
From: [REDACTED]
Sent: 06 January 2020 10:03
To: Licensing
Subject: chipstead golf club

Categories: Premises Related

I wish to object to the licensing application by Chipstead Golf Club.

The requested hours are much too late for uses normally associated with a Golf Club.

With the addition of live music and films, there is a clearly an implication for considerable late night road traffic and the resulting disturbance in this quiet village will be unacceptable for many residents.

Yours sincerely

From: [REDACTED]
Sent: 07 January 2020 19:48
To: Licensing
Subject: Chipstead golf club
Categories: Premises Related

I sent an email on 5 January objecting to the application by Chipstead Golf Club for extended hours .

My objection is that the very late hours being sought, along with live music and films will cause disruption for nearby residents in our quiet village.

It appears you need my address which is

Sent from my iPhone

From: [REDACTED]
Sent: 05 January 2020 16:11
To: Licensing
Subject: Fwd: Application Reference 19/04828/LAPREM - Chipstead Golf Club

Categories: Premises Related

As we appear to be unable to log our objections on the licensing webpage today - 5th January - for this application, we are sending them to the licensing email address.

Application Reference 19/04828/LAPREM - Chipstead Golf Club

We referred to a copy of the Council's Licensing policy in reviewing this application so that we were clear on RBBC's expectations and the Home Office guidance. With both these documents in mind, our comments and objections are as follows:

Lack or misleading information

(a) There were no details of this application available on the Council's website except for 2 floor plans and a contact helpline number for the first 24 days of the 28-day consultation period. The application dates on the website for consultation were from 10 Dec to 7 Jan though the printed notice said 6 Jan. However, it was not possible to view any details of the applications on-line or obtain any information from the helpline number. Licensing were alerted to this issue on 2 January 2020 and the details were then available on line the next day, 3rd Jan, giving residents only 3 days to review and send in comments. This is insufficient time to consider this application properly and not the 28 days that should have been allowed.

(b) The information provided on the Council's website for this application is incomplete, contradictory and misleading. The floor plans in support of the application show the areas for the additional activities - live music, recorded music, performance of dance, late night refreshment and supply of alcohol but do not show where films will be shown given that the showing Film forms part of the application. Performance of Dance, on the other hand is shown on the floor plans but is not on the application form as an activity that is seeking to be licenced.

Page 19 of the application, it is assumed is meant to be the statement of how the applicant plans to meet the licensing objectives in the light of the extension to hours and the additional services to be provided. However, this page would appear to be only part of an appendix. It starts in the middle of a sentence, has some partial explanatory points on it but on its own is unhelpful and not an adequate supporting statement. It is important that the information provided is not incomplete or misleading.

Public Safety

(a) Although this is a Member's Club, the application is for a Premises licence ie. such that the general public can use the premises at any time. The opening hours for the various activities for which the applicant is seeking a licence are far too broad and are over and above what one would expect both for the premises and for its location in a residential area in the Green Belt – this is not a hotel in a city centre.

(b) The application has little in the way of any details showing what measures the club will take to promote public safety in the management of the additional activities it is proposing to provide or mitigate their impact on the residents that are its close neighbours. There is no information on what the demand is for the services it is proposing or how the organisation plans to manage it whether it has sufficient staff, security, car parking or facilities for the extended hours to 3am in the morning especially for the sale of alcohol. Does Chipstead really want a reputation for a place where people can drink until the early hours, any day of the week?

(c) The Golf Club is not a residential property so all customers will need to travel to and leave the location by car. It is not a suitable location for many of the activities listed on the application especially if they are outside and until 3am or for late night/ early morning drinking on a regular basis as following which customers will be leaving by car at 2am and 3am in the morning.

Prevention of Nuisance

(a) In terms of the extended activities there is no information on the measures that will be taken to avoid nuisance in fact quite the contrary the extended activities would appear to be designed to cause nuisance:

(i) Film shows - it is stated are to be screened both inside and out, though no indication of where they will be shown is indicated on the attached floor plans. Although end times vary over the week, basically it is stated that operating hours will be from 8am to between 1am and 3am the next morning. The films are said to be of sporting events only but this of course cannot be guaranteed. I would question what benefit there is of films, sporting or otherwise, being broadcast outside in the early hours of the morning, throughout the week in a residential area.

(ii) Live music, is to be broadcast inside and out, the hours stated are from 23.00 hrs to 3 am the next morning. Broadcasting live music at these hours outside or inside would cause the maximum nuisance to the Golf Club's many residential neighbours. The timings are the same for Recorded music and Late Night Refreshment, both of which are to be provided both inside and out.

