

1.

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/03/2024 3:52 PM from Mr Ian Tucker.

### Application Summary

Address:	The Cornwallis School Hubbards Lane Boughton Monchelsea Kent ME17 4HX
Proposal:	Premises Licence
Case Officer:	Louise Davis

[Click for further information](#)

### Customer Details

Name: Mr Ian Tucker

Email: [REDACTED]

Address: [REDACTED]

### Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Reasons for comment: - Noise Disturbance  
- Opening Hours

Comments: 02/03/2024 3:52 PM The application does not state that the field back on to residential housing. We are already subjected to 5 a side football matches until 10 pm at night which we are objecting to.

To have to listen to live outside music is totally not acceptable 1 day a week let alone 3.

This application should not be approved in any way whatsoever.

This is a residential area with houses all alongside the field in question and the application does is not truthful at all.

Kind regards

**From:** [REDACTED]  
**Sent:** Sunday, March 3, 2024 11:33 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises Permit Application - 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir, Madam,

I wish to object most strongly against the application by Cornwallis School for a premises licence. There are several items of which the deciding committee may not be aware that have not been referenced within the application.

#### Physical Geography

I challenge the stated fact that, "There are no immediate neighbours to the events field". In fact, I am an immediate neighbour to the school and there are many other residential houses surrounding the entire Academy site. The site is also raised in relation to many of the nearby properties which enables a clear line of sight for light and noise pollution to directly access into nearby homes.

#### Previous Disruption from Outside Events

The School has previously held outside events which involve amplified music, including end of term celebrations and fireworks nights. The noise from these is unbearable even within our own homes with the windows shut. We can hear every word of the tannoy and words to songs and the house shakes with the noise. Previous complaints to the school have resulted in no response or a glib apology. An apology after the event however does not make living with this disruption any easier. A number of us dread these events being held. As I write this at 9am on a Sunday morning, there is loud music coming from the site and the beat travels through the entire house.

#### Current Dispute

There is an on-going dispute between a group of neighbours and the School because of noise. Planning permission was granted last year for an artificial football pitch to be used in conjunction with Maidstone United FC and others. At the public consultation we, the residents, were assured that we would barely hear any noise and we would almost not know that it was there. Its use is allowed from 8am - 10pm weekdays and 8am - 6pm at weekends and Bank Holidays. Our lives are made a misery by shouting noise and whistles. There is significant extensive disruption of our everyday lives caused by this noise and we can no longer use our gardens in peace and can hear noise inside our properties for hours on end seven days a week.

#### Failure to Adhere to Existing Planning Conditions

A planning condition imposed on the approval of the football pitch was a "No whistle policy". This is not adhered to at all and most days when the pitch is in use, whistles can be heard. After 6 months of complaints, the policy is still not being followed. There are notices asking users of the site to leave quietly and not use

vehicle horns. This is also not being adhered to and further disruption is caused after the official end time by people and vehicles not leaving the site quietly.

#### Effect on Local Residents

The noise from Cornwallis is a growing entity which is having a huge impact on local residents. Many of us are unable to use and enjoy our gardens because we are driven inside during events and activities. We are unable to have our windows open and even with them shut, music, tannoys, shouting and whistles can often be heard in every room of the house. Some people have moved house, citing the disruption to their lives as a contributory factor and others are openly considering having to move house. My wife is in tears at the thought of this application being approved.

I have no faith, based on previous experience with the School, that they will be able or willing to comply with any noise restrictions that are imposed in relation to this licence application.

#### To Conclude.

This application will significantly negatively affect many local residents who are already having to suffer a real loss of peace and enjoyment of their own homes. There used to be no noise or light pollution here at all and now, the events being held at the Cornwallis site are having a major negative impact on residents and the quality of our lives.

I request that the application is refused.

David Sanderson



Please redact personal information if this is published.

**From:** Steve Moreham [REDACTED]  
**Sent:** Sunday, March 3, 2024 4:47 PM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Letter of objection to Cornwallis Premises Permit Application - 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Please find attached and below my letter of objection to this application

Re: Letter of objection to Cornwallis Premises Permit Application - 23/03156/LAPRE

Dear Sir/ Madam

We have just (2/3/24) seen the notice regarding the application for license for Cornwallis Academy dated 12 February. Normally the school notifies residents of such an activity but disappointingly they failed to do in this case as so did Maidstone Borough Council. This is a significant change of use and this letter is our strong objection for the following reasons. In the past the school has submitted individual applications for 2 or 3 events a year. These have caused the local residents excessive noise and disruption but we have reluctantly had to live with it. This application, if approved, gives the school a free hand to cause us noise and disruption every weekend (Friday to Sunday) for 52 weeks of the year. The prospect of this is already the cause of significant anxiety and stress.

#### **Location**

This is a quiet residential area and is valued by its inhabitants for the peace and quiet.

Given our knowledge of previous event locations, we live approximately 200m away and are elevated by approximately 20m. We are therefore in direct line of sight for noise and lights. There must be over 200 houses within a close proximity contrary to Part 3 of the application "in a rural location with no immediate neighbours" **This is in error.**

#### **Current problems**

We are already in dispute with the school and supported by the council for current noise levels generated by the 3G pitch which operates 7 days a week (daytime and night time).

The school is currently in breach of some of the planning conditions for this development. The key issues are acoustic screening not complete, breaking no whistle policy and noisy traffic before and after matches in evening

#### **School Track record**

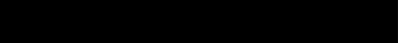
The school has not addressed our current noise concerns, we have no confidence in them administering such a large task which can very easily get out of hand. If so, neighbouring properties would be at risk.

Yours sincerely

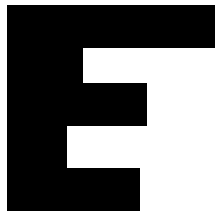
S J Moreham

A large, solid black rectangular block redacting the signature of S J Moreham.

3 March 2024

A solid black horizontal line redacting the text on the line below the date.

The Licensing Partnership  
P.O.Box 182  
Sevenoaks  
Kent  
TN13 1GP  
[Licensing@sevenoaks.gov.uk](mailto:Licensing@sevenoaks.gov.uk)



4 March 2024

Re: Letter of objection to Cornwallis Premises Permit Application - 23/03156/LAPRE

Dear Sir/ Madam

We have just (2/3/24) seen the notice regarding the application for license for Cornwallis Academy dated 12 February. Normally the school notifies residents of such an activity but disappointingly they failed to do in this case as so did Maidstone Borough Council. This is a significant change of use and this letter is our strong objection for the following reasons. In the past the school has submitted individual applications for 2 or 3 events a year. These have caused the local residents excessive noise and disruption but we have reluctantly had to live with it. This application, if approved, gives the school a free hand to cause us noise and disruption every weekend (Friday to Sunday) for 52 weeks of the year. The prospect of this is already the cause of significant anxiety and stress.

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The school is currently in breach of some of the planning conditions for this development. The key issues are acoustic screening not complete, breaking no whistle policy and noisy traffic before and after matches in evening

#### **School Track record**

The school has not addressed our current noise concerns, we have no confidence in them administering such a large task which can very easily get out of hand. If so, neighbouring properties would be at risk.

Yours sincerely

S J Moreham

***Copy sent to the above email and on-line***

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From: Tim Jessop [REDACTED]  
Sent: Sunday, March 3, 2024 4:59 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis School

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

I understand that Cornwallis school have applied for an outside amplified music and alcohol licence every Friday, Saturday and Sunday from 11am to 10pm.

I strongly object to this application as the school already disrupt our peace with football noise most evenings and weekends .

If the licence is approved then our lives here in [REDACTED] will be a complete misery every day of the week !  
Please do not approve this application. .

Tim Jessop  
[REDACTED]

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From: Paul Tritton [REDACTED]  
Sent: Sunday, March 3, 2024 5:02 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23.03156.LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

I object to this application on the grounds that it will intrude into the peace and quiet of a residential area.

Contrary to the application, the site is close to residential areas, as an inspection or even visit to Google Maps will confirm.

These areas are Hubbards Lane, Salts Avenue, Holmesdale Close, Hanson Drive, Linton Road and parts of Heath Road .

Regards

E P Tritton (Mr)

[REDACTED]

Paul

Sent from my iPad



**From:** [publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk) <[publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk)>  
**Sent:** Sunday, March 3, 2024 8:31 PM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Comments for Licensing Application 23/03156/LAPRE

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2024 8:31 PM from Mrs Valerie Sanderson.

**Application Summary**

Address: The Cornwallis School Hubbards Lane Boughton Monchelsea Kent ME17 4HX

Proposal: Premises Licence

Case Officer: Louise Davis

[Click for further information](#)

**Customer Details**

Name: Mrs Valerie Sanderson

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

Comments: 03/03/2024 8:31 PM I wish to strongly object to the application by Cornwallis school for a premises license.

This school is [Redacted] and already we are subjected to an unacceptable noise problem relating to the football. Despite complaints, the school do not adhere to the planning policy and are unsympathetic to the views of local residents that back onto the school.

The fact that the school say there are no immediate neighbours that this will affect is simply untrue.

This application for a license to hold events at the times requested is totally unacceptable. The school hosts a few events per year and we are subjected to loud music and a tannoy system that we can hear with our doors and windows closed and music so loud that our windows vibrate. To be subjected to this, should the license be granted,

would be intolerable. We live in a quiet, private road but our quality of life has already been greatly reduced with the football noise, shouting, whistles (against planning policy) and the noise of spectators, seven days a week.

