

Re: Artelium Wine Estate

I make this representation against the grant of a Premises Licence in respect of the Artelium Wine Estate Street Lane as a local resident.

My address is Griggs Farm, Streat Lane, Streat, BN6 8RY and my home is located approximately 150 yards from the subject premises.

I have no wish to impede the applicant's wish to open a vineyard and to have ancillary to the same a modest tasting facility, but I must make a representation against the Application as drafted – which is wholly misconceived.

General:

This application has been lodged before Planning Permission has been sought let alone obtained – I remind you that your Statement of Licensing Policy at cl 6.37 provides that a Premises Licence application should not be entertained until Planning Permission has been obtained.

Nowhere does the applicant demonstrate or even seek to demonstrate why you should depart from that Policy Provision - so you have no basis to depart from your Policy and must decline this application as being premature, in any event

Subject to such: In its present format, the Application is far too wide, providing as it does for the sale of alcohol without any or any meaningful restrictions to tie the supply of alcohol to the principal purpose of the premises as a vineyard. If granted as presently drafted these premises could be, although that may not be the applicants' present intention, operated as a public house with unrestricted vertical drinking.

There are none of the conditions and restrictions that one would expect – particularly in such a rural non-commercial area.

As to the Licensing Objectives :

In considering the Application the Committee will have regard to the fact that this is a quiet rural, very much agricultural and non-commercial area.

Whilst I appreciate that licensing and planning entirely separate disciplines, the Committee will know that the expectation is that properties in this area will at no time be used for any form of commercial business in order to protect the quiet rural character of the locality having regard to policy RE8 of the Lewes District local plan and to comply with national policy guidance contained in the National Planning Policy Framework of 2012.

With this in mind one questions whether the premises by reason of their location are suitable to be granted a Premises Licence in any event

As it would be against planning policy the expectation is that planning permission will be refused.

Regard should also be had to the recognition in your Statement of licensing Policy of the need to “Protect the public and local residents from crime anti-social behaviour and noise nuisance caused by irresponsible licenced premises”

As to the proposed Operating Schedule and in order to promote the Licensing Objectives the application is defective and inadequate and should on that basis also be refused:

I observe:

Public Nuisance

1. There are no limits as the number of people that might attend and the area sought to be licensed is the whole of the Applicant's holding which is too large and unnecessary. Licensable activity should be limited to their tasting house alone As the Application is presently drafted the Applicant could hold large events selling alcohol late into the evening on certain nights of each week throughout the vineyard which runs to many acres with the associated public nuisance that will arise.

2. The hours are excessive. - In terms of the hours when the premises should be open to the public for normal commercial retail purposes, Monday to Saturday 9am to 5pm is appropriate. I refer you to Cl 5.2.5 of your Policy.

Trading and holding events Thursday, Friday and Saturday until 11pm will inevitably give rise to problems of nuisance with noise, excess traffic and parking in a narrow lane etc.

If the Applicants wish to hold an event after 5pm they can rely on a TEN.

Opening on a Sunday is unnecessary and inappropriate.

The Applicant I believe suggests that they require long hours for the supply of alcohol as opposed to being open to the public, to allow for internet sales, but this cannot be right – internet sales can and will be fulfilled during the normal trading day. There should be no coming and going of commercial vehicles collecting such off sales late into the evening and/or on a Sunday.

3. The Applicants state that they are ‘appealing to small groups of discerning wine tastes’ – in which case there should be a condition limiting the number of people – say 12 ? - that can attend at any one time.
4. They applicants talk of serving coffee, teas and food in addition to their wines’ – how is this consistent with a small facility to support a vineyard? Although perhaps a Planning issue this suggests a wider intention – to create a café or similar but larger enterprise not connected to the Vineyard..
5. A reference is made to ‘pre-booked’ visits and tours – any attendance for tastings should therefore be by pre-booked function only with such a limit on numbers.
6. Supplying of alcohol on the premises should be limited to wine tastings only, and indeed sale and supplies should be limited to wine only – and there should be no sales of beer, cider or spirits.

7. As the Premises Licence is sought to promote the Vineyard and permit off sales – any sales - be they on or off - should be limited to wines actually grown at the premises.
8. To prevent the premises trading as a retail off licence, Off sales should be limited to a minimum of six 75 cl sealed bottles.
9. Retail (as opposed to internet or similar) off sales should be limited to persons attending tastings – there should be no “off the street” retail sales
10. To prevent noise nuisance there should be a condition that no amplified sound is permitted

Prevention of crime and disorder

11. There is no provision for supervision of sales when the DPS is absent - any person supervising the supply or sale of alcohol who is not the DPS should be the holder of a personal licence.
12. There should be the usual provision for digital CCTV recording, retained for 30 days.

As to the Protection of Children

13. There is no provision present for age verification in terms of internet or similar orders for off sales.
14. It is inadequate to simply say that staff will be trained in an over 25 policy. The premises should operate a proper ‘Challenge 25’ policy and there should be specific provision for regular training of staff in such policy.
15. There should be a limitation on when persons under 18 should be allowed on the premises.

Public Safety

16. The premises are situated on a narrow country lane unsuitable for other than residential traffic – to the north the lane is narrow but to the south it is only single track for much of the run down to the Downs. Any increase in traffic will inevitably lead not only to congestion and nuisance and disturbance but most importantly accidents, potentially fatal, involving other road users - in particular walkers riders and their horses and cyclists

This Application if granted – albeit subject to Planning Permission which I understand has yet to be obtained and having regard to your Policy – would result in the creation of a large uncontrolled licenced area in a rural situation where unlimited numbers of people could be attending alcohol lead functions – effectively “Raves” - until late into the evening and therefore must be refused .

In closing I would say to the Applicants that I regret having to lodge this representation which could perhaps have been avoided if they had chosen to consult with those living locally and who will be directly affected by these premises before doing so – but they declined to do so.

6 July 2020

A handwritten signature in black ink, consisting of a large, stylized loop followed by a smaller, more intricate flourish.