(b) As regards alcohol sales, for consumption on or off site, the hours are stated as from 8am to 12.30 Mon to Wed and Sunday; 8am to 1.30am the next morning Thurs & Fri and 8am to 2.30 on Saturday. The advisability and need to sell alcohol during the week in the morning and for such an extended period of time on other days of the week into the early hours, in a residential area, has to be questioned. In addition, these extended hours are completely at odds with the normal licensing hours of surrounding establishments.

(c) The application refers to 20 events per year where an extension on hours for all activities including supply of alcohol is sought until 3am, these events can take place on any day of the week. Although it is recognised that some extension to standard operating times may be required when a function is being held, extending activities to 3am as standard is excessive.

(d) The Golf club is seeking an extensive increase in its operating hours throughout the year. The proposed hours extend well beyond what is necessary or reasonable and, if adopted, could have a detrimental and adverse impact upon the Club's nearby family residents. The proposed hours are wholly inappropriate for premises in a residential and rural setting.

Protection of children

(a) There is an active youth section at the Golf Club ages range from as young as 4 – the application gives no real details of the measures that are planned to ensure the protection of children in view of the extended activities proposed such as film shows from 8am and given the application is seeking to extend the sale of alcohol from 8am in a morning.

In summary, this appears to us to be a formulaic application seeking only to maximise the extension of operating times and saleable activities. No consideration would appear to have been given to the Club's residential location or the impact the proposed changes might have on the community. This is a small local Golf Club set in a quiet residential part of the Green Belt and any extension to hours or activities has to be set in that context and be realistic for that context.

Regards

-----Original Message-----

From: Licensing <Licensing@reigate-banstead.gov.uk>

Sent: Sat, 4 Jan 2020 1:08

Subject: Automatic reply: Application Reference 19/04828/LAPREM - Chipstead Golf Club

Thank you for your email which has been received by the licensing team.

We aim to respond within 10 working days although there may be occasions when this may be a little longer.

We will be grateful if you do not telephone us (or resend your email) as this will prevent us from dealing with enquiries and cause additional delay in replying to you.

Private Hire and Hackney Carriage drivers - If you are notifying us of a change of name, address, number plate, points or other circumstances, this will NOT be actioned by email - please do so online by clicking [here](#)

Please be prepared to enter the details of all the licences you have with us and to complete the requested fields fully.

From: [REDACTED]
Sent: 05 January 2020 10:57
To: Licensing
Subject: Chipstead Golf Club Extension of licensing hours

Categories: Premises Related

Dear Sir or Madam,

I write as a resident of [REDACTED] who's property backs onto the golf course.

Whilst I understand that an occasional extension of the licensing hours to 1am wouldn't be too obtrusive, I think 3am is unacceptable.

My neighbours who live close to the Club entrance would be particularly disturbed and those at the East end of Walpole Avenue close to the actual Clubhouse.

A reasonable number of 1am lettings would perhaps be a suitable compromise.

Yours sincerely

Sent from my iPhone

From: [REDACTED]
Sent: 04 January 2020 18:32
To: Licensing
Subject: Chipstead Golf Club extending licencing hours - OBJECTION

Categories: Premises Related

Hello there

We have just been made aware of Chipstead Golf club's proposals to extend their licensing hours to as late as 3am

Whilst, everyone in the village genuinely wants the Golf Club to do well, such a late night licence is not a lot all appropriate for a very quiet residential country lane.

There are many young families in very close proximity and music etc can already be heard in the bedrooms facing the golf club and there are already functions that are past midnight, any later would really cause a disturbance.

There are not any obvious transport links at that time of night and we have had several instances of people causing disturbances and knocking on the door in the small hours because they are lost and there are no street lights in the area.

Also, I do not believe that many neighbours actually know about this application and I'm sure that there would be many objections if they did.

Kind Regards

Sent from my iPhone

From: [REDACTED]
Sent: 04 January 2020 18:12
To: Licensing
Subject: OBJECTION to Chipstead Golf Club extension of hours to 3am

Categories: Premises Related

To whom this may concern,

I have just heard that Chipstead Golf Club is trying to extend their opening/licensing hours to 3am!

I am completely aghast at this and would like to register my objection. We are already disturbed till 1am by the music, and tolerate it because we believe they have a right to make a living by holding parties (once in a while and within reason) - but 3am in a solely residential, very quiet rural area is madness! I also wonder why this plan has been keep very quite, if we don't use the bridal way that runs through the golf club we would not see the message regarding this proposed change. How is this fair to residences of Chipstead whose houses are close to the Club house?