It is totally outrageous that I will not be able to sit in my garden, of my dream house in peace and tranquillity at weekends with what the school propose should this license be granted. The school are misleading the committee if they claim that there will not be an impact on local residents.

---

Kind regards

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**From:** Freddie Beesley [REDACTED]  
**Sent:** Monday, March 4, 2024 8:31 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises licence application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To whom it may concern

I would like to object in the strongest possible terms to the application of Cornwallis school for a late night noise and alcohol licence (ref: 23/03156/LAPRE). As a [REDACTED] the playing fields where the planned events would take place, the impact of the noise would significantly affect our quality of life. We have two small children who will be unable to sleep, other events such as the fireworks night held every year are testament to this. We already accepted the new playing field development that generates significant noise and light (from 40ft lighting rigs) every and all weekend, with shouting and swearing a daily menace we've been forced to endure. To add a significant escalation to that already invasive problem is frankly too far. Many of us moved to this location for the peace and calm that comes with countryside living, access to local wildlife and an escape from hordes of people interrupting the peace. But it seems Cornwallis school seems intent on turning our once tranquil surroundings into a festival ground. We won't be able to use our gardens at all while events are taking place, traffic generated by events will add to the already over capacity Loose road and junction and the noise will prevent us from living our daily lives. I hope you can see that granting this licence will be extremely damaging to the local residents and community of Loose and Broughton Monchelsea.

Best regards

Freddie Beesley  
[REDACTED]

**From:** Micaela Suarez de Tangil [REDACTED]  
**Sent:** Monday, March 4, 2024 11:04 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises licence application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing to express my vehement objection to the application submitted by Cornwallis School for a late-night noise and alcohol licence (ref: 23/03156/LAPRE). As a [REDACTED] which directly abuts the playing fields slated for these events, I am deeply concerned about the potential repercussions on our quality of life. With two young children, any increase in noise levels would inevitably disrupt their sleep, a scenario that we have unfortunately experienced during past events such as the annual fireworks night.

We had reluctantly accepted the development of the playing fields, which already generate substantial noise and light pollution, including towering 40ft lighting rigs that illuminate the area throughout the weekends. The daily disturbances of shouting and swearing have become an unwelcome part of our lives. Adding further intensity to this already invasive situation is simply intolerable.

Many of us chose to reside in this location precisely for its tranquility, the opportunity to enjoy the countryside, and escape the hustle and bustle of urban life. However, it appears that Cornwallis School is determined to transform our once serene surroundings into a hub of constant activity. The prospect of being unable to utilize our own gardens during events, coupled with increased traffic exacerbating the already congested Loose road and junction, paints a distressing picture. Moreover, the incessant noise threatens to disrupt our daily routines and infringe upon our peace of mind.

I implore you to recognize the profound detrimental impact that granting this licence would have on the residents and the community of Loose and Broughton Monchelsea. Our peaceful way of life hangs in the balance.

Best Regards,

--

***Micaela Suarez de Tangil***  
[REDACTED]

**From:** barry forder [REDACTED]  
**Sent:** Monday, March 4, 2024 11:13 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Re: Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

We hereby make representations against the granting of the above Licence Application for the following reason:

“the protection of children from harm”

The premises to which the licence would apply are Cornwallis Academy School, having many children on their premises during the licence application periods.

The proximity of a facility on school grounds where alcohol might be available to children directly or indirectly could be considered counter to “the protection of children from harm”.

School does not end until later than the licence requested on Fridays and young people come in for sports especially on Saturdays over the weekend.

Mr & Mrs Forder, [REDACTED]

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**From:** Wendi Cook-Howells [REDACTED]  
**Sent:** Monday, March 4, 2024 1:34 PM  
**To:** Licencing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises Licence application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

We understand that Cornwallis School want to have music and alcohol outside on Fridays and weekends. This is totally inappropriate for a school and would disturb our pleasant quiet neighbourhood. There are few nice residential areas left these days but this happens to be one of them. Please do not allow this invasion of our enjoyment of our property.

Wendi Cook and John Howells, [REDACTED]

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From: Paul Tritton [REDACTED]  
Sent: Monday, March 4, 2024 2:18 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Cc: [REDACTED]  
Subject: Re: Cornwallis Premises Licence Application 23.03156.LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for your reply.

One further comment for you to pass to the licensing authorities.

I was told by one of your colleagues today that the only way local residents have heard about the application is by means of a notice displayed at the site.

This is totally inadequate.

Few if any local residents often have cause to pass the site, could easily miss seeing the notice anyway, and many of us are elderly and disabled with limited mobility and never pass the site.

For example, the residents of social housing in Holmesdale Close.

The site is not on many people's regular walks.

Therefore several hundred residents within earshot of the venue will be completely unaware of the proposal and thus denied their democratic right to object.

Every resident adjacent to the site should be sent a letter outlining the proposal .

It is nonsense for the applicant to state that the site is a 'large field in a rural situation with no immediate neighbours' and in a subsequent sentence that notices will be displayed asking customers to leave quietly and have regard to neighbours.

The site is hemmed in by residential areas to the north, west and east and partially to the south, on Heath Road.

Events similar to those in the application occasionally take place in Mote Park, up to 3 miles from where many of us in Loose , Linton, Coxheath and Boughton Monchelsea live, and the amplified music and accompanying announcements are all too audible.

Thousands of 'immediate neighbours' live within the site's noise footprint and will have their lives blighted on successive weekends if this application is approved.

Regards

Sent from my iPad

12

From: [REDACTED]  
Sent: Monday, March 4, 2024 2:34 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: permit application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Cornwallis Premises Permit Application 23/03256/LAPRE

To whom it concerns

With reference to the above application for a license which would allow amplified music and the sale of alcoholic drink 3 days a week at the Cornwallis football ground, we cannot believe anyone could suggest that there would be no households which would be affected, as stated on the application!

It must be blatantly obvious, given the amount of feedback from local residents concerning the aggravation caused by the shouting from the pitches, that any appreciable addition to the noise would certainly affect the locality.

You could be fooled into believing, because opposite to the school is a wooded area, that the noise would not affect anyone. Let me assure you that if you care to look in any other direction there are many peace loving residents who would be catastrophically affected.

The management of the football ground have acknowledged that there is a noise problem by the decision to plant a noise limiting tree line (no we don't believe this will make any difference any more than they do!), how can they now say that amplified music will not compound the problem?

It is obvious why the local residents had to find out about the application by word of mouth rather than being consulted. It illustrates perfectly the total disregard for the quality of life afforded to the locality, since the concept of the pitches was conceived.

Please reject this application on the grounds of Public Nuisance, it is the only logical choice!

Regards

John and Shirley Price

[REDACTED]



13

**From:** Davidson, Zoe (UK) [REDACTED]  
**Sent:** Monday, March 4, 2024 3:57 PM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises Licence Application 23/03156/LAPRE  
**Importance:** High

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Hello,

It has been brought to my attention that the Cornwallis Academy, Hubbard's Ln, Loose, Maidstone ME17 4HX has applied for an outside amplified music and alcohol license every Friday, Saturday and Sunday.

I am [REDACTED] and **I strongly oppose this application.** We live on a quiet semi-rural lane, we do not wish to be subjected to loud, live music disrupting our peace, or large amounts of people under the influence of alcohol on our road every weekend. That will undoubtedly bring unwanted behaviours, noise pollution and additional amounts of litter to our doorstep, which is unacceptable.

Please let me know if you require any further information on this matter. Please keep me updated.

Kind regards,

Zoë Davidson

[REDACTED]

14

**From:** [REDACTED]  
**Sent:** Monday, March 4, 2024 4:08 PM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis premises licence application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sirs,

I oppose the Cornwallis school on Hubbard's Lane, ME17 getting an outside amplified music and alcohol license. I live locally and am not happy about this or the fireworks that have been suggested, this will be way too disruptive as well as being stupidly noisy, there firework display once a year is enough to drive anyone crazy!

Kind Regards

*Lara Burn*

[REDACTED]

From: John Underwood [REDACTED]  
Sent: 04 March 2024 18:02  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: CORNWALLIS PREMISES LICENSE APPLICATION 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir/Madam.

Ref: CORNWALLIS PREMISES LICENSE APPLICATION  
23/03156/LAPRE

It has come to my attention that Cornwallis Academy, Hubbards Lane, Loose, ME17 4HX, has submitted an application to you for 'Outside Amplified Music and Alcohol License'. During the periods Friday, Saturday and Sundays from 11.00 a.m. until 10.p.m.

I write to inform you of my total objection to such an application.

If this application is granted there will be a constant disturbance to the local community and, peace and, quiet of the country side, and local residence, with additional traffic in Hubbards Lane, which currently cannot cope with the present levels of traffic, and in addition the lack of street lighting is of concern to most residence.

There will be an increase of litter to the local area.

As I understand the application, it is for the use of the younger generation. If alcohol is to be served it does not appear to be for younger generation.

In conclusion on speaking to [REDACTED]  
[REDACTED] you will be receiving many more objections to this application.

