

Objections to an application for New Club Premises Certificate: 18/00977/LACPC

APPENDIX C

Licensing Partnership
PO BOX 182
Sevenoaks, Kent
TN13 1GP

Mr & Mrs R. Boatwright-Smith



REFERENCE **Application for New Club Premises Certificate: 18/00977/LACPC**
CPC Address **Marden Cricket & Hockey Club, Maidstone Road, Marden, Kent, TN12 9AG**

To Whom It May Concern,

It has come to our attention that a new club premises certificate application has been submitted under reference **18/00977/LACPC** relating to the clubhouse for the new Marden Cricket & Hockey Club on Maidstone Road. Whilst we have no objection to a license being granted for these premises, we kindly request standard timings for the provision of music (Live & Recorded) and the serving of alcohol be reduced in line with all other premises certificates in the village and immediate vicinity. The reason for this request is on the grounds of the impact to neighbouring properties from additional noise pollution and excessive drinking hours and subsequent disorderly behaviour it will generate. Our primary concern is the times requested to serve alcohol as standard during the year: 23:59 Mon-Thurs and 02:00 on Saturday nights.

We would urge you to request standard hours be reduced to align to other venues within the village (23:00 Mon-Sun – see overleaf) which would adequately support the premises' primary objective of supporting local sporting events that occur during the day/afternoons. As an alternative, we would support later operating hours by 'special dispensation' up to a maximum of 2-3 per year e.g. Annual Summer Party, Christmas, New Year's Eve etc.

We also wish to raise awareness to the fact there are significant inaccuracies in relation to the impact on the neighbouring properties that have been either deliberately omitted OR falsely represented on the application leading to a potential decision being made without properties and their families fairly considered.

The concerns and inaccuracies with regards to the application are noted below and we would welcome the opportunity to discuss proposed operating hours with the applicants via a consultation process where more Howland Road residents are able to be involved than are currently aware of this application (see below).

ISSUES/CONCERNS

1. No attempt made to provide signage and raise awareness on Howland Road in relation to the application for the residents to review and raise objections. A number of residents (ourselves included) would be directly impacted by the building's license operating hours on the basis of its location and proximity. Evidence of how far the sound travels can easily be obtained by witnessing existing sporting match noise levels.
2. 100% of active licenses for music and the serving of alcohol in the public houses and restaurants in the village and surrounding 5 mile radius all finish at 23:00 for the entire week (including weekends). By considering a 'late license' applicable for the entire year as standard (as opposed to regular hours (and extended hours 'by special request' e.g. New Year's Eve) it will encourage dangerous levels of anti-social behaviour and mass-migration from the pubs upon closing to a venue which is not safely accessible on-foot (see bullet below).
 - The Unicorn Pub & Restaurant, TN12 9DR 11:00 – 23:00 Mon-Sun
 - The Stile Bridge, TN12 9BH 11:00 – 23:00 Mon-Sun
 - West End Tavern, TN12 9JB 08:30 – 23:00 Mon-Sat, 16:00 Sun
 - Marden Village Club, TN12 9DT 18:00 – 23:00 Mon-Sun
 - Marden Tandoori, TN12 9EA 12:00 – 23:00 Mon-Sun
 - Taj of Kent, TN12 9HS 17:30 – 23:00 Mon – Sun
3. Both entry/exit points (Maidstone and Howland Road) come out onto unlit residential roads with 40 and 60mph speed-limits respectively with neither exit possessing adequate lighting or pavements to safely transport patrons back into the village on-foot upon closing.
4. In the application, it's been stated that there are 'no immediate neighbours' and that the 'entrances/exits do not come out on to residential roads', both of these statements are incorrect. There are two houses within 150m of the premises itself (1) Bluebell Barn and (2) Bumpers Oast PLUS a number of houses <400m at both exits [Exit 1] the main entrance/exit on Maidstone Road] is neighboured by (3) Lamorna and [Exit 2] the public footpath on Howland Road is flanked on both sides by listed buildings (4) Bridgehurst Farmhouse (5) Bridgehurst Oast and (6) Bridgehurst Barn.
5. The application claims the club is 'members-only... Not Open to General Public'. The application subsequently contradicts itself by stating 'hirers of these facilities, visiting sports teams and their supporters are considered 'guests of the club' meaning anyone could attend the premises on match days and use the facilities without being a member. This allows events such as weddings to invite guests to use the facilities and thus not retain it's proposed 'members only' environment.
6. Alcohol: There has been a request for people to purchase alcohol and consume off-premises.

Kindest Regards,

Robert & Jane Boatwright-Smith



Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:16 PM on 19 Apr 2018 from Mr Gareth Hughes.