We recently found a very drunk person in our flower beds at 1am - which was very scary. I regret now not calling the police - because it wasn't the first time.

I think the current licensing is acceptable anything later would cause too more discomfort and disruption to our village.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 04 January 2020 16:58
To: Licensing
Subject: Chipstead Golf Club licensing extension application

Categories: Premises Related

Dear Sirs

I am writing with respect to the application by Chipstead Golf club to extend their licensing hours. I understand until 3am on Saturdays.

I am a member of the club and I do want to see the club thrive but am concerned that late night noise and traffic would be unacceptable. We already have to keep our windows closed in the summer if there is an occasional late party at the club. We do not mind if this is occasional but if the new licence allowed late opening and music every weekend particularly in the summer we would find this unacceptable.

Kind Regards

tel:

[REDACTED]

From: [REDACTED]
Sent: 04 January 2020 15:52
To: Licensing
Subject: Application by Chipstead Golf Club Ltd for new premises licence

Categories: Premises Related

Sir

I would like to put on record my objection to the proposed new licence that has been applied for by Chipstead Golf Club Ltd. I understand that the application seeks to extend the licensing hours, permit live music and the showing of films up to the early hours of the morning, the latest being to 3am on a Saturday. As a resident of How Lane and Chipstead Village I am concerned on a number of fronts:

1. An increase in the amount of noise, especially late at night
2. An increase in the amount of early morning traffic movements coupled with an increase in the amount of traffic noise

The Golf Club is in the middle of a quiet, rural village and such changes will have a direct impact on the quiet enjoyment of those residences surrounding the golf course.

It would appear that the new licence is more akin to the requirements of a Night Club, not a Golf Club.

I accept that some extension of the current hours may be appropriate but the current proposals will change the nature of the use of the Golf Club and will have a direct and detrimental impact on the residents of the Village, both those who adjoin the golf course and those living on the roads leading to and from the club

Yours faithfully

From: [REDACTED]
Sent: 04 January 2020 10:52
To: Licensing
Subject: CHIPSTEAD GOLF CLUB APPLICATION

Categories: Premises Related

I wish to formally object to the application by the above to extend the permitted hours for the sale of alcohol and the playing of music. The Club's proposals, if permitted, would be seriously detrimental to the ambience of this quiet rural neighbourhood because of the late night noise and traffic which would inevitably result.

It is difficult to understand why the Club should be requesting such large extensions unless it is in the hope of obtaining a more modest increase in permitted hours.

I therefore request the Licensing Officer to reject this application.

Please address replies to [REDACTED] even if this differs from my sending address.

From: [REDACTED]
Sent: 04 January 2020 10:33
To: Licensing
Cc: [REDACTED]
Subject: Fineman - formal notification of my objection to the application by Chipstead Golf Club for a new Premises Licence

Categories: Premises Related

Please accept this email as formal notification to you of my objection to the application by Chipstead Golf Club for a new Premises Licence.

The proposed hours for the sale of alcohol and the provision of music extend a long way beyond what is necessary and, if adopted, would be detrimental to the peace and tranquillity presently enjoyed by residents nearby.

The proposed hours are wholly inappropriate for premises in such a setting - a quiet country village.

I view the proposed extended hours as unnecessary and extremely detrimental to the welfare of the surrounding community.

Some extension to the existing hours might be justified and may be appropriate but the current proposals are most certainly not.

From: [REDACTED]
Sent: 04 January 2020 09:45
To: Licensing
Subject: Chipstead Golf Club

Categories: Premises Related

Please accept this e mail as formal notification of my objection to the application by Chipstead Golf Club for a new Premises Licence.

The proposed hours for the sale of alcohol and the provision of music extend well beyond what is necessary and, if adopted, could be detrimental to the peace and tranquility presently enjoyed by nearby residents.

The proposed hours are wholly inappropriate for premises in such a setting - a quiet country village.

I am a member of the Golf Club and I view the proposed extended hours as unnecessary and extremely detrimental to the welfare of the surrounding community.

In my view, some extension to the existing hours may be justified and appropriate but the current proposals are certainly not.

From: [REDACTED]
Sent: 03 January 2020 18:23
To: Licensing
Subject: Comment on Licence Application - 19/04828/LAPREM

Categories: Premises Related

Application Ref - 19/04828/LAPREM

Name -

Address -

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - We live in a quiet area and do not want to be disturbed by music and cars early in the morning. Midnight seems a reasonable balance between the needs of residents and capitalism.

