

Crawley Borough Council
Licensing Sub Committee
Supplementary Agenda
Tuesday, 12 February 2019

Anne Maria Brown

Head of Legal, Democracy and HR

	Pages
5 Re-scanned copy of Appendix e (page 33) of original Agenda Pack	55 - 56
<p>Attached is a re-scanned copy of Appendix e (page 33), which had not scanned correctly and omitted some text.</p>	
6 Additional supporting information submitted by the Applicant (7.2.19)	57 - 62



Switchboard: 01293 438000
Main fax: 01293 511803
Minicom: 01293 405202 DX:
57139 Crawley 1
www.crawley.gov.uk

Town Hall
The Boulevard
Crawley
West Sussex
RH10 1UZ

This page is intentionally left blank

Agenda Item 5



Sussex Police
Serving Sussex

www.sussex.police.uk

West Sussex Division
Neighbourhood Licensing Team

West Sussex Licensing Team
Centenary House
Durrington Lane
Worthing
West Sussex
BN13 2PQ

Tel: 01273 404 030

Email: WS_Licensing_WOR@sussex.pnn.police.uk

17th January 2019

Mr Mike Lyons
Alcohol & Premises Licensing
Planning & Environmental Services Dept
Town Hall
The Boulevard
CRAWLEY
RH10 1UZ

Dear Mr Lyons,

RE: APPLICATION FOR VARIATION OF THE CLUB PREMISES CERTIFICATE FOR CRAWLEY MASONIC CLUB, CRAWLEY MASONIC HALL, IFIELD GREEN, CRAWLEY, RH11 0LZ. LICENSING ACT 2003.

I write on behalf of the Chief Officer of Police for Sussex to raise a representation in respect of this variation application on the grounds of the protection of children from harm.

This is an application to extend the hours for the supply of alcohol until 01:00 with opening until 02:00 Monday to Saturday and 22:30 and 01:00 respectively on Sunday evenings.

It is noted that there are no conditions on the existing licence. Sussex police have no issues whatsoever or any concerns about the premises or this variation application to increase the hours. However we note that currently there are conditions under annex 2 of the licence.

Sussex Police Headquarters
Malling House Malling, Lewes, East Sussex, BN7 2DZ

Telephone: 101 | 01273470101

This page is intentionally left blank

Agenda Item 6

To Whom It May Concern:

Please find below some notes concerning our application, we have touched on the main points of representation from local residents.

For everyone's general information, the masonic year runs from October until April, the hall in Ifield Green is largely unused between the months of May to October.

The bar in the hall is used approximately 60 times per year, when meetings are held. The extension we are applying for is to allow our members to buy a drink and have a chat after a meeting. From time-to-time our meetings run late and the opportunity for this is greatly reduced, due to our current certificated hours.

Please see **appendix 1**, this is a letter sent to residents surrounding the hall prior to the submission of our application, we received 5 e-mails outlining concerns, all communications received concentrated on the parking situation around the hall, we have detailed below our attempt to tackle this concern. One other resident mentioned potential disturbance from the hall, we replied; outlining the intended use of the extended hours, the hall will not become a late-night club or any source of disturbance. All representations made to us prior to submission of the application were considered and replied to.

Two of the representations received were contacted by our hand delivered letter, neither of them contacted us directly to voice their concerns.

Parking

We acknowledge the parking issues in the vicinity of the hall, as such, an email has been circulated to the lodges meeting at the hall (**see appendix 2**) requesting they park considerately, respecting the local residents' driveways, and where possible to use the Ifield park's car park.

One representation mentions 'residents parking' to our knowledge there is no designated residents parking, only public highways and lay-bys.

Another representation mentions the extension negatively affecting the safety of children using the ATC, Scouts, Doctors and Schools; the ATC and Scout halls are situated in Friston Walk a quarter mile from the hall, the other side of Warren Drive to the south, the nearest School being St Margaret's, is 0.4 miles from the hall, the extension of our certificated hours will not affect these facilities

The extension sought will have minimal, if any impact on the parking issues around the hall.

Late night events causing a public nuisance and an increase in crime:

Of the years the hall has been operating, there have been no complaints to any local authority, as confirmed from the local authorities reports.

Freemasons do not have a reputation of being disorderly or being engaged with crime. The term 'events' could also be described as inaccurate, at our regular meetings we do not have

Agenda Item 6

music or any behaviour that could be construed as disruptive, the evenings at the bar usually consist of conversation at the bar with a beer or glass of wine.

Letting of the hall to the public will lead to public nuisance

Firstly, the hall cannot be rented to members of the public, only to members of the club.

In the past twelve months, the hall has been rented twice:

- 13th of October to a member for a 50th anniversary
- 27th of October to a member for a small family gathering

There were no complaints received following these 2 occasions.