Application Summary

Address: Street Record Maidstone Road Marden Kent

Proposal: Club Premises Certificate

Case Officer: Louise Davis

[Click for further information](#)

Customer Details

Name: Mr Gareth Hughes

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Prevention of Public Nuisance
- Public Safety

Comments: 5:16 PM on 19 Apr 2018 I object to the late licence for the cricket club on the following grounds
Public Nuisance - The club has stated that they do not have neighbours. This is not the case and they are in fact surrounded by residential premises. There is no barrier to any sounds from the venue due to the flat and open nature of the venue.
Public safety - There is no path for pedestrians to use and this will mean patrons walking on an unlit 40mph rural windy road. this will also encourage patrons to take short cuts across residents property.
There are no other venues locally that require such late hours on a permanent basis. It raises the questions as to why this is required.
They have failed to consult with any residents on this topic and as to why they require such late opening.
Regards

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

From: Sally Bampton [REDACTED]

Sent: 19 April 2018 21:43

To: Licensing

Subject: *Possible SPAM* Application for late license -Ref 18/00977/LACPT/Club Premises Certificate

We would like to comment on the application for this new extended licence to sell alcohol and play music until much later and more frequently than is usual for a Cricket and Hockey Club venue. More usual for a nightclub. We would also like to note that we have had no notification of the intended licence request even though we live in Howland Road and the clubhouse is in clear view from our windows and probably no more than a 100 or so meters away. There is only open space separating us from the clubhouse and any noise coming from there at these sort of hours late at night and early morning will obviously have a major impact on us. We realize that the Club needs to have a bar that will help raise funds. But the request for music and alcohol until 1am Friday and 2am Saturday every week is not acceptable. We understand there is to be a balcony going completely around the outside of the clubhouse, are there to be restrictions to this area late at night? Also is there going to be any noise levels monitored outside the venue? I understand that there are automatic noise sensor equipment that can cut out the music at certain levels that can be fitted. Would there be any responsibility for the club to fit one and at what sound level?

As for the Clubs claim that there are no immediate neighbors I dont agree as we live in a rural enviroment with open space directly around the Clubhouse noise will travel uninterrupted. Currently there are 44 houses being built as close if not closer to the clubhouse than us currently and the purchasers of these houses will not even get to comment on this application and will probably move into their home not having experienced any noise that may be a result of this licence if granted. There will also be noise from people leaving the premises late at night especially over vocal ones that may have slightly over indulged themselves.

Chris Bampton

Licensing Partnership, PO BOX 182, Sevenoaks, Kent, TN13 1GP

Dear Sir/Madam,

Application for New Club Premises Certificate: 18/00977/LACPC

A new club premises certificate application has been requested (ref: **18/00977/LACPC**) for the new Marden Cricket & Hockey Club on Maidstone Road. We have no objection to the granting of a license **BUT** request timings for serving alcohol and playing Live/Recorded music are reduced in line with other premises in the village. Of particular concern is serving alcohol every night of the week until very late (Monday – Thursday's until midnight, 1am on Friday's and 2am on Saturdays).

We request standard hours are reduced to 11pm Monday – Sunday to align to all other venues in the village and surrounding 5 mile area (examples below). This does not impact the club's ability to provide facilities for members and visitors on match days. We have no objection to 1 or 2 extension requests per year by way of special dispensation e.g. New Year's Eve.

o The Unicorn Pub & Restaurant, TN12 9DR	11:00 – 23:00 Mon-Sun
o The Stile Bridge, TN12 9BH	11:00 – 23:00 Mon-Sun
o West End Tavern, TN12 9JB	08:30 – 23:00 Mon-Sat, 16:00 Sun
o Marden Village Club, TN12 9DT	18:00 – 23:00 Mon-Sun
o Marden Tandoori, TN12 9EA	12:00 – 23:00 Mon-Sun
o Taj of Kent, TN12 9HS	17:30 – 23:00 Mon – Sun

There are also application errors regarding impact on neighbouring properties. They state 'there are no immediate neighbours' and 'exits do not come out onto residential roads' – both are factually incorrect. Three properties reside within 150m (Lamorna, Bluebell Barn and Bumpers Oast) and three further properties within 400m (Bridgehurst Barn, Bridgehurst Farmhouse and Bridgehurst Oast). In addition, both entry/exit points (Maidstone and Howland Road) are onto unlit residential roads with neither exit having pavements to return to the village safely.

Finally, I would like to point out that no clear signage was posted on Howland Road regarding the application for residents to review and raise objections.

Kindest Regards,

Ronald & Elaine Locke