From: [REDACTED]
Sent: 03 January 2020 17:26
To: Licensing
Subject: Comment on Licence Application - 19/04828/LAPREM

Categories: Premises Related

Application Ref - 19/04828/LAPREM

Name -

Address -

Phone - [REDACTED]

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - Chipstead is a quiet village on the borders of London. The proposal to have extended hours during the whole week is not in keeping with the peaceful neighbourhood. Noise from music and motor vehicles especially after midnight will disturb neighbours. It appears that the idea is to make the golf club into a night club, this would not fit in the neighbourhood.

From: [REDACTED]
Sent: 06 January 2020 15:58
To: Licensing
Subject: Application reference 19/04828/LAPREM-CHIPSTEAD GOLF CLUB

COMMENT ON THIS APPLICATION:

We strongly object to the above application on the following grounds

-public safety. - Chipstead's lanes are narrow and unlit at night. The increased number of vehicles could endanger residents' personal safety or property especially after long night's drinking at the club.

- the prevention of crime and disorder - Chipstead is a quiet village close to London. Extended hours are unreasonable as the noise from the music and cars would disturb the residents and prevent them enjoying peace and quiet in their homes even in early hours of the morning - (even until 8.am. ! on occasions) The night-club hours are not suitable in still-semi-rural Chipstead village. Indian events such as Diwali or weddings could attract hundreds of people thus increasing the traffic on the roads and noise in the village.

Sent from my iPad [REDACTED] and [REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 03 January 2020 16:43
To: Licensing
Subject: Comment on Licence Application - 19/04828/LAPREM

Categories: Premises Related

Application Ref - 19/04828/LAPREM

Name -

Address -

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - Chipstead is a quiet residential village with many houses, including our own, adjoining or in close proximity to the Golf course and the Club building. The very late extensions sought are likely to create considerable extra noise and traffic disturbance into the early hours, and could also cause considerable sleep deprivation. Whilst we support reasonable measures to help the Golf Club achieve financial viability, this must not be at the expense of such potentially unreasonable sleep and other disturbance for local residents.

From: [REDACTED]
Sent: 08 January 2020 23:16
To: Licensing
Subject: Re: REF: 19/09414

Since we have been given a brief opportunity for further research, I would wish to add the following to my original submission for consideration by the Council Committee:

'From a rapid telephone survey, the requested extension timings would appear rather extraordinary and dramatically at variance to those in place at other similar local licensed establishments I approached - and indeed with what I understand is the Chipstead Golf Club's own existing members' licence. It is not clear what justification there could be for such a potentially disturbing and major change to be permitted given the substantial and frequent daily public nuisances which might well result for local residents long into the early hours - not forgetting also on warmer summer days/evenings - within the very quiet residential village surroundings of Chipstead.

The two nearest local Chipstead pubs I approached tell me they do not open before 11am in the morning nor have normal hours beyond midnight on any day of the week. In the case of the White Hart they say they only have one special extension each year on New Year's Eve until 1.30 am but do not seek any more in order not to cause noise and other general nuisance to Chipstead residents late at night. The Ramblers' Rest told me extensions sought are on a one-off basis until 1 am, and are usually around 3 or less per annum. For both pubs therefore very few and never as late as 3am.

Surrey Downs Golf Club - the nearest Golf Club to the Chipstead one - tells me they follow a similar and considerate late-night closing and special event approach.

The requested public licence extensions for music, drinking and films for every Saturday of the year to 2.30/3am, together with up to 20 similar special events per annum also to 3am (New Year to 8am!), and with similar potential situations well beyond midnight also every other night of the year means that the potential for extra noise, traffic and other public disturbance or aggravation across the village could prove highly disturbing. Such late and numerous extensions would seem akin to those which might be sought by a discotheque or night club in a city centre but seem totally inappropriate in the middle of a quiet residential village in the Green Belt very late at night.

Opening this late and this often with a full public licence including the potential sale of take-away alcohol could clearly also result in a very different type of clientele into the early hours - a potential control and management problem very different to that under the much more restricted members' licence today. Such late-night establishments can bring about considerable noise and other public nuisance extending well beyond already very late nominal closing times and across a much wider area as customers start to head home or continue celebrating elsewhere. In the case of Chipstead with very little late public transport this could then mean also going through the middle of the village to Coulsdon South or other transport routes, leading to the possibility of wider sleep disturbance for those then also affected.

