

February 13, 2018

Business Regulation and Licensing Team
Forest Heath District Council
College Heath Road
Mildenhall
Suffolk
IP28 7EY

Dear Sir

**Application for a premises license Licensing Act 2003 – Regent Place, 122 High Street
Newmarket, Suffolk CB8 8JP**

I am writing with reference to the Regent Place Group Ltd application for a license at the premises adjacent to residential flats at 124 High Street.

I would **object** to the application on the grounds that it will cause a nuisance to residents in Flats 1 to 6, 124 High Street due to noise late at night as well as to other adjacent residential properties.

The basis for this objection are:

The prevention of Public nuisance

The prevention of crime and disorder

Further related objections as stated below

The license contains the provision for a total of 35 nights per year of the premises staying open until 2.30 am for each of the following –

Live Music

Late night refreshment

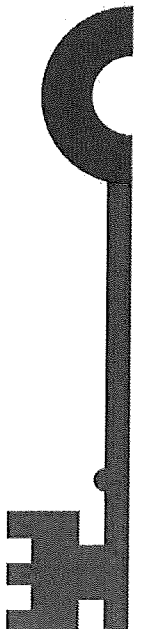
Sale of alcohol

Total hours open extension

The intent would therefore appear to be to create a late night entertainment venue in the centre of Newmarket High Street rather than a restaurant as stated on the planning application(DC/17/2619/FUL).

Should the above late opening provisions run concurrently, it would mean that the premises could be open for a total of 140 days per year, with the presumed addition possible of bank holidays. Should the hours for each of the reasons stated be argued to be over a full 24 hour period, then the allowable days for opening until 2.30 am would increase to 280 days in a year.

A further objection to the content of the application would be to the sale of alcohol and food to be taken off the premises, which will cause both litter and disturbance in the surrounding area.



The planning permission documents (DC/17/2619/FUL) do not make any reference on the plans to an outside area (which is shown as being un-surveyed) however the plans with this licensing application show an outside bar and area, with open access to New Cut.

Use of this area will cause disturbance to the amenity area of the flats 1-6 at 124 High Street as well as late at night to the flats that are at the gable end of the building and other residential properties including those of the Suffolk Housing Association at The Pightle, Rockingham Villas, 1-4 New Cut and those residential flats at 120 High Street.

It is believed that a late night live music venue will have a detrimental effect on the residential properties in the immediate area, and will reduce their ability to achieve full market rental value.

I would strongly suggest that prior to licensing the council compares the Planning Application with the Licensing to ensure that in granting a license, they do not inadvertently allow a night club venue to be licensed in the middle of the High Street.

Conditions to the license would mitigate the above objection which would be:

Opening hours restricted to 1 a.m.

Live Music restricted to up to 12 midnight

No "off site" sales of food or alcohol

No outside drinking area.

Fire escape access only to New Cut from the site.

Yours sincerely

John Johnstone