Should you wish to discuss any matters further, Please do not hesitate to contact me [REDACTED]  
[REDACTED]

Regards  
John Underwood

[REDACTED]

16

**From:** Nigel Luxford [REDACTED]  
**Sent:** 04 March 2024 18:47  
**To:** Licencing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

I strongly object to this application, the football noise most evenings is very annoying, and the fireworks last year was very dangerous, when i came home the Hubbards lane road was thick smoke and could not see a thing.

Regards

Nigel

**From:** Sara Hakeem [REDACTED]  
**Sent:** 04 March 2024 19:32  
**To:** Licencing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Objection to Cornwallis alcohol & music license

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

I am writing to object to Cornwallis schools recent application for an alcohol license and outside amplified music. As a local resident in the area we are already suffering the negative noise disruption from football events being held daily and late into the evening. This isn't just loud sporting noise but often angry shouting and swearing which can be heard indoors even when windows are closed. These noises are of such nature that they have been disruptive to our children's sleep as their bedtime is naturally before 10pm. In addition the swearing & shouting can often feel scary for them. The addition of amplified music and alcohol will undoubtedly further exacerbate and indeed 'amplify' these disruptive impacts. We are also concerned that alcohol usage is not appropriate for use on school grounds and premises. Using the school site for education and sporting events is in line with the establishments goals and purpose. However, alcohol licenses are in complete opposition to what a school and educational facilities goals and purposes should be. Yes, it will be outside of school hours some maybe argue, but the after effects, evidence of alcohol use and the association itself are utterly & wholly inappropriate for the school and the surrounding community.

We look forward to hearing that the application for the above license has been refused due to the above grounds.

Yours sincerely

Sara Hakeem [REDACTED]

18

**From:** Lauren Drury [REDACTED]  
**Sent:** 05 March 2024 08:03  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sirs,

I am writing to you concerning the recent application that was submitted by Cornwallis School.

I have already signed the petition in order to try and stop this but I will also follow with an email.

[REDACTED] the school in question. To have outside amplified music possibly every weekend and an alcohol licence, I am totally against. This would cause noise disruption for my family and many others on my road. I have two little children and the possibility of having loud music till 10pm is not on. We are also not happy about the alcohol licence being submitted either, this could possibly lead to anti-social behaviour around our community.

Please take into consideration the community around the school as this is going to impact a lot of families and the possibility it might de-value our homes.

Your faithfully

Lauren Drury

19

From: Ian Tucker [REDACTED]  
Sent: 05 March 2024 10:57  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Permit Application - 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Dear Person

I am making a representation under the current Licensing Act 2003.

I the undersigned, Ian Tucker [REDACTED] would like to strongly oppose the above application on the grounds of a Public Nuisance.

I would point out that this application has not been notified to the householders that live adjacent to the school and was found out about by chance. The application states there are no households which will be affected by any noise which is clearly not true as the Academy site and fields are surrounded by residential housing on 3 sides.

The application seeks a licence to hold outdoor events with live, recorded and amplified music with alcohol from 11am to 10pm every Friday, Saturday and Sunday which is totally unacceptable.

When we moved here 11 years ago we could enjoy the peaceful environment and our gardens without any disruption. We now currently suffer excessive noise 7 days a week (9am - 10pm) from artificial football pitches installed last year for commercial purposes. The football usage has now progressed into a full blown enterprise which causes great disruption to our everyday lives. The school fails to adhere to existing planning conditions with whistles, shouting and swearing above the agreed noise levels. The ongoing noise from the school is a having a huge effect on local residents and affects our wellbeing and mental health. The current noise from the school penetrates through our double glazing and can even be heard clearly across the other side of the road. To have an additional noise nuisance which involves amplified loud music coupled with alcohol is not acceptable.

To conclude, this application will negatively affect local residents already suffering loss of peace in their own homes and will negatively affect the quality of our well being and lives. Therefore the licence should not be granted on the basis of being a Public Nuisance (Licence Act 2003).

Ian Tucker

[REDACTED]

Please redact personal information if this is published.  
Sent from my iPad



20

From: Alexandra Jessop [REDACTED]  
Sent: 05 March 2024 14:01  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject:

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Re: Cornwallis Premises Application 23/03156/LAPRE

I wish to wholeheartedly reject this application. We already have disturbance from the school when they have football matches, celebrations with loud music, and the large lights erected there. This is a long established residential area, and I feel it is greatly unfair to expect residents to accept this plan. The school is on the top of Linton hill, so the sound rolls down over each side of the road. I feel when it's warm and residents have their windows open, it will be unbearable.

Yours sincerely, Alexandra Jessop, [REDACTED]

Sent from my iPad

21

From: mason levey [REDACTED]

Sent: Tuesday, March 5, 2024 7:50 PM

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear sirs,

As a nearby resident, I strongly object to Cornwallis being granted an outdoor amplified music and alcohol license. The noise from the school football is bad enough now. Then, add the alcohol, music, and events all weekend, and it will be intolerable for myself and residents in the area.

Most school days, my driveway is blocked by school pick-up cars. People picking up from the school do not want to queue to pick up in the school or queue at the traffic lights on Heath Road when leaving.

This means [REDACTED] and when asked to move so I can get my car in or out, I get dirty looks or tutting. Once I was told to f--- off.

The whole area will become a car park for the events, so people can avoid the queues getting out of the school.

Fueling all this with alcohol will only end in disaster and destroy our village.

Mason Levey.

22

From: Debbie Jennings [REDACTED]  
Sent: Wednesday, March 6, 2024 2:05 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Re: Cornwallis premise licence application- 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To Whom it may concern.

I am writing this email in regards to the application for an outside amplified music and alcohol licence by Cornwallis Academy.

[REDACTED] I formally object.

There has already been a number of changes in the last year which has affected Hubbards Lane which includes the introduction of the flood lights and football supposedly only being until 8pm but which now continues until 10pm throughout the entire week.

My objections are as follows:

1. Amplified music over the full weekend will affect all local residents and the ability to enjoy their outside space despite the schools claim. The school already have an end of term fayre/events which already disturbs local residents but which is accepted because it is for the children.
2. The level of sports activity outside of school hours has already increased throughout the week until 10pm.
3. Does the committee consider it appropriate to introduce a permanent liquor licence into a school environment. Evidence of alcohol consumption is already found outside the school on a regular basis. At the moment liquor applications are made on a per event case. A permanent licence will be harder to monitor and control.
4. Amplified music will impact on wildlife in the area. Cornwallis created a wildlife reserve on their land and The Parish Council and Boughton Monchelsea Amenities Trust have extended this, working with the Forrestry commission and Woodlands Trust have tried to increase wildlife with the introduction of Salts Wood, this was supported by Councillor Andy Humphryes saying that it was an exciting time for us all, our children and our grandchildren.
5. Weekend events will increase traffic in an already busy area.

I thank you for taking the time to read my e-mail and hope that my objections can be taken into consideration.

Kind Regards

Debbie Jennings

23

From: Alison [REDACTED]

Sent: Wednesday, March 6, 2024 2:09 AM

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Cornwallis Premises licence application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir/Madam

With regard the above application for an outside amplified music and alcohol licence by Cornwallis Academy.

[REDACTED] I formally object to this application on the following grounds:

1. A number of changes at the school during the last year have already had a detrimental affect including the introduction of flood lights with nightly football until 10pm throughout the entire week.
2. Amplified music over the full weekend will effect all local residents and the ability to enjoy their outside space. As demonstrated by the end of term fair.
3. Does the committee consider it appropriate to introduce a permanent liquor licence into a school environment? Evidence of alcohol consumption has already been found outside the school on a number of occasions. At the moment liquor applications are made on a per event basis which is more than adequate given the circumstances.
4. Amplified music will impact on wildlife in the area. Cornwallis created a wildlife reserve on their land and The Parish Council and Boughton Monchelsea Amenities Trust have extended this, by working with the Forestry commission and Woodlands Trust have increased wildlife with the introduction of Salts Wood, this was supported by Councillor Andy Humphryes
5. Weekend events will increase traffic in an already busy area.

Yours faithfully

Alison Wiles

[REDACTED]

Sent from my iPhone

24

From: Raymond [REDACTED]  
Sent: Wednesday, March 6, 2024 2:33 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Application for license for Cornwallis school 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

I would like to object for the following reasons a little while ago the school had all season pitch added for the pupils which was great only to find them being used late in to the evening by others if a licence is approved will this also be an excuse to turn it in to a social club it is a school at the end of the day plus the thought of amplified music late in to the night is hard to bare.

I would be grateful if you could take my objections into consideration

Ray Jennings

[REDACTED]  
Sent from my iPhone

25

From: [REDACTED]

Sent: Wednesday, March 6, 2024 3:10 AM

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Application 23/03156/ LAMPREY

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir / Madam

In regard to the above application for an permanent outside amplified music and alcohol licence by Cornwallis Academy, Boughton Monchelsea, Maidstone.

[REDACTED] i formally object to this application.

My objections are as follows:

1. NOISE POLLUTION. Amplified music over the full weekend will affect all local residents and their ability to enjoy their Homes and gardens despite the schools claim that it will not impact residents. The school already have an end of term fair with amplified outdoor music which already disturbs local residents.

Over the last year, development at the Cornwallis Academy has already had an adverse impact on the residents of Hubbards lane and our small village. The introduction of flood lights for football and other sports facilities for use by adults, supposedly only being used until 8pm which in fact continues until 10pm throughout the week and weekends already creates excessive noise from the shouting from both adults and children who use the facilities. This goes on well beyond normal school hours. Allowing the school the ability to serve Alcohol and play amplified music outside whenever they choose in to this mix, will only increase the noise and inhibitions of those involved. Creating even more of a nuisance for the residents of this small village.