Conversely the expansion of many of the licensed activities to 'outside' as well as live/recorded music from 'inside' the club with doors and windows open up to midnight on a warm summer's day or evening may inevitably also create public nuisance to those residents close by seeking to enjoy their gardens and terraces peacefully.

I was told by the Senior licensing officer that the owners of the Golf Club had had a pre-application meeting with her, during which she had also advised they should consult with local residents before making this application. Neither I nor any resident or other member of the Residents' Association I have spoken to is aware of this having been done, indeed a widespread consultation might very well have caused the Club to reconsider the application before submitting it in the current so extreme and catch-all form.

In my opinion therefore this application as it stands would seem extraordinarily inappropriate, inconsiderate and therefore unacceptable, both in the extent to which it is out of keeping with local licensing practice and no matter how well managed, with the worrying potential for severe and very much increased public nuisance almost every night of the year - on at least 70 occasions almost throughout the night (and even day in the Summer), within the surrounding quiet residential village neighbourhood. If it was not intended for all these facilities, daily extensions and special event licences to be fully exploited, it should have been presented in much cut-down form ab initio. Any public or other licence granted should instead follow the much more restricted, sensible and considerate pattern of the other current local licences you have previously granted to similar establishments.'

8/1/20

Sent from my iPad

From: [REDACTED]
Sent: 03 January 2020 15:44
To: Licensing
Subject: Comment on Licence Application - 19/04828/LAPREM

Categories: Premises Related

Application Ref - 19/04828/LAPREM

Name -

Address -

Phone -

Email - [REDACTED]

Wants to - Object to the Proposal

Comments - I would like to object to the application due to the increase in noise and traffic at antisocial times of the night. The noise problems would be bad enough in the cooler months but exacerbated in warmer weather when windows are open and people outside. A quiet village doesn't seem the ideal place for late night entertainment.

Dear Sirs,

We are writing to object to the above licensing application, on the following grounds:-

Firstly, we are situated next door to the Golf Club, and we are always aware of any late night activities at the Golf Club. Noise, from

loud music and voices, and cars, is apparent. Whilst such occasions are very rare, they are disturbing. We do not welcome regular disturbances as described, and strongly object to their increase.

A further consideration must be with regard to the narrow lanes that lead into and out of the Golf Course. They are not especially safe, even in daylight!

Yours faithfully,

~~XXXXXXXXXX~~ (14/5)



From: [REDACTED]
Sent: 06 January 2020 14:44
To: Licensing
Subject: Application for a premises licence at Chipstead Golf Club.

Categories: Premises Related

Sirs,

I am a resident of [REDACTED] close to the entrance to the Golf Club.

I object to the grant of a new premises licence with extended hours.

The new owners of the club make no secret of the fact that they want to turn the premises into an entertainment venue. This change will substantially increase the volume of late night traffic along How Lane which is in most part a single track road. Along with traffic noise playing music at a volume sufficient to satisfy revellers until the early hours is likely to destroy the local night-time environment.

The noise will not only affect the residents of Chipstead. The club is situated on the side of the How Hills which will project the noise across the Chipstead Valley towards Woodmansterne and Coulsdon affecting many more homes than might otherwise be the case.

Please don't destroy our peaceful area by approving this application.

From: [REDACTED]
Sent: 06 January 2020 21:11
To: Licensing
Subject: Chipstead Golf Club - Application ref 19/04828/LAPREM - OBJECTION

Dear Sirs

I write to object to the application submitted to Reigate and Banstead by Chipstead Golf Club for extended licencing hours.

I object on the basis that the location of the club is in the centre of the village and will if implemented be a potential public nuisance and will affect a number of the surrounding properties if events are held in accordance with the application parameters.

In addition I would also wish to bring into question the lawfulness to which the application has been managed by yourselves due to the lack of notification and that the application has not been available on the website.

This application at the very least should be heard at a public hearing or deferred allowing a full, considered and proper consultation process to be undertaken seeking opinions of those residents that will be directly affected by this application.

Kind regards

From: [REDACTED]
Sent: 07 January 2020 22:54
To: Licensing; Dianne Mitchell
Subject: RE: REF: 19/09414

Categories: Premises Related

Dear ,

With reference to your email below I have updated my email of the 6th January 2020 to include my address details as requested. I wish my objection to the licensing application to be included for consideration:

Subject: Chipstead Golf Club Licensing Application Ref:DSFX1575908136363

With reference to your email below, I wish to strongly object to the licensing application made by Chipstead Golf Club for extended opening hours variously to 03:00 am and 08:00 am.

