of the town, but this a residential area. Consideration for their quality of life and the antisocial impact of the proposed licensing hours do not seem to have been given due consideration by The Depot. Residents of Lansdown Place and Friars Walk are already subject to experiences of damage to cars and property, litter, broken glass, fights and noise in the street caused by patrons of The Lansdown public house. The proposal by The Depot will exacerbate the problems caused by drunken people in a residential area late at night.

Bearing in mind the following: Symposium Wine Emporium (32 Lansdown Place) has a licence for alcohol sales until 11pm every night.; The Lansdown Arms (36 Lansdown Place) has such a licence until 11pm Sunday-Thursdays and 12:30am Friday-Saturday. It is reasonable to compare the

conditions for this new development to those of the more recently opened wine bar. The current application is far more lenient and unreasonably so.

Live and Recorded music Monday to Sunday from 11pm to 12 midnight

Permission to play live and recorded music will, particularly on weeknights, be highly disruptive to the residents of nearby properties, particularly those which back onto the site. As with the sale of alcohol for consumption, the application refers to music being played 'indoors and outdoors'. The potential for disruption throughout the week is immediately apparent and the application is *entirely unreasonable*.

Comparing the licence of Symposium Wine Emporium which is permitted the playing of recorded (not live) music until 8pm Monday-Saturday and 6pm on Sunday, I argue such conditions would be more reasonable than those proposed in the application.

To conclude, the conditions applied to nearby establishments in Lansdown Place are a reasonable basis on which to consider appropriate licensing for the Lewes Community Screen.

On a final note, I'd like to add that unlike the enthusiastic updates about the cinema's completion, in contrast, this application was not well-publicised. This has left residents in the immediate vicinity feeling that The Depot, having chosen this area to build its venue, has no consideration for the neighbourhood it is now part of. Contributing to the community requires much more than pleasing prospective customers and turning a profit.

Yours faithfully,



Adam Goodsell
8 Friars Walk
Lewes
East Sussex
BN7 2LE