

APPENDIX 2

From: REDACTED

Sent: 06 January 2022 21:07

To: licensing <licensing@lewes-eastbourne.gov.uk>

Cc: REDACTED

Subject: Representation for REFUSAL of licensing application for Steamworks (Glynde) Ltd / The Station, Glynde Station

Dear Madam / Sir,

Reference: On/ Off sales Licensing application by Steamworks (Glynde) The Station, Glynde. East Sussex

Thank you for sending through the submitted application for The Station Glynde by Steamworks. Please consider this representation with a view to refusing the on & off sales of alcohol to the premises.

The premises is not in fact "a typical train station" (contrary to completed section 5 of application) and is quite unique as it is entirely privately owned and approximately 50% of the original plot is now a domestic dwelling (see attached property on application site plan.)

REDACTED

We have very serious concerns about the property being granted an alcohol on/off license for a variety of reasons - but essentially prior to being sold as two buildings by British Rail it was actually one. I have attached photos to try and give a sense of just how "intimate" the site is. It is also worth noting that the entire east and south aspect of the property is a live (unmanned) station platform so any/ all activity conducted on the proposed licensed site is beneath our REDACTED (north aspect of proposed application). Historically the property was an outdoor pursuits business so the hours were kept between 8- 5pm and most business conducted off site.

It should be said that we would welcome a REDACTED be it using the premises as an office or museum (previous use some years ago) but a bar is wholly inappropriate given the specifics of the site.

I understand that licensing objectives should be met so I will try to address in that fashion;

General

Glynde is a small close-knit community in the South Downs National Park. The village pub sadly closed some 3/ 4 years ago. Currently the village is served by the community led social club which has a bar opposite the cricket grounds some 200m from this site. The funds raised by the bar are used to self-fund as well as support other village initiatives (if finances allow.) It should be noted that any new on/off alcohol sales may well struggle to operate on

local custom and potentially draw business from the social club and local village store (which is also the post office.)

The applicant has not consulted with the community or us as REDACTED and we were first alerted to the licensing application when it was placed on the door. I have contacted the landlord to ask for some clarification since the licensing applications were posted, but as yet they have declined to respond. No approach has been made to the Parish Council, Glynde Estate ,or as far as I'm aware, anyone within the village.

The Prevention of Crime & disorder

We are extremely keen to reduce any incidents of alcohol charged violence on or around the station more than already occurs.

Whilst a very quiet village station we have had some serious incidents. Glynde is an unmanned station so when situations occur we do get drawn in. Most recently a drunken assault on a woman (REDACTED) resulted in REDACTED having to restrain the offender until police arrived. (approx. 2 months ago, please speak to Detective Anthony Shaw, British Transport police.) Prior to that a drunk passenger smashed the station windows, REDACTED, and ran onto the track causing a 1 hr line closure and 10 officers to attend.

Whilst relatively infrequent these events have very much affected REDACTED and all have been alcohol related.

It is inevitable that should a license be granted these incidents will increase. Police response times are not great due to overstretched resources so REDACTED typically a missed train late at night. I doubt a bar manager is going to get involved at 11.30 pm when a drunk customer misses the last (often infrequent) late train.

Whilst cctv inside the building is a sensible suggestion REDACTED

Public safety

See above.

Also, an internal door from the proposed premises leads directly onto the station platform so highly inadvisable that "all doors providing external access will be free to open" (see photo attached)

Protection of Children from Harm

It is completely unrealistic to expect any bar/ pub to not have a very significant negative impact on REDACTED from a noise pollution point of view. The only entrance, smoking area, bottling disposal, waste disposal, outside terrace seating is approximately 2 metres REDACTED. A slammed door and voices at 5pm are one thing. A well lubricated crowd having a "frank" and loud discussion at 11pm on a Monday night is quite another.

Regardless of intent it is inevitable that should a license be granted the intimate nature of this site would have a very detrimental effect on REDACTED.

I apologise if this seems lengthy but I cannot express to you how inappropriate this site is and I gladly invite you to visit and see for yourselves. Should you wish to discuss anything further, arrange a visit or have any questions please feel free to call me on REDACTED.

Lastly; given the personal information contained in this correspondence I would ask that this e mail not be made available for public viewing. If a copy needs to be displayed, please can you forward me a redacted version for approval prior to publishing. Id also be grateful if you can acknowledge receipt of this e mail.

Kind Regards

REDACTED