2. MORAL RESPONSIBILITY. Is it appropriate to introduce a permanent liquor licence into a school environment? Evidence of alcohol consumption is already found outside the school on a regular basis. Endorsing a permanent alcohol licence could potentially reinforce to the children that alcohol consumption is acceptable from a young age. I understand that at the moment alcohol licence and events applications for the school are made on a per event case. Granting a permanent licence will make it harder to monitor and control activities at the school.

3. WILD LIFE IMPACT. Amplified music will impact on wildlife in the area. The Parish Council and Boughton Monchelsea Amenities Trust working in conjunction with the Forrestry commission and The Woodlands Trust have spent a great deal of time and money to increase wildlife in the area. The introduction of Salts Wood in 2021 planted over 2000 trees and was supported by Councillor Andy Humphryes who stated "it was an exciting time for us all, our children and our grandchildren." This amenity is less than 500 yards from the rear of the schools playing fields, it is therefore clear that the playing of amplified music over an extended period on a permanent basis will affect this area and the communities and animals ability to enjoy it.

4. TRAFFIC. The school proposes events over an extended period at weekends. The increase in traffic in an already busy area to an unacceptable level will increase the probability of accidents. While at the same creating a nuisance to residents trying to gain access to their properties.

Yours Faithfully

Trevor Wiles

[REDACTED]



Sent with [Spark](#)

26

From: Junaid Ansari [REDACTED]  
Sent: Wednesday, March 6, 2024 9:36 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Hello

[REDACTED]

I am writing my reservation against the Cornwallis Premises License Application 23/03156/LAPRE.

I am informed that a request has been made for outside amplified music & alcohol licenses every friday , saturday and sunday from 11 am to 10 pm .

This is a purely residential area . This activity is seriously going to disturb the peace of our quiet area . It will of course cause a disturbance in traffic also .

I as a resident of this quiet residential area raise objections against this request to keep this area to stay as a peaceful residential area .

Please let my objection be noted and heard in this case

Regards

Junaid Ansari

[REDACTED]

--

Junaid Ansari



From: Harry Armitage [REDACTED]  
Sent: Wednesday, March 6, 2024 11:42 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

[REDACTED] I would like to lodge my objection to the school's application for an outside amplified music and alcohol licence. Having experienced it previously when they have charity runs, fun fairs etc there is a very high level of noise which is very intrusive. This is supposed to be a semi-rural area after all. Also, these activities give rise to a greatly increased level of traffic which is undesirable.

Harry Armitage  
Sent from my iPad

From: Malcolm Brockman [REDACTED]  
Sent: Wednesday, March 6, 2024 12:34 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Application 23/03156/LAPRE. Cornwallis Premises Licence

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

I understand that the above application will enable Cornwallis Academy to hold events involving amplified music and supply of alcohol on every Friday, Saturday and Sunday between the hours of 11am and 10pm.

Normally, licences are granted for specific events rather than a blanket permission on a rolling basis but if it is the case that this a permanent arrangement then I wish to object to it.

The area around Cornwallis Academy is residential with many retired people living there. The prospect of amplified music throughout a long weekend is unacceptable

and the sound may well travel for about a mile dependent upon prevailing weather conditions. Particularly annoying would be a persistent bass noise which always travels furthest.

Secondly, if the purpose of the application is to permit *continual* events then my objection is that Cornwallis Academy is a school, not Glastonbury, where at least the locals are inconvenienced just once a year.

Thank you for the opportunity to comment.

Yours faithfully,

Malcolm J Brockman

[REDACTED]

[REDACTED]

[REDACTED]

29

From: Nicholas King [REDACTED]  
Sent: Wednesday, March 6, 2024 2:41 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis premises licence application 23/03156/lapre

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Hello.

As much as i like the convenience of living near Cornwallis for my children who go there. I'm very concerned about the issuing of an alcohol license and loud music especially on a Sunday. So there for I would like to object to this .

Thank you

Nick

30

From: Laraine Barrie [REDACTED]  
Sent: Wednesday, March 6, 2024 2:59 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir or Madam

I would like to strongly object to Cornwallis having an amplified music licence and alcohol licence as we already suffer noise from the football most evenings and weekends and any of their school events to date have been very noisy from music and permitting an alcohol licence could promote unreasonable behaviour and become a very unpleasant place to live.

Yours sincerely  
Laraine Barrie

31

From: [REDACTED]  
Sent: Wednesday, March 6, 2024 7:43 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear sirs

From N L McGill [REDACTED]

Please record my objection to the above Application on the grounds that-

The proposed activities will impinge on my need to enjoy a peaceful weekend. The noise and light pollution will be highly intrusive and will NOT be acceptable.

Yours faithfully

N L McGill

From: Debbie Jennings [REDACTED]  
Sent: Thursday, March 7, 2024 7:27 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Re: Cornwallis premise licence application- 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Morning,

I am currently away at the moment but have just managed to find the application form for the above application.

I would like to highlight the following that Cornwallis School has residential housing on 3 of its borders and their access into the school is via Hubbards Lane which is a small lane that would cause congestion on leaving and arrivals, we already have problems at school times but manage it because we live by a school.

I don't feel I am being awkward but it is a school and normal school hours are 8- 5pm? Issh not 8- 10pm and then Saturdays and Sundays.

I really do hope that you will take seriously the affect of amplified music on residents and the local community.

Many thanks

Debbie Jennings

From: [REDACTED]

Sent: Thursday, March 7, 2024 7:40 AM

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Re: Application 23/03156/ LAMPREY

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear sir / Madam

I'm regard to my original objection to this application, I would also note the following claim made by the Cornwallis academy on their application form is incorrect.

I'm their application Cornwallis Academy claim that "the events field is in a rural location with no immediate neighbours." This is simply not true. The Cornwallis Academy field is surrounded by residential properties on 3 of its 4 sides, impact on residents is therefore inevitable. If the committee are in any doubt about this I would suggest a site visit would help clarify the matter.

Trevor Wiles

[REDACTED]

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

From: Raymond [REDACTED]

Sent: Thursday, March 7, 2024 7:41 AM

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Re: Application for license for Cornwallis school 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Morning I have just managed to find the licensee application online in reading it I have found that they have said that there are no residential properties which would be affected. The side of the school they will be using has the closest residence, I cannot understand how they can say this will not affect us, the school has 3 sides that back onto residential premises and amplified music would cause the whole area to be affected.

I would be grateful if you could take this into consideration.

Raymond Jennings

Sent from my iPhone



**From:** ALBARDIAZ, Richard [REDACTED]  
**Sent:** Thursday, March 7, 2024 10:59 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Objection to Cornwallis alcohol & music license

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

I am writing to object to Cornwallis schools recent application for an alcohol license and outside amplified music. As a local resident in the area we are already suffering the negative noise disruption from football events being held daily and late into the evening. This isn't just loud sporting noise but often angry shouting and swearing which can be heard indoors even when windows are closed. These noises are of such nature that they have been disruptive to our children's sleep as their bedtime is naturally before 10pm. In addition the swearing & shouting can often feel scary for them. The addition of amplified music and alcohol will undoubtedly further exacerbate and indeed 'amplify' these disruptive impacts. We are also concerned that alcohol usage is not appropriate for use on school grounds and premises. Using the school site for education and sporting events is in line with the establishments goals and purpose. However, alcohol licenses are in complete opposition to what a school and educational facilities goals and purposes should be. Yes, it will be outside of school hours some maybe argue, but the after effects, evidence of alcohol use and the association itself are utterly & wholly inappropriate for the school and the surrounding community.

We look forward to hearing that the application for the above license has been refused due to the above grounds.

Yours sincerely

Richard Albardiaz [REDACTED]

**From:** allan.collier [REDACTED]  
**Sent:** Thursday, March 7, 2024 11:25 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Cc:** [allan.collier@btinternet.com](mailto:allan.collier@btinternet.com)  
**Subject:** Cornwallis Premises Permit Application-23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Permit Application Team

We are making a representation under the current Licensing Act 2003

We the undersigned Allan and Susan Collier [REDACTED] would like to strongly oppose the above application on the grounds of a Public Nuisance.

As before with the artificial football pitch, they are trying to obtain permission without any of the residents knowing, until it's too late. We received letters to object on the day it was all passed to go ahead by the council. When we pointed this out to the council, we were told it was too late to object. They seem to be using exactly the same underhand tactics again, which is totally unacceptable. We have contacted the school for an explanation and to discuss our concerns, but as yet they have not replied.

We would point out that this application has not been notified to the householders that live adjacent to the school and was found out by chance. The application states there are no households which will be affected by any noise which is clearly not true as the academy site and fields are surrounded by residential housing on 3 sides.

The application seeks a licence to hold events outside with live and recorded and amplified music with alcohol from 11AM to 10PM every Friday (as stated on their application) which is totally unacceptable.

How can students study with music being played loudly outside during school hours. Promoting alcohol in school is sending out all the wrong signals to young people. After all it's a school, not a public house or village hall.

