

APPENDIX C

Stone, Derek

From: Penny Reid [REDACTED]
Sent: 11 February 2021 15:20
To: Stone, Derek
Cc: Robson, Debra; Marine Gate Directors
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Dear Derek

Thank you for seeking clarification. It is in all our interests to do so.

Marine Gate Management Company (Southsea) Limited is the freeholder of the property formerly known as the Eastney Barracks. It has 173 shareholders who each hold a lease on their property. It also has an appointed Managing Agent (currently Dack Property Management Limited of 67 Osborne Road, Southsea PO5 3LS) under contract to deal with day to day management of the property for our leaseholders under specified contractual terms, including taking instructions as appropriate from the Board.

Marine Gate Management Company (Southsea) Limited is entitled to express a view on any issue affecting the Marine Gate estate without reference to shareholders. The Board of Directors is elected by the shareholders to represent their interests and to make decisions on their behalf and so it is not necessary for the board to consult on all matters all the time. The company has instructed the Managing Agent to keep all leaseholders informed of the Licensing Application and is aware that many have chosen to make their personal representations.

I look forward to attending the livestream of the hearing on March 10.

Kind regards

Penny

Penelope Reid, Chairman

Marine Gate Management Company (Southsea) Limited. A Company registered in England and Wales.
Company No. 02945636 Registered Office: 24 Landport Terrace, Portsmouth, Hampshire PO1 2RG

From: Stone, Derek [REDACTED]
Sent: 11 February 2021 11:42
To: Penny Reid @ ITDA <[REDACTED]>
Cc: Robson, Debra <[REDACTED]>
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Dear Penny

Thank you for the below information which I will pass on to the applicant for their information.

I need to clarify your original representation where you have stated the following

The Marine Gate Management Company (Southsea) Limited, on behalf of the shareholders and residents of the 173 residential properties on the adjacent Marine Gate Estate, wishes to make the following representation in relation to the above application

In order to present this fairly to the Licensing Sub-Committee panel, I do need to establish if you have the permission of all 173 Residential properties to make this representation on their behalf or are you solely speaking as the Management Company who manages these properties.

It is quite important that we do not mislead the panel.

We have a Representation in support for this application from a resident in Parade View Mansions, so I am not sure if this is one of the 173 Residential properties that you refer to in your Representation.

If you are speaking on behalf of all 173, is there anything in writing from them all requesting that you make this representation, or any meeting minutes where this application has been discussed and a vote taken to submit representations ?

If the representation is from you solely who manages the properties as a management company that is perfectly fine as you are protecting your interests in each property but it needs to be clarified because it might not be all 173 property occupants that all object.

If you could just clarify that would be a great help.

Kind regards

Derek

From: Penny Reid @ ITDA [REDACTED]
Sent: 10 February 2021 10:34
To: Stone, Derek <[REDACTED]>
Cc: Marine Gate Directors [REDACTED]; Nickii Smith <[REDACTED]>
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Dear Derek

Further to our initial representation in connection with the above Licensing application, the layout plans of the main building show an outdoor dining area on the top floor balcony. Noise from this area will undoubtedly impact on residents of Marine Gate in the adjacent three storey apartment blocks as well as nearby houses and gardens.

Please also ensure that the applicant is aware that the Land Registry plan used to identify the hotel development dates to before the development of the Marine Gate estate and fails to show the proximity of houses on our adjacent land. This is particularly relevant in relation to the proposed pool & spa amenity and, although this may not impact on the current Licensing Application, it will be an issue for all future Planning Applications. For information, I attach page 26 of the Marine Gate Title Plan HP480292 showing the eastern end of the estate and the proximity of buildings to the proposed hotel and grounds.

May I repeat that while we are supportive of the development of the hotel and understand the applicant's representation of its equal concern for the comfort of its own guests, the details of licensing hours for an outdoor dining area and specific outdoor events need to be addressed by the Licensing Committee, hence our request for the 23:00 limit. We have emailed Helen Hubbard at GHE directly to follow through on the initial friendly contact with Stewart Elliott but have received no response.