The basis for my objection is:

- The impact on crime and disorder at the golf club and surrounding residential areas
- The increased likelihood of public nuisance in the surrounding area with alcohol being served through to the small hours of the morning
- Safety to the public with increased traffic on the unlit Chipstead roads

Chipstead has been a quiet residential area with a low volume of traffic only increasing during the rush hour. There is no street lighting and the police only come to the area when called by residents.

Granting this application will generate significant noise pollution especially in the summer months, will result in a significant increase in drunken behaviour across Chipstead in the night, and will and will cause a significant increase in traffic at night where currently there is hardly any traffic.

Chipstead Golf Club has historically been a golf club and this extension will turn it into a discotheque.

I wish to strongly object to the extension of the license.

Yours sincerely,

Tel: [REDACTED]

From: Licensing [mailto:Licensing@reigate-banstead.gov.uk]
Sent: 07 January 2020 17:09
To: Licensing
Subject: REF: 19/09414

From: [REDACTED]
Sent: 06 January 2020 21:39
To: Licensing
Subject: Chipstead Chipstead Golf Club 19/04828/LAPREM

Dear Sirs

I am writing to strongly object to the above application as a neighbour on the basis of the prevention of public nuisance. Based on this I would be grateful if you could send me more details of this application in order that I can consider my position further.

Yours sincerely

From: [REDACTED]
Sent: 08 January 2020 23:31
To: Licensing
Subject: Chipstead Golf Club - Ref:19/09414

Categories: Premises Related

Dear Sirs

As a resident in a key road that provides access to the Golf Club from the A23, I wish to strongly object to this application on the basis of Prevention of Public Nuisance.

I am extremely concerned that granting this application will increase traffic and road noise due to guests own cars, as well as the doubled arrival and departure of taxis, at unsociable and intrusive times in what is currently a peaceful residential area. As there are no street lights and very few footpaths in the village of Chipstead and the surrounding roads, this increased traffic will also pose a danger to pedestrians and animals, both domestic as well as the local wild deer and foxes, alike, at times when there are presently very few cars on the roads.

I sincerely hope that the local council will seek to protect the local residents' right to peace and quiet in the early hours of the morning and refuse this application.

Yours faithfully

From: [REDACTED]
Sent: 06 January 2020 21:48
To: Licensing
Subject: Chipstead Golf Club. Licence Application 19/04828/LAPPREM

Dear Sir/Madam

Resent with application number.

I am a resident of [REDACTED], Chipstead and have heard from a neighbour only ten minutes ago of a licence application made by Chipstead Golf Club that will afford them almost unlimited opening hours. I understand that the deadline for objections is midnight tonight, so I apologise for the somewhat hurried response.

I object very strongly to the proposed application as it will severely impact the amenity of the area immediately adjoining the club.

Chipstead Golf Club resides in an otherwise entirely residential area. We have seen a gradual increase in commercial activities at the club that have already had an adverse impact on the quality of life in the area. Noise nuisance, particularly during the summer months, has increased considerably.

The prospect of the club being granted a licence that will give them carte-blanche to ride roughshod over the feelings of those most directly impacted by their actions would, to my mind, be entirely irresponsible.

Aside from the noise emanating from the venue itself into the early hours (or beyond!), there will be a considerable increase in traffic noise at the most unsocial hours. I consider this to be totally unacceptable. The venue location is simply not suited to this type of intense commercial activity and goes way beyond the activities envisaged for this type of local amenity club.

I would therefore like to place on record that I formally oppose the granting of this licence on the strongest possible terms

Yours Faithfully

From: [REDACTED]
Sent: 08 January 2020 08:45
To: Licensing
Subject: RE: 19/09414

Categories: Premises Related

Dear ,

With reference to your email below I have updated my email of 6th January 2020 to include my address details as requested. I still wish my objection to the licensing application to be included for consideration.

Subject: Chipstead Golf Club Licensing Application Ref: DSFX1575908136363

With reference to your email below, I wish to strongly object to the licensing application made by Chipstead Golf Club for extended opening hours variously to 03:00 am and 08:00 am.

The basis for my objection is:

- The impact on crime and disorder at the golf club and surrounding residential areas
- The increased likelihood of public nuisance in the surrounding area with alcohol being served through to the small hours of the morning
- Safety to the public with increased traffic on the unlit Chipstead roads

Chipstead has been a quiet residential area with a low volume of traffic only increasing during the rush hour. There is no street lighting and the police only come to the area when called by residents.

Granting this application will generate significant noise pollution especially in the summer months, will result in a significant increase in drunken behaviour across Chipstead in the night, and will and will cause a significant increase in traffic at night where currently there is hardly any traffic.