The householders currently suffer excessive noise from the artificial football pitch games 7 days a week until 10PM in the evening where the school fails to adhere to existing planning conditions- whistles, shouting and swearing. The ongoing noise from the school is having a huge effect on local residents and affects our wellbeing and mental health. The current noise from the school penetrates through our double glazing and can be heard clearly across the other side of the road and to have an additional noise nuisance which involves amplified loud music coupled with alcohol is not acceptable in any way. By adding music and alcohol until 10pm, will completely ruin residents' lives. We should be able to enjoy our homes and gardens at the end of the week, without additional noise pollution taking over our lives.

To conclude, this application will negatively affect local residents already suffering loss of peace in their own homes and will negatively affect the quality of our wellbeing, mental health and lives.

Allan and Sue Collier

37

From: Sophie R [REDACTED]  
Sent: Thursday, March 7, 2024 1:04 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: CORNWALLIS 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

\*\*\*\*I WOULD JUST LIKE TO ADD THAT I AM SHOCKED THAT CORNWALLIS SCHOOL HAVE STATED IN THE APPLICATION THAT THEY HAVE NO IMMEDIATE NEIGHBOURS WHEN THE FIELDS FENCE LINE IS ON OUR FENCELINE, NOT TO MENTION THE HOUSE BEHIND US AND THE OVER 60's FLATS/ BUNGALOWS IS ALSO ALONG THE SAME FENCELINE TO THE FIELD IN QUESTION. \*\*\*

Re; CORNWALLIS 23/03156/LAPRE

06/03/2024

To whom it may concern,

It has been brought to our attention that Cornwallis school have submitted an application to yourselves and we would absolutely like to OBJECT to this.

Our reasons are the fact that the loud noise goes on most nights til gone 10pm already, The loud shouting, swearing and bright lights through our windows etc is really affecting my mental health. It's affecting our whole family. This is with our windows shut! We have two people with autism in our house and you can imagine the impact this is having on them.

It's totally unfair on our whole neighbourhood and something needs to stop.

Kindest Regards  
Miss Rees

From: Graham.King [REDACTED]  
Sent: Thursday, March 7, 2024 2:43 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

**Re: Cornwallis Premises Licence Application 23/03156/LAPRE**

To whom it may concern,

I wish to register my objection to the above application.

If the application is granted it will seriously exacerbate the following existing problems relating to Cornwallis Academy:

- Excessive Noise
- Light pollution
- Traffic congestion

The area surrounding Cornwallis Academy has suffered light pollution, noise and heavy traffic for many years and the granting of this application will substantially increase the disruption and inconvenience already experienced by residents on most days of the week. Granting this application will increase nuisance to potentially seven days a week. Consideration should also be given to the effect on wildlife and natural habitats in this rural area.

I respectfully request that you reject this application.

Yours faithfully,

Graham and Lorraine King

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

39

From: [REDACTED]

Sent: 08 March 2024 08:28

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Fwd:

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sir, Madam,

Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

I have compiled a petition of persons, all of whom object to the Cornwallis School application for an open event licence. This is on the grounds of noise and light pollution causing a public nuisance.

We are almost all immediate neighbours to the site and are seriously affected by the growing entity of noise and disturbance which the school inflicts upon us.

I obviously have the original petition forms, if the committee need to see them, please let me know and I will deliver them in person.

If this decision goes to a committee hearing, I would request that I am allowed to attend and present some facts to the panel.

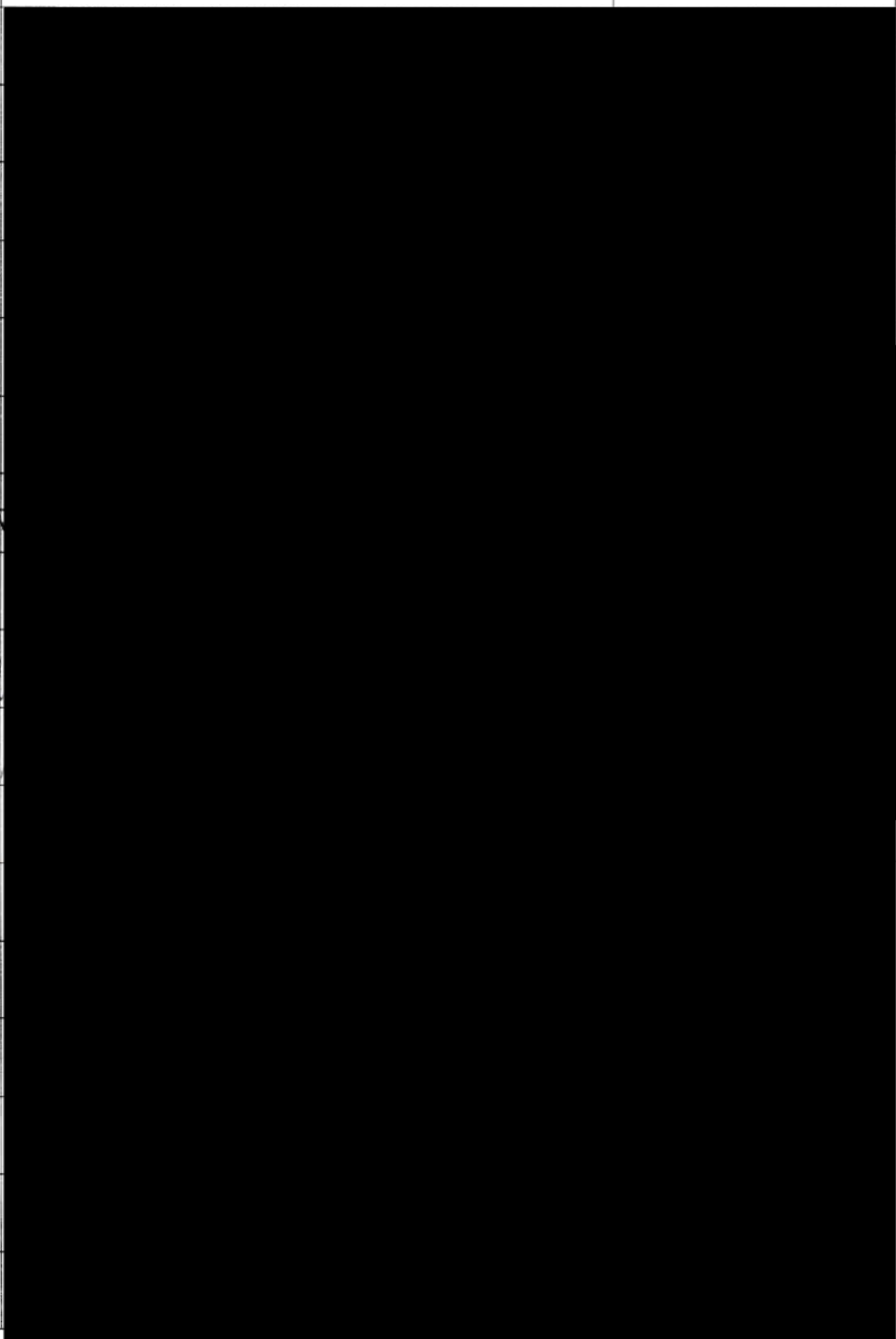
[REDACTED]  
[REDACTED]  
[REDACTED]

Many thanks

David Sanderson

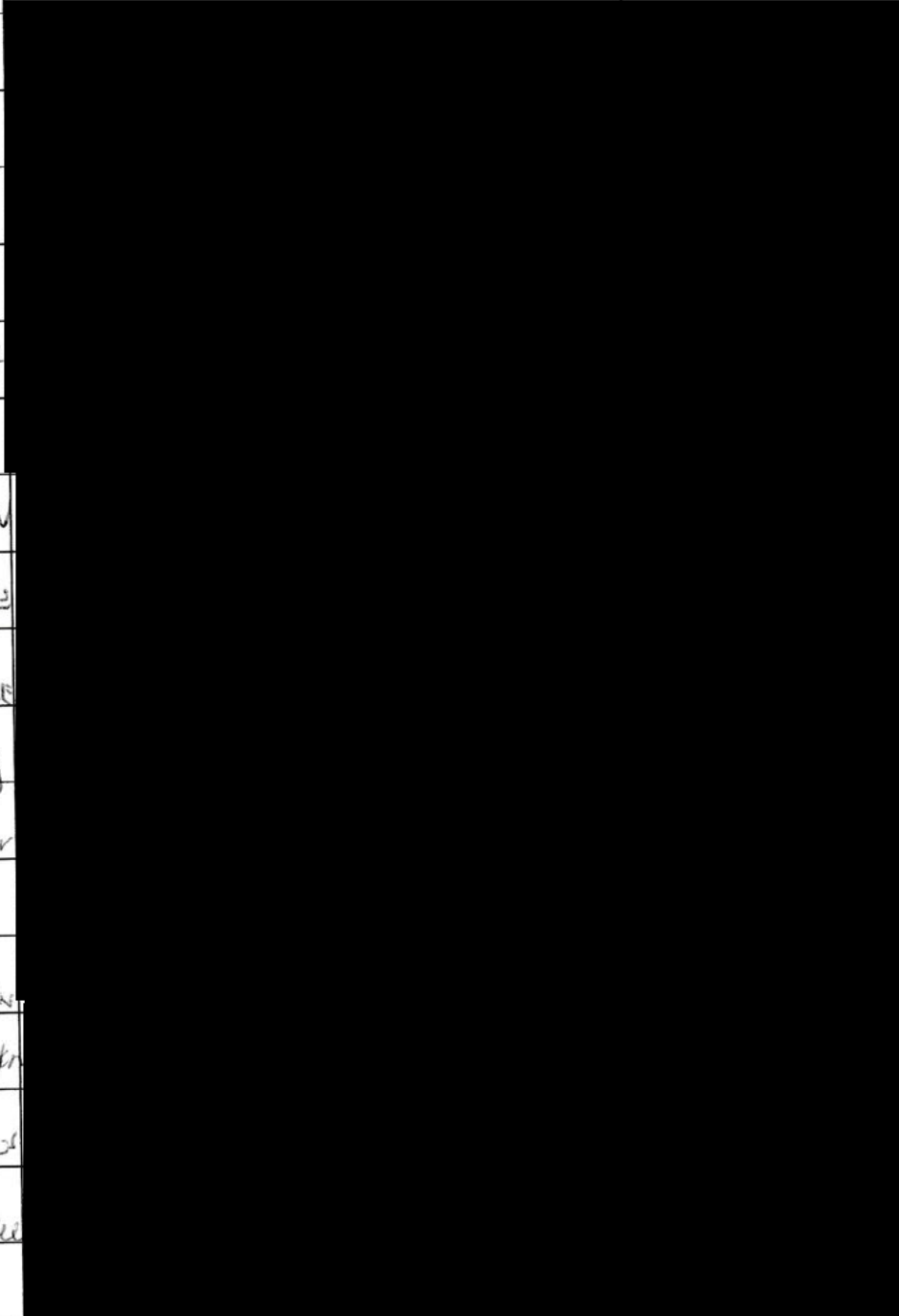
Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.