When the hall may be let out to a member, there is an agreement that music is not played loudly as to cause a nuisance. The member using the hall, in conjunction with our trained bar staff, are responsible for the conduct of the persons attending.

Littering and people smoking, causing a nuisance

We have recently constructed a designated smoking area to the north side of the building to minimise this. Further discussion of the final touches to this area is due to be discussed this evening (12Feb2019) at our committee meeting. The area was chosen to cause least disturbance as there are no residential properties immediately neighbouring the north side of the building, it faces the doctor's parking area. **(Please see Appendix 3)** This concern has also been addressed in the email to residents in **Appendix 2**

Taxis and vehicles will cause a noise disturbance

As set out in our letter to residents, we will be requesting that taxis do not wait directly outside the hall, but to park considerately with engines off to minimise noise pollution, United and Alpha will be contacted to this end.

One residents claim: "our daughter's bedroom window overlooks the hall and it will be too noisy"

We have attached an annotated aerial image of the location (**Appendix 4**) clearly showing; the hall (in red) is a good distance to the southwest of the complainants' property (green), whose rear elevation, not only faces north west but the property is separated with another semi-detached property (blue) and a block of garages (yellow). Also see in the Appendix below an image taken from off the hall from the garage block, this rear elevation has no openable windows or doors, the bar and entrance to the hall are on the opposite end of the building. We do not accept the claim on this basis.

Agenda Item 6

Appendix 1



Crawley Masonic Hall



Dear Local resident,

We at the Crawley Masonic hall, located next to the (Langley Corner doctors' surgery) are currently in talks with Crawley Borough Council with a view to extending our licensing ours. We wanted to engage with the local residents to make them aware of the reasons for doing so and supply you with a point of contact, to voice any concerns you may have before we make the application.

We are a **members' only** club, and the bar within the hall is for **members only**, and will remain as such. We like to think of ourselves as an integral part of the lfield area and we respect the views and concerns of its residents.

The Extension for which we wish to apply, will see the sale of alcohol being extended to 0100 and the opening hours of the hall being extended until 0200.

The reason for this application is that some of the lodges that meet at the hall have meetings that occasionally run until after 2230 and the members of those lodges would like to enjoy a beer or a glass of wine after, something that our current certificate doesn't allow us to do.

Rest assured this extension will not be used after every meeting, at present the bar is rarely used to its current certificated hours, most meetings are finished and members have vacated the hall before closing time. Our Masonic year runs from October to April, therefore no meetings take place during our summer break, unless in the event of a special function. (The last one being in the summer of 2017)

As I'm sure you'll agree our members are not known for anti-social behaviour or for causing a public disturbance, however to ensure this continues, members will be requested to adhere to the following conditions:

- Smoking is only to take place at the designated smoking area at night time (being the side alley between the hall and the doctors car park)
- Taxis collecting members are requested to wait in areas that cause the least noise/disturbance to local residents (United & Alpha cars will be advised to this end)

These requests will be clearly displayed in the bar area and communicated to each member that attends the hall.

We hope you understand the reasoning for our application and hope we have put any concerns you may have to rest. If you have any concerns that we haven't addressed please don't hesitate to contact Adam our 'Hall management committee member' with ANY concerns you may have either by telephone on 07742775996 or by email at humpa009@hotmail.com

Kindest Regards,
Adam,
Crawley Masonic Hall committee member.

Agenda Item 6

Appendix 2

Below is the email sent to the secretary of all lodges meeting at the hall, that email has been cascaded to all members.

"Dear All,

As you are aware, a recent application was made to the Council to extend the opening hours of the bar in the hall to enable our members to enjoy a drink after their meetings.

As a part of the process local residents are invited to voice any concerns that they may have in relation to the application.

There have been a few responses from resident and although they do not directly relate to the licensing application I think it is still important that we address these issues in order to be considerate neighbours and upstanding members of our community.

The local residents' concerns can be broken down into four main areas of concern:

1. Parking - A few comments have been made about people not parking in a considerate fashion in the vicinity of the hall. although I do not believe that any of your members are parking illegally or dangerously (I have spoken separately to the caterers), I feel that it would be prudent to ask members to think about the impact they have on local residents when parking. Perhaps we could respectfully request for as many people as possible to utilise the car park by the playing field just a short distance from our front door.

2. Smoking - We now have a smoking area to the side of the main hall accessed via the fire exit located on the left-hand side. Please could we request wherever possible that members use this area rather than smoking out the front of the building so as to minimise the impact on local residents via cigarette butts (which should be put in the receptacles provided) and noise.