Chipstead Golf Club has historically been a golf club and this extension will turn it into a discotheque.

I wish to strongly object to the extension of the license.

Yours sincerely,

Tel: [REDACTED]

From: [Licensing](#)
Sent: 07 January 2020 17:08

From: [REDACTED]
Sent: 06 January 2020 22:09
To: Licensing
Subject: objection to application from Chipstead Golf Club

Hi

I have just been made aware of this. I have looked on your website but can't find anything relating to this. I have just been sent the application form of DSFX1575908136363.

We strongly object to the extension of the licensing hours.

- The prevention of crime and disorder;

Our neighbourhood does not have any street lighting and there would be a great risk for people leaving in the darkness. You cannot see the hand in front of you. People leaving to get to the station could easily get hurt. There would be lots of noise from the club with live music

- The prevention of public nuisance;

People living here will feel vulnerable, we have moved here for the peace and quietness, not to have live music on our doorstep. We would have moved into London for that. We are a small and quiet village.

People leaving the Golf Club's premises after midnight will create noise and disturbance. Certainly during weekdays when people need peace before going to work and school the next day.

- Public safety;

Opening up the club for these extended hours will make the residents vulnerable. As mentioned above - it's a quiet village with no street lighting and this extension will make us more anxious.

If I had more time I would elaborate more.

Yours Sincerely

From: [REDACTED]
Sent: 07 January 2020 21:47
To: Licensing
Subject: Fwd: Objections to Application Ref: 19/04828/LAPREM - Chipstead Golf Club
Categories: Premises Related

I sent the objections below yesterday on behalf of the CRA but did not leave an address, the address is:

-----Original Message-----

From:
To: licensing <licensing@reigate-banstead.gov.uk>
Sent: Mon, 6 Jan 2020 22:41
Subject: Objections to Application Ref: 19/04828/LAPREM - Chipstead Golf Club

Application Reference 19/04828/LAPREM - Chipstead Golf Club

I am sending the CRA's objections to this email address as it is not possible to log these on the website as the application has not been available on the website since yesterday 5 January.

The C [REDACTED] association and represents the interest of Chipstead residents. In doing so we comment upon any applications such as this that may impact locally.

In considering this application we had in mind the four licensing objectives, stated as:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

However, in addition, the Licensing legislation has a number of key supporting aims and purposes that are equally important when a licence application is being considered and these are:

- (i) protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;
- (ii) giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;
- (iii) recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;
- (iv) providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and
- (v) encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

In addition to the main four licensing objectives, of the above 5 supporting aims and purposes, key for this application are:

- (i) protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises; and

(v) encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.

In order to consider any application in the light of the four licensing objectives first of all information on that application has to be provided in sufficient time and sufficient details to allow a full consideration of what is being proposed. People today have busy lives and it is not always possible to go to the Town hall to view an application or walk across the golf course to see the printed notice. Since the Government's Digital inclusion programme in 2012, "Digital by Design", there is a requirement for systems to have digital access even though older legislation may not have required it. Unfortunately without this in the current climate it means that many residents are effectively barred from expressing their views on issues, as happened in this case.

There were no details of this application available to residents either via the Council's website or from the contact number provided on the website until 3 days before the end of the 28-day consultation period. In addition, the information that has been provided appears to be incomplete, inconsistent and misleading.

The floor plans supporting the application show areas for the additional activities but do not show anything for where films will be shown and yet showing Film forms part of the application. On the other hand, Performance of dance is shown as one of the additional activities on the floor plans but is not on the application form.

The guidance states that applicants are expected to include positive proposals in their application on how they will manage any potential risks to the local area posed by the additional licensable activities identified. The guidance goes on to say that:

"Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises".

Page 19 of the application, would appear to be intended as this sort of statement however, it is incomplete, has only partial statements with no clear explanation and is not tailored in any way to the site and its environment as the regulations require. In the absence of anything further, this page is unhelpful and not an adequate supporting statement.

It is important if residents are to be given an adequate opportunity to comment that the information provided is consistent, complete and understandable. Therefore, we would say that far from encouraging greater community involvement in licensing decisions, this process has effectively prevented it.

Moving on to consideration of the application in the light of the four licensing objectives, the CRA's comments are as follows and cover public safety; prevention of nuisance and protection of children:

(a) Although this is a Member's Club, the application is for a Premises licence ie. such that the general public can use the premises at any time. Therefore, the club will potentially be dealing with more patrons than it has now and more in the late evening and early hours of the morning. No anticipated numbers are provided as a guide for any risk assessment and the application has little in the way of any details showing what measures the club will take to promote public safety in the management of the additional patrons expected.

