

From: Kelli Tumbridge
Sent: 19 April 2021 18:48
To: Lorraine Neale <LorraineNeale@maidstone.gov.uk>
Subject: Re: Licensing Sub Committee 29.4.21

Hi Lorraine,

Apologies, this is my retort to the representation instead of the one sent previously.

Many thanks,

Kelli

On Monday, 19 April 2021, 17:48:38 BST, Kelli Tumbridge < > wrote:

To Whom it may concern,

I was saddened to hear that a representation had been made concerning the application I have made for 17 High Street, Headcorn, TN27 9NH.

As residents ourselves, we are are trying to do something that we feel will in fact be a positive rather than the negative it has been portrayed as.

It is my understanding, the premises has previously been used for various purposes. But in a bustling village centre with many shops and cafes, plus 2 large pubs, we feel that our venture would be a welcome addition. The feedback has been nothing but positive and we feel that we have been singled out by a minority that don't represent the opinion of the village as a whole.

I will now run through each individual conclusion that the Parish Council expressed in their representation.

This property is too small and is not suitable for the purpose proposed

The purpose proposed by myself is to give the village a 'Micro-bar to enjoy. As a young woman I feel that a place that people don't need to feel intimidated by large groups, and be able to enjoy a drink without large groups of people to contend with will create something that the village is lacking.

The front door is not an independent entrance and in fact goes off the lobby that leads to the upstairs flat

This is not in contravention of any of the licensing objectives. We will make sure that adequate signage be put in place to make people aware that the door is to a private residence, and respect for the tenant should be shown at all times. I would also like to point out that when the premises was being used as a shop/delicatessen the entrance was not independent either.

There is a significant fire risk and it is important to note that it is an old building with no fire breaks.

We are unsure how again this differed from when the premises was used as a shop. There will be no cooking apparatus. We will adhere to all Fire safety regulations which I am sure will take into account the makeup of the premises etc.

It would cause noise disruption to nearby residents.

We will be closing at a respectable time. We will also ask people to be respectful of neighbours when leaving the premises. Signage will be clear on both the front exit and the entrance to garden area to keep noise to a minimum.

The drainage systems at the property is not sufficient for the proposed venture.

I wonder what 'venture' we are proposing? There will be 2 lavatories where there is currently one. We are using a system for washing glasses that will be much more environmentally friendly than a commercial dishwasher.

There is a risk of criminality and anti-social behaviour in the High Street.

There are 2 other pubs in the village. In my licensing application I have covered the 4 licensing objectives to explain our measures to avoid antisocial behaviour.

The outdoor space is very small and any smoking permitted in this area would inevitably lead to pollution for the properties above

With the outside area being small it means that a limited number of people will be able to smoke outside at any given time. Smoke will unfortunately be something that carries from any outdoor area. The smoke coming from our garden will be far less than that of the 200 capacity beer garden at The George and Dragon a few doors down.

Use of the back garden as part of a "micropub" would result in the loss of privacy and amenity of the neighbouring properties

The area of the garden that we will be using as our garden is sectioned off by fences. We plan to put up artificial plant screens to maintain as much privacy for surrounding residents as possible. We also plan to put a gate on the access path which will only be used in case of a fire.

There are also worries about parking on an already over crowded and busy street which has the parking for residence and visitors on.

The high street is a busy area with many restaurants, cafes, take aways, pubs, shops, hairdressers. I think that to penalise us for the number of cars on the High Street is very unreasonable. Especially when we are trying to create a local atmosphere to our bar. I would hope that a larger proportion of our customers would be those within walking distance. For those that aren't the surrounding car parks will be utilised I'm sure.

The final question to answer is would the proposed closing times be adhered to? Is a 10 o'clock close exactly 10pm or would there be additional drinking up time etc.

The times specified are those of which the sale of alcohol is within the licensing parameters we have chosen. We will abide by the licensing objectives, plus conditions in application.

Special consideration needs to be given to the location as the High Street forms part of the conservation area of Headcorn.

I am very much in support of your comment about the conservation of the village, however in my opinion, having lived in and around Headcorn for 30 years, I feel that the village is growing rapidly and losing some of the community spirit. Would it not therefore be a positive move to create a location that brings people together?

We are going to be sourcing as much of our stock from local breweries and wineries as possible. We want to support local, and create a pleasant space for people to come and enjoy social interaction without feeling daunted by large groups or reputations.

We are discussing the idea of a membership programme so as to create an atmosphere where people feel at ease knowing that we are in control of capacity, but also the control of anybody that could create a problem.

I would also like to put forward the fact that we are hoping to open a 'Micro'-bar. The whole ethos is to create a small space of people to enjoy a craft beer or glass of wine with friends. The fact that we are being painted as somewhere that will have people being drunk and disorderly, loud, smoking constantly and being threatening or problematic to residents is very presumptuous and also prejudiced.

I hope that the Licensing Authority stand in support of a new business venture that is set to support local businesses, be a welcome hub for people and diversify the high street for locals and visitors alike.

Kind Regards,

Kelli Newman