

**TO: Members and Substitute of the  
Licensing Act Sub- Committee**

**(Copy to recipients of Licensing Act  
Sub- Committee Papers)**

**Our reference** DL/HT  
**Your reference**

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2 June 2015

Dear Councillor

**ST EDMUNDSBURY LICENSING ACT SUB-COMMITTEE - WEDNESDAY 3 JUNE  
2015**

Please find attached two statements produced by the applicant in connection with the Application detailed below, to be considered on Wednesday 3 June 2015 at the meeting of the St Edmundsbury Licensing Act Sub-Committee.

**Agenda      Item  
No**

5.                    **Application for new Premises' Licence - Brazilia Night Club, Station Hill, Bury St. Edmunds IP32 6AD (Pages 1 - 4)**

Late papers

David Long  
Committee Administrator  
for Head of HR, Legal and Democratic Services

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S.R.Smith  
50. Newmarket Road  
Bury St. Edmunds  
Suffolk  
IP33 3SN

29th May 2015

Licensing Team  
St. Edmundsbury Borough Council  
West Suffolk House  
Bury St. Edmunds  
Suffolk  
IP33 3YU

Dear Sir/ Madam,

Application Number 011841 by Brazilia Nightclub Limited for the grant of a Premises License

I feel it worthwhile taking into consideration the background to this application.

As one of the landlords of the property that contains the Vision Bar on Station Hill we were introduced to Luke Watson and Conner Marks who were interested in leasing the establishment after the previous tenants vacated our property.

Luke Watson has successfully managed the Innocence Nightclub in Newmarket for a number of years and the recommendation was actually made to us by a member of Suffolk's Police Licensing team who rated Luke as an extremely competent administrator and no nonsense manager in this type of business. Conner has years of experience in organising and promoting night club functions in various parts of the country.

After meeting both men it was obvious to us that they were the ideal team to run Vision which had then only been closed for a couple of weeks. We felt that they could both offer a level of management and experience that neither the Vision Bar or Brazilia had enjoyed for years.

We negotiated a deal for them to lease the Vision Bar for a minimum of three years with an option to extend after the initial term. Almost immediately after terms were agreed an offer was made to buy our property for redevelopment and cutting a long story short to take the matter further we were obliged to find somewhere to relocate the nightclub operation.

I suggested that Brazilia might be available short term and once again getting to the point with the offer of assistance from us Luke and Conner agreed to operating their business from Brazilia instead of Vision. The terms of occupation of Brazilia allows the landlord to give notice to vacate at the end of the first year. With the two tenants that occupy the majority of the main building connected to the Brazilia area currently making arrangements to move elsewhere we expect the building to be available for night club activities for months not years.

There is in Vision still a licensed late night bar on the hill and the only reason that has not been open is because of the ongoing situation as explained, although contrary to rumour the Vision site has not as yet been sold.

We were of the view that as the choice was to Brazilia being opened short term and only for two nights per week or Vision being open in the longer term for a number of nights each week then there was unlikely to be any objection from residents. The Vision Bar licence was renewed this year with the intention to reopen if Brazilia did not and to surrender the Vision licence permanently if Brazilia did open.

It should be obvious to most people that these premises are coming to the end of their working lives on both sites on the hill and the licence on the hill being transferred across the road to Brazilia affects no one but does solve a problem.

What Luke Watson and Conner Marks are looking to achieve from this short term exercise is show the local authority that they can run a successful nightclub operation in Bury competently and make it easier for them if they can find a suitable long term location in the town to move on to when the developers move in.

Yours faithfully,

S.R.Smith

Brazilia Nightclub Ltd.  
c/o 50. Newmarket Road  
Bury St. Edmunds  
Suffolk  
IP33 3SN  
1<sup>st</sup> June 2015

Licencing Team  
St. Edmundsbury Council  
West Suffolk House  
Western Way  
Bury St. Edmunds

Dear Sir/ Madam,

Concerning the letter from St. Andrews Street (N) resident Kate Laybourne regarding the licencing application for Brazilia Nightclub, I would like to offer my thoughts so that there is a balanced view to this objection.

With myself having a good knowledge of St. Andrews Street North and my family having been associated with the street for over 70 years, through living there and running businesses, I have a different view to that of the objector. During all our years of association with St. Andrews Street North, and with some family still living there now I can only recollect damage being done to any of their vehicles once, and that was over 35 years ago. With my knowledge of the street and experience I find anybody suggesting that their vehicles were regularly damaged every week while Brazilia Nightclub was open quite a statement, although I greatly sympathise with them if this is the case.

We do understand that there are individuals that do seem to enjoy this mindless sort of damage, but it should be appreciated that these individuals will still be somewhere out and about in the town, drinking and causing problems whether Brazilia is opened or not.

As potential operators of the club we can only inform you that we intend to upgrade the CCTV inside and outside of the club, but of course we cannot cover areas beyond our premises. We do feel that these sorts of problems often occur because of excessive drink and feel that some licenced premises do not do all they can to ensure customers leave their premises in a 'fit and sensible' manner. We do intend to keep a watchful eye at our premises to ensure customers do not drink to excess. Customers who arrive already intoxicated will not gain entrance to our premises.

I would point out once again that one of the two nightclub premises on the hill will be allowed to trade from there until the expected redevelopment work starts, and it is just a case of which one. So I think Brazilia being the one that would just trade two nights of each week should not be a problem to anyone, cutting the potential opening nights on the hill from a possible seven nights a week to just two.

The management of which ever premises is used will offer the same entertainment to customers and will attract a similar number of people to the hill which we feel make this an unnecessary objection.

Yours Faithfully,

S. R. Smith

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