Kind regards

Penny

Penelope Reid, Chairman
Marine Gate Management Company (Southsea) Limited. A Company registered in England and Wales.
Company No. 02945636 Registered Office: 24 Landport Terrace, Portsmouth, Hampshire PO1 2RG

From: Penny [REDACTED]
Sent: 04 February 2021 18:01

To: 'Stone, Derek' [redacted]
Cc: Robson, Debra [redacted]; Nickii Smith <[redacted]>
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Dear Derek

Many thanks for sending this to us so promptly. We will circulate it to all our residents.

Kind regards

Penny

Penelope Reid, Chairman
Marine Gate Management Company (Southsea) Limited. A Company registered in England and Wales.
Company No. 02945636 Registered Office: 24 Landport Terrace, Portsmouth, Hampshire PO1 2RG

From: Stone, Derek [redacted] >
Sent: 04 February 2021 16:13
To: Penny Reid @ ITDA [redacted]; Nickii Smith <[redacted]>
Cc: Robson, Debra <[redacted]>
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Dear Penny and Nickii

Please see attached the additional information regarding how the applicant for the premises licence proposes to operate.

The full application plus the operating schedule can be found (on PCC website) under the reference 21/00308/LAPREM

I hope that the explanation given will allay resident's concerns and that they need not be alarmed about external music or dance up to 03:00 in the morning.

I will forward this information to all parties who have raised objections inviting them to consider it's content, and if satisfied, to withdraw their representation.

If the representations are not withdrawn, it will proceed to a Licensing Sub-Committee hearing for determination where the applicant and concerned parties can address the panel before any decision is made.

I hope this assists

Kind regards

Derek

From: Penny Reid [redacted]
Sent: 04 February 2021 15:54
To: Robson, Debra [redacted] >
Cc: Stone, Derek <[redacted]>; Nickii Smith [redacted] <k>
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Hi Debbie

Thank you for the acknowledgement.

By way of clarification, Marine Gate Management Company (Southsea) Limited is the freeholder of Marine Gate (the former Royal Marines Barracks) and our property is immediately adjacent to the former Royal Marines Museum, and will be affected by noise from outdoor events. Please be aware that, in addition to the representation signed by me as Chairman of the Board of MGMC (Southsea) Ltd, many residents of Marine Gate (and our neighbours in Teapot Row) are likely to submit personal representations.

Your colleague Derek Stone contacted our Managing Agent, Dack Property Management Limited, earlier today and we have now spoken by phone. Derek has kindly explained the letter of clarification from GHE which he will send to both me and Nickii at DPM. DPM manages communications with our leaseholders and will circulate the clarification of licensing hours being applied for. At this stage, I can confirm that MGMC Ltd's representation for the outdoor hours to be limited to 9:00-23:00 remains our view.

Kind regards

Penny

Penelope Reid, Chairman

Marine Gate Management Company (Southsea) Limited. A Company registered in England and Wales.
Company No. 02945636 Registered Office: 24 Landport Terrace, Portsmouth, Hampshire PO1 2RG

From: Robson, Debra <[REDACTED]>
Sent: 04 February 2021 14:02
To: Penny Reid [REDACTED]
Subject: RE: Licensing Application Ref. No: 21/00308/LAPREM

Hi Penny

I acknowledge receipt of your representation regarding the above premises.

Regards

Debbie Robson
Licensing
[REDACTED]

From: Penny Reid [REDACTED]
Sent: 03 February 2021 10:58
To: Licensing Shared Email [REDACTED]
Subject: Licensing Application Ref. No: 21/00308/LAPREM

Dear Sir/Madam

Please find attached our representation with regard to the above application.

Your faithfully
Penny Reid

Penelope Reid, Chairman, on behalf of

Marine Gate Management Company (Southsea) Limited. A Company registered in England and Wales.
Company No. 02945636 Registered Office: 24 Landport Terrace, Portsmouth, Hampshire PO1 2RG

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