

REDACTED

29-31 High Street, Lewes

Licensing Officer, Lewes District Council

Southover House, Lewes

9th July 2022

Dear Sir,

Application by Apiary By Bell Limited, 29 High High Street, Lewes BN72LU

My husband and I wish to object to these applications. We are both elderly and REDACTED. All the floors above the proposed premises are residential and accessed from Howard House.

The Council has recently produced a statement of licensing policy which we have found very helpful. In particular the Human Rights Act: "right to respect for home, private and family life" and "right to peaceful enjoyment of property". Our objection relies on the following points:

1. Disturbance will be created from the proposed use from 8 am – 11.30 pm including use of the garden. This is outside the Council's normal limit in para 5.1.5. of the Council's Policy. Either the applicants have not read the Policy or they do not intend to respect it. When the shop gave a party some time ago we heard the noise and would not want this all day and every day.
2. This property is immediately across the road from Efes Kebab Chop which is open from 12 noon to midnight and does not serve alcohol. REDACTED. REDACTED regularly have people congregating there, particularly in the late evening, and sometimes arguing and revving motorcycles. REDACTED must accept some disturbance but the sale of alcohol both on and off the premises from 8 am to 11.30 is bound to exacerbate the situation in the road as people spill out from both Efes and the proposed café/bar.
3. To the rear of the property is another entirely residential block of flats which is very close to the boundary and which would be similarly affected by the implementation of the activities for which application is being made.
4. REDACTED Noise in the open air travels at night and we believe the small outside space should not be used.
5. These premises themselves are small and such an intensive use is not appropriate. An off-licence with normal retail hours would be much more suitable.

6. We are also concerned at the café element which will require noisy and unsightly ventilation to the rear of the listed building.
7. The applicant company has no history in running such premises. The company was formed in April 2021 and has been trading for three months. No accounts have been provided. The nature of the business as lodged with Companies' House is: 01490 Raising of other animals; 32990 Other manufacturing not elsewhere classified; 47910 Retail Sales via mail order houses or internet.

As REDACTED, I know it will be difficult to hold such a company and its directors to account for failings in management. Such companies are prone to cease trading if in difficulties. A company with a history and experience in licensed premises and experienced directors would at least offer evidence of good management.

For these reasons, we ask the Licensing Authority to refuse the application.

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Photo 2 REDACTED

Photo 1 REDACTED