I object to this on the grounds of noise and light pollution.

Name	Address	Signature
MRS S. MULLER		
Mr Mark Muller.		
Miss D Muller		
Shelley Ainsworth		
C.G. ANLEY		
WENDI COOK JOHN HUMPHRES		
L. D. STEPHENS		
Nuchhid Davies		
Bea Thakwal		
Leanne Elzoh		
S WAISH		
Liu Baker		
RICHARD ASBARD.92		
G Homewood		
Nevil Stade		
Roger Mayhew		
Susan Mayhew.		

**Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.**

**I object to this on the grounds of noise and light pollution.**

Name	Address	Signature
B Row		
B GRABHAM		
M GRABHAM		
Quam Voong		
Melissa Eldridge		
Ricky Eldridge		
JOHN BUGDEN		
JOHN PRICE		
SHIRLEY PRICE		
Jean Avery		
Judith Forder		
Bany Forder		
ANDY SPENCER		
Lauren Dimmock		
Peter Matthews		
Heather Matthews		
Paul With		

**Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.**

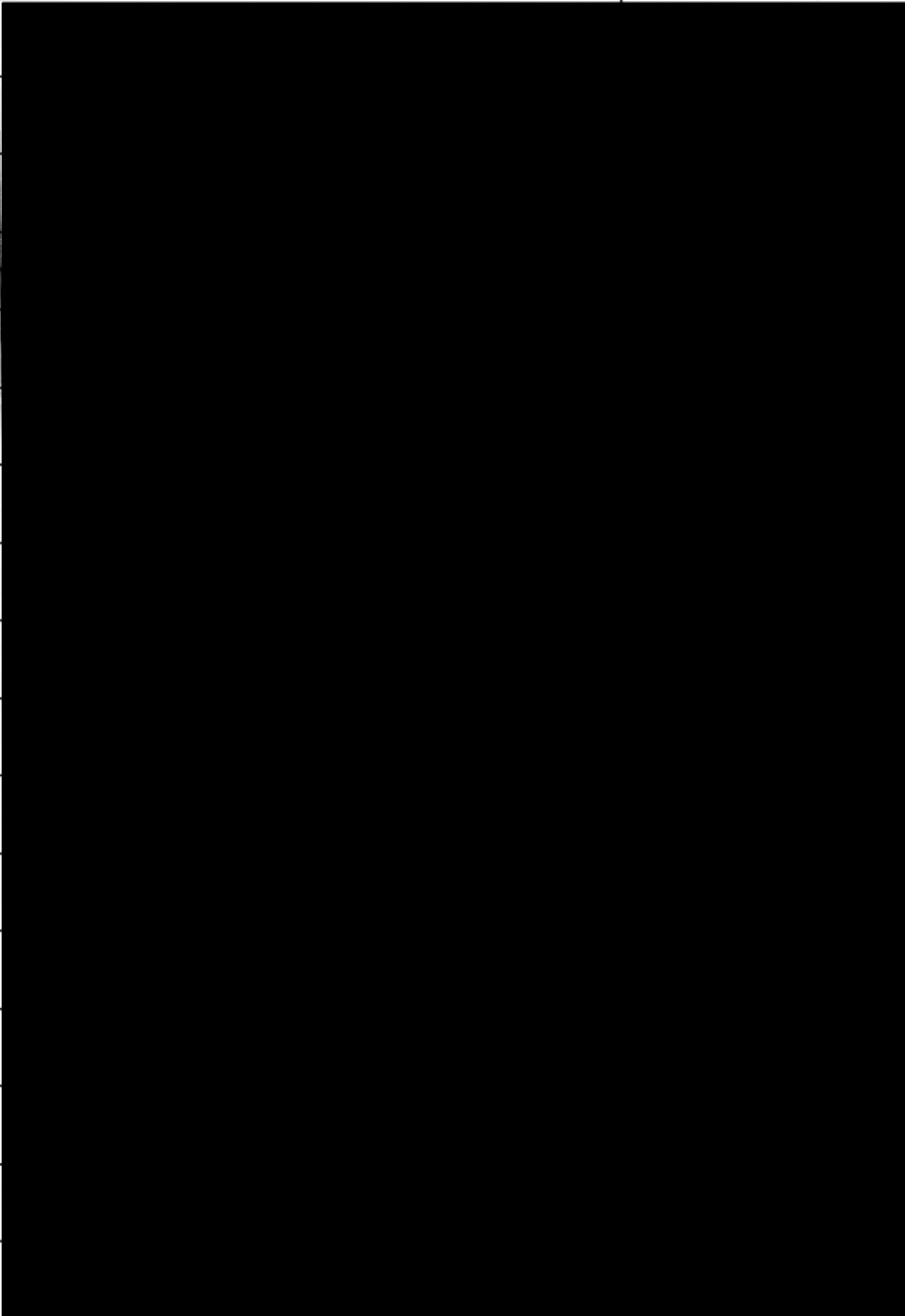
**I object to this on the grounds of noise and light pollution.**

Name	Address	Signature
Cino Cinganelli		
Lath Hodge S		
Ingrid Dutch		
ANDREW DUTCH		
ANDREW NASH		
STEVE MOREHAM		
Jackie MOREHAM		
VERA GIBBARD		
PETER GIBBARD		
AUDREY CONSTABLE		
TREVOR + ALISON		
DEBBIE JENNINGS		
Ray JENNINGS		
JUDE NEWELL		
MARYANN FISHER		



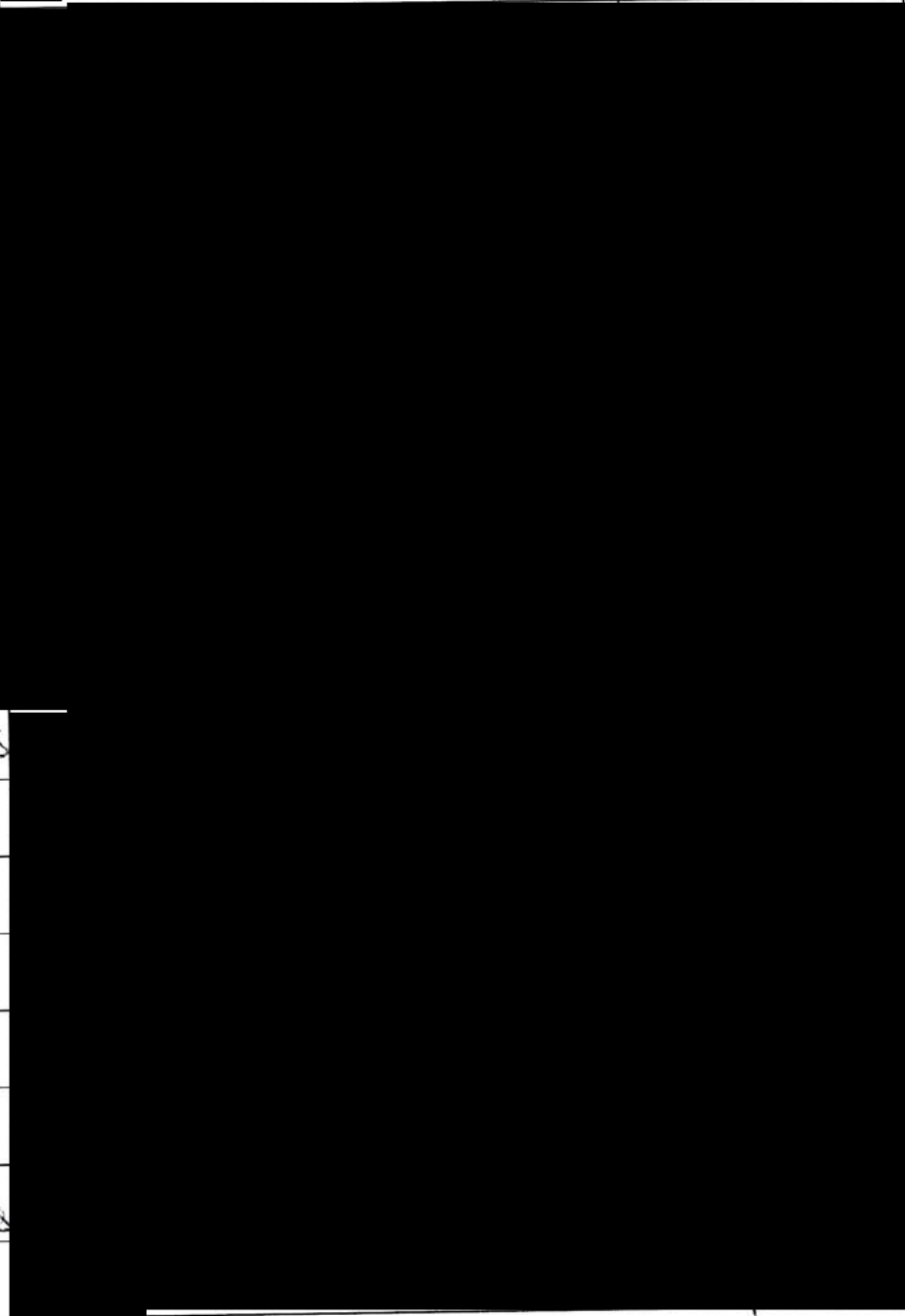
Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.