(b) The Golf Club is not a residential property so all customers will need to travel to and leave the location by car which with the extended hours is in itself an issue. There is no information on whether the current parking arrangements have been assessed and are considered adequate. There is nothing about how the club will mitigate the impact on the immediate residential and the wider residential area in which it is situated of the additional number of patrons, particularly where activities are proposed for outside, after 11pm each day. There is no statement on what measures will be taken to ensure the additional traffic leaving the premises in the early hours of the morning does not cause a nuisance.

(c) The opening hours for the additional activities in the application are far too broad brush and they are inappropriate for a small Golf Clubhouse in a residential area in the Green Belt particularly those for the extended sale of alcohol. The proposed hours extend well beyond what is necessary for the business or reasonable and, if permitted, could have a detrimental and adverse impact upon the Club's nearby family residents.

(d) The site is not a suitable location for the early morning provision of many of the activities listed on the application especially as all are said to be provided both inside and out eg Film from 8am to 3am the next day and Music, live and recorded, from 23.00 to 3am

(e) Sale of alcohol from 8am in the morning to 3am the following day is excessive and inappropriate. It is out of kilter with other licenced premises in the area and if allowed could lead to a general ramping up of a late night and early morning drinking culture and reputation for Chipstead.

(f) The Club offers golf facilities to children from the age of 4 and has golf academies for children of all ages. This application gives no details of the additional measures that will be put in place to ensure the protection of children in view of the extended activities to be provided such as film shows from 8am and especially as the application is seeking to extend the hours for the sale of alcohol starting from 8am in a morning.

In summary, this appears to be an application seeking the maximum extension of operating times and saleable services alone.

It is disappointing that there is no obvious thought or consideration been given to the residential location in which the premises are situated or the impact these changes might have on the community.

From: [REDACTED]
Sent: 06 January 2020 22:43
To: Licensing;
Subject: Chipstead Chipstead Golf Club 19/04828/LAPREM

Good evening

It has come to our attention that Chipstead Golf Club have put in a licencing application to extend the opening hours and alcohol and music licence to 2 or 3am, with an extension to 8am on New Year's Eve.

This is a residential area, and we chose to live here to embrace the peaceful village life. If we had wanted nightclubs and loud music we would have moved to London. It is totally out of context with Chipstead Village and what we seek to preserve.

We strongly OBJECT to this application on the following licencing objectives:

1. The prevention of public nuisance;
Increased night time traffic leaving the venue plus loud music is not welcome in our quiet village. It is bad enough with the fast traffic in the road during the day without the disturbance of traffic at night.
2. The prevention of crime and disorder;
There has been an increase in accidents in the village, including one in Outwood Lane at Christmas and a nasty accident in the High Road at the weekend. Plus the noise of revelers leaving the venue, on any night but particularly on week days when most residents need to get up for work without being disturbed during the night.

How come this application was not made public but was done in a way so as to avoid objections?

Having lived in [REDACTED] for 40 years we are totally against any such application now or in the future.

Yours sincerely

- 1.
- 2.

From: [REDACTED]
Sent: 06 January 2020 23:01
To: Licensing
Subject: Chipstead golf club license.

Dear Sir

I would like to raise my objection to the proposed change in the licensing for the Chipstead golf club.

Currently the noise levels during event nights at the golf club are audible but given it's a midnight cut off it is acceptable. Extending the license to 3am seems unreasonable for the residents at the end of [REDACTED] which I am one.

I would appreciate if the residents quality of life is considered when discussing the license.

Kind regards

Sent from my iPhone

From: [REDACTED]
Sent: 06 January 2020 23:52
To: Licensing
Subject: Licensing application at Chipstead Gold Club

Dear Sirs

I understand that an application has been made to extend the licence for an alcohol and music licence, but that details are not available on the Council website.

I should be grateful if you could receive this email as an objection to the application on the grounds that it is contrary to the licensing objective of preventing a public nuisance. The entrance to the gold club opens onto How Lane close to the junction of three residential roads. As a consequence cars egressing the Golf Club have to travel along one of these quite residential roads in order to leave the premises. If events run until 2am or 3am, then a large amount of traffic will be leaving the site, and using these roads at a time when most neighbours are trying to sleep. The roads are unsuited to heavy traffic at the best of times, and it is inappropriate to have such traffic in the early hours of the morning.

Yours faithfully,