3. Taxis - Some residents have mentioned about taxis leaving their engines running and thus creating a noise pollution problem. I feel that this could best be avoided by asking members who are leaving by taxi to be ready when their taxi arrives and get in ASAP or even to ask them to meet them a little further up the road say outside the doctors where there are less houses.

4. Noise - Some residents were concerned that extended hours would lead to more noise at the venue. I do not believe that this would be the case due to the reserved nature of our events and the fact that we do not hire the hall to any one that is not a member but would ask that when members are leaving they just bear in mind that our neighbours may be sleeping so do so as quietly as is possible.

Whilst I understand that the brethren are not legally required to follow these directions, as none of them are in any way acting illegally or immorally I would like to remind everyone that we should be attempting to hold ourselves to a higher standard as both men and masons and ensure that the perception of us in our local community is positive.

I trust that will have no problems in circulating this information amongst the members of your individual lodges and chapters.

Kind Regards,

Ryan Smith
Company Secretary
Crawley Masonic Hall Limited "

Appendix 3

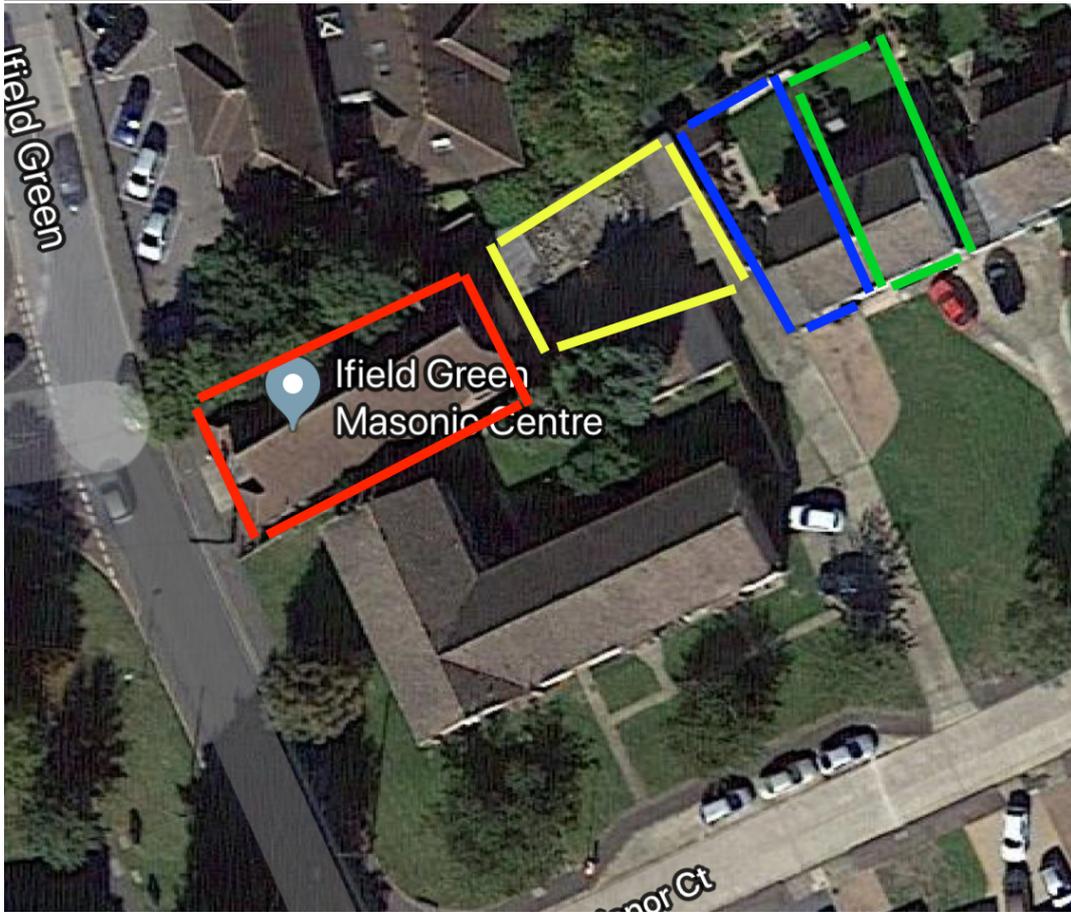


This smoking area has recently been erected to accommodate smoking members, the email you will see in **Appendix 2** requests that members are to use this area when smoking, to minimise the disturbance to local residents.

Although useable; this is not the finished article, it has some final adjustments to be made. These adjustments are being discussed at tonight's (12FEB19) committee meeting.



Appendix 4



- Red: Crawley Masonic Hall
- Yellow: Garage Block
- Blue: 1 Old Manor Ct
- Green: 3 Old Manor Ct (complainant)



Rear elevation of the hall, as shown from the garage block. Note: The bar and entrance are on the far (opposite) end of the building as viewed from here.