I object to this on the grounds of noise and light pollution.

Name	Address	Signature
P.A.DAVIS		
C. GODWIN		
R. Squire		
A. BLESSOP		
H. DEANE.		
M. LEVEY		
M. WELLS		
T. Johnson		
B. Sharp		
L. Tull.		
S. Beardwell		
R. GREWAL		
C. Overal.		
K. Overal.		
Tim Dene		
Sharon Dene		
J. TUCKER		

Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.

I object to this on the grounds of noise and light pollution.

Name	Address	Signature
Mr. C. Sexton		
D. SANDERSON		
V. SANDERSON		
S. MILLS		
D. ATKINS		
D. WINNETT		
JOHN UNDERWOOD		
PAUL KEAP		
N. HAWKINS		
C. OLDER		
D. KING		
T. DUKE		
L. HAYS		
D. GELMAN		
T. DAVIS		
H. SINGH		

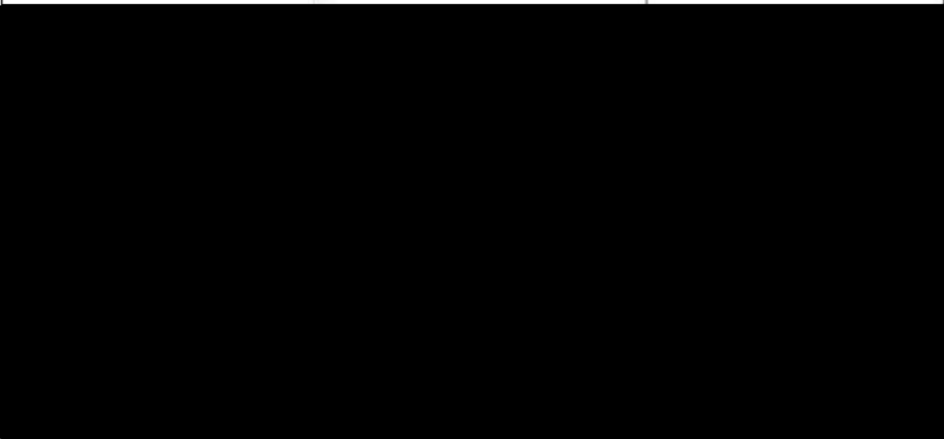
Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.

I object to this on the grounds of noise and light pollution.

Name	Address	Signature
C. ARMSTRONG		
R. ROBARDS		
C. CURRAN		
I. LAWRENCE		
PETER STANNETT		
MARGARET STANNETT		
PETER BARNFIELD		
MR & MRS SIMPSON		
MRS L DURY		
JARA CARPENTER		
RICH RISINO		
Keele Loftus		
GRAHAM TUN		
FIONA BEARDWE		
B THOMPSON		
C. NEWHAM		
L. NEWHAM		

**Cornwallis School are applying for an outside amplified music and alcohol licence on Fridays, Saturdays and Sundays from 11:00AM to 10:00PM.**

**I object to this on the grounds of noise and light pollution.**

Name	Address	Signature
Nick Pierre		
MALCOLM WOOLGAR		
DENISE WOOLGAR		
DAVID		
TOMAS		
KSTARTUP		

From: Hilary Robinson [REDACTED]  
Sent: Friday, March 8, 2024 9:45 AM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

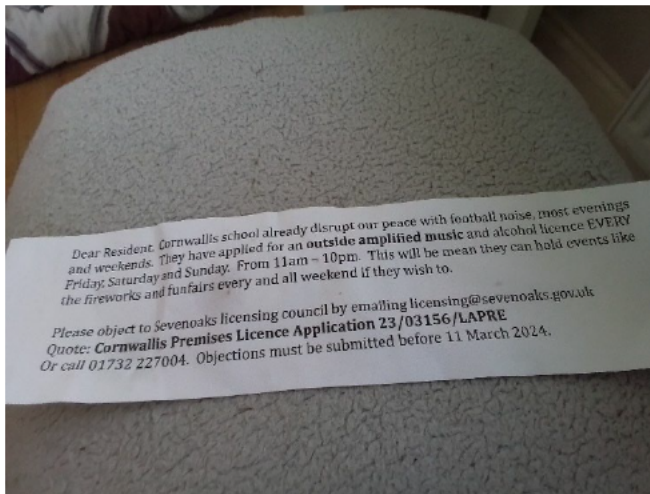
I'd like to lodge my objection to the above application.

I live [REDACTED] on a very busy road that is very noisy, by granting this application not only will it add to the noise level at weekends and evenings, it will also add to it with very loud music and shouting, increased alcohol use which will increase antisocial behaviour and litter. We already have litter dropped on the road when students leave school, pop in the local garage for snacks and the rubbish gets discarded along the hedgerows.

If this is allowed to go ahead it will impacted on the local residents, the natural environment and increased air pollution due to increased amount of vehicles.

Yours sincerely

Mrs H M Robinson



From: anne lomas [REDACTED]  
 Sent: Friday, March 8, 2024 11:27 AM  
 To: Licencing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
 Subject: Very angry

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Hi we got this and I don't agree with it at all there's lots old people here who really don't need this stress and worry I know I'd like to sit in my garden and have peace not having loud music and drink is bad idea and then we have loads parking issues as pelleted to use our road to park when the school have big car park I don't want drunks about as there getting security guard ghis not resuringvat all I def don't want yhst [REDACTED]  
 [REDACTED] no def not so sent this like said on that bit of paper

From: M G [REDACTED]  
Sent: Saturday, March 9, 2024 11:10 AM  
To: Licencing <licencing@sevenoaks.gov.uk>  
Subject: Licence 23/02156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Sevenoaks Licencing

7.3.24

Dear Sirs

Licence Objection – New line learning/Cornwallis academy

Reference 23/03156/LAPRE/premises licencing

Representation Regarding planning application for a school to have an indefinite license to offer alcohol and play and make music outside on Friday Saturday and Sunday from 11am to 10pm Friday , Saturday and Sunday every week.

We are disappointed that once again the school is taking steps that will significantly affect our community and yet chose not to consult.

Even describing the site as one which has no neighbours.

[REDACTED] as do to probably 60/70 others.

We have all been notified of this development through neighbours not the school.

1) The prevention of crime and disorder

The school has no one living on-site to manage those who attend its premises after hours at the weekend. We are extremely concerned about the total disinterest the school already shows in the community. With loud music and an alcohol license until 10 pm throughout the weekend including Sundays, it will be the equivalent of a pub with no additional policing or even anyone on site to manage the inevitable problems which arise from selling alcohol late at night with loud music. I the school now becoming a pub or public entertainment venue ?. The Kent police alcohol strategy indicates - *Kent is generally a safe place to go out socialising and many towns have a vibrant night time economy. However, some indicators relating to alcohol and drug harm have worsened.*

This school is not located in the town centre where the police have a strong presence and a coherent policy to manage behaviours arising from alcohol being sold late at night. The school is in a rural

location adjacent to two extremely busy heavily trafficked roads. The risks are obvious from the additional traffic generated at night at the weekend in a rural location and increase risk of drinking and driving in a location where there is little or no public transport.

## 2) The protection of children from harm

The school has approximately 1370 pupils of which probably 5% are eligible to drink alcohol. It therefore seems astonishing that the school wishes to create an ethos of the availability of alcohol at school events when virtually none of the students can legally drink it . Granting this license will encourage those parents who have said about this application on Facebook “ LM .. “I could easily stagger home “ and TO “Definitely every mum needs a wine at school events .” is this the attitude you want to encourage in parents? This seems to fundamentally go against the school's stated ethos.

## 3) The prevention of public nuisance

This plan is going to create a massive public nuisance. Most schools apply for temporary licenses to hold occasional school events. New Line Learning are not honest or transparent about why they need an indefinite alcohol and music license for all day every Friday, Saturday and Sunday of the year including bank holidays and Sundays to conduct these events and as neighbours once again we are suffering from their thoughtlessness and anti-social behaviour.

Kids are camping in the school grounds every year and kids play sports and we have no problem with any of that.

The disruption isn't just to humans. The local wildlife of badgers, foxes, bats and squirrels and other woodland creatures who live in the grounds find the fireworks display as terrifying as our cat does who is shaking from start to finish with fear and will probably have a shortened life expectancy as a result.

The school ignores the well-being or health of its close neighbours including young children who are trying to get some rest and peace in their own homes. None of the school staff have homes neighbouring so of course they don't care and intend to outsource all responsibility to external contractors. The school has already evidenced its disinterest in working with the community.

We request this application is blocked and if the school wants occasional one-off licences they should apply for a one off licence like all other schools.

Mr and Mrs Grabham [REDACTED]



**From:** Emma Avard [REDACTED]  
**Sent:** Saturday, March 9, 2024 1:47 PM  
**To:** Licensing <licencing@sevenoaks.gov.uk>  
**Subject:** Cornwallis Premises licence application 23/03156/LARPE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To whom it may concern

I am writing to object strongly to the application that cornwallis have applied for for an outside amplified music and alcohol licence every Friday Saturday and Sunday from 11am to 10pm.

There are families around the local area who have young children, probably work nights/shifts themselves who this every weekend is irresponsible and with no thought for anyone but themselves!! The elderly certainly do not need that noise day after day and evening after evening. Is there no compassion for the general public!!! There will be more littered streets with bottles etc more violence from people who maybe can't control themselves. I strongly object!!

Miss E Avard

[Sent from Yahoo Mail for iPhone](#)

From: Sally Bodman [REDACTED]  
Sent: Sunday, March 10, 2024 8:04 PM  
To: Licensing <licencing@sevenoaks.gov.uk>  
Subject: Cornwallis License Application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

I am writing with the following comments with regards this application.

[REDACTED] I was initially concerned as to what this might mean. Having actually communicated with the school I understand this to be primarily to enable them to continue to run the annual fireworks night. This is currently I believe run under a TEN - it is a well run event and nearby residents are given months of notice of the date and times.

Given rising costs I completely understand that in order to continue running this event the school would need to increase income by selling more tickets. I fully appreciate that they are limited in this by a TEN and so their reasons for seeking a license for this make complete sense. On this basis I fully support it.

I also understand that having some degree of flex to allow other community events makes sense.

I would suggest that to allay local fears some kind of maximum number of events could be included in the license. Or it could be made very clear that this is for community or school events only?

These fears have been in many ways created by individuals suggesting somewhat ridiculous scenarios such as the school using this license to hold wedding receptions, fireworks and funfairs "every and all Friday, Saturday and Sundays". Whilst I personally doubt as an example that there are many young couples wanting to celebrate the most important day of their life in the shadow of Cornwallis the circulation of ideas like this has raised concerns for some. Leaflets have been dropped through doors and people approached to sign a petition and to object using this email. This campaign has not to my knowledge sought to gather facts and it is a shame that fears have been raised based upon assumptions.

Kind regards

Sally Bodman

Sent from my iPhone

From: Valerie Mercer [REDACTED]  
Sent: Sunday, March 10, 2024 10:21 PM  
To: Licensing <licencing@sevenoaks.gov.uk>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

We object to this application on the basis that it will cause considerable disturbance to a large number of residents over 3days every weekend. There is a large amount of traffic including large Lorrie's that use the approach roads to the school. The changes to Linton crossroads to make them safer have been put on hold, there have been fatalities at these crossroads and their approaches.

MK & V L E Mercer  
Sent from my iPad

**From:** Planning Comments <planning.comments@sevenoaks.gov.uk>

**Sent:** Monday, March 11, 2024 9:48 AM

**To:** Licensing <licencing@sevenoaks.gov.uk>

**Subject:** Comments for Licensing Application 23/03156/LAPRE

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2024 9:48 AM from Mrs Sue Ritzdorf.

### Application Summary

Address: The Cornwallis School Hubbards Lane Boughton Monchelsea Kent ME17 4HX

Proposal: Premises Licence

Case Officer: Louise Davis

[Click for further information](#)

### Customer Details

Name: Mrs Sue Ritzdorf

Email: [REDACTED]

Address: [REDACTED]

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Parking
- Prevention of Public Nuisance
- Traffic

Comments: 11/03/2024 9:48 AM I am writing to voice my concern and vehemently object to the proposal of the Cornwallis premises offering amplified music and alcohol, over weekends.

The reason residents, and speaking only for ourselves, move to [REDACTED] the village, is for a quiet and peaceful life. This will be disrupted greatly, by noise pollution and an influx of cars, which already cause parking issues at drop off and pick up time.

Having read the full proposal, it is an outrageous lie by the applicant, to say

there are no direct neighbours, [REDACTED].

It is also a lie to say traffic will not be caused, as this is already a current issue, with Cornwallis needing to remind/reprimand parents not to park on Penny Close property.

The application states 10pm finishes, including Sundays, which is wholly unacceptable!

[REDACTED] [REDACTED]  
we would be most negatively impacted. We will take this further, if these changes are approved.

It is additionally very upsetting and disappointing, that an unsigned note in our postbox, has informed us of this application, not in fact Cornwallis, who should have respect for their neighbours!

It's one thing to buy a property opposite a school, and knowing a small disruption this could cause, it is a totally different issue, then having a property opposite a club. The school has already added floodlights, to allow for later football practise, which already causes light pollution.

This change, will have a direct negative impact on the re-sellability of the property, so not only causing a direct negative impact short-term, but also an economic impact in the long-term.

Where will this end? That Cornwallis is a full football club and business instead of a school?

---

Kind regards

47

**From:** Ingrid Dutch [REDACTED]  
**Sent:** Monday, March 11, 2024 10:32 AM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis PLA 23/ 03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To whom it may concern.

I hereby wish to express my objection to the Cornwallis Premises Licence Application reference 23/03156/LAPRE.

Cornwallis have asked for this licence to cover every Friday/Saturday and Sunday. If events were happening at the frequency which the licence would allow, this would have a detrimental effect on the surrounding area and the residence of Loose, in particular those living in close proximity. Cornwallis has historically hosted a number of very successful events and there would be no objection to continue these. However a licence which would allow for this to be facilitated every weekend would indicate that the plan is to increase the frequency of these events and to that I wish to make my objection. As Cornwallis has failed to put in place any agreed measures to reduce the noise pollution from their most recent venture of hiring out the outside spaces, I can not imagine that they would uphold their promise to use the above licence only a handful times of the year. If a full time licence is agreed it will be used unless restrictions are noted in the licence.

Should such restriction not be legally binding then I wish to make my objection to this licence being issued.

Yours sincerely

Mrs I Dutch

Loose

48

From: Paul Warren [REDACTED]  
Sent: Monday, March 11, 2024 12:07 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Licensing Application No 23/03154

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Please find below my objections to the above licence application.

Note that it has been necessary to e-mail this objection as the system has not been able (over that last few days) to accept my objection.

### Licensing – Application Comments

[? Hel](#)

**✘ Error while submitting your comments**

- Your comments could not be submitted due to an error in the system.

23/03156/LAPRE | Premises Licence | Pending Decision | The Cornwallis School Hubbards Lane Boughton Monchelsea Kent ME17 4HX

## PLEASE CONFIRM RECEIPT

Paul Warren

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Objection on Parking, Noise and Traffic grounds

[REDACTED] of Cornwallis School

Other enquiries suggest that the School is making their application to avoid the need to submit Temporary Applications each year for their annual fireworks event.

The fact that this application covers Friday, Saturday and Sunday suggests that there are other events that they wish to consider and potentially, they COULD run events EVERY Friday, Saturday and Sunday, without review of the circumstances/organisation and so on.

The school are considerate and courteous and seem to manage their annual event well, but to give carte blanche to weekend through a full licence seems excessive.

Regarding noise and parking, there is some extraneous noise obvious at the back of the small Penny Close estate, opposite the exit road from the school parking area. Again, if a full licence is granted the school has free rein to continue conducting their events in the same manner, if noise nuisance is excessive.

Regarding parking, as happens during "school run hours", there will be the opportunity for parents/users to park indiscriminately in Hubbards Lane and (on many occasions) in the Penny Close access road. It seems that this is exacerbated by the fact that there is insufficient parking within the school grounds. Disruption will be greater for events with a considerable and potentially an unlimited audience.

Traffic issues always arise during "school run hours", again due to the large volumes of cars and, as above, this disruption will increase during large audience events.

In summary, a blanket licence covering EVERY weekend day throughout the year is not appropriate. A temporary licence for each planned event (as mentioned above this appears to be ONLY the annual fireworks event) means that neighbours can review the licence as and when it is required.

Incidentally, the fact that this application was made was not notified directly to us at [REDACTED] and neither have any previous temporary licence applications.



49

From: the brattles [REDACTED]  
Sent: Monday, March 11, 2024 12:51 PM  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Re Cornwallis Premises Licence Application 23/03156/LAPRE at Cornwallis Academy ME17 4HX

Good Afternoon.

May I please register an objection to the proposal by Future Schools Trust to obtain a licence for live music and alcohol sales every Friday, Saturday and Sunday between 1100 and 2200 at Cornwallis Academy, Hubbards Lane in Maidstone

[REDACTED] the main reason for my objection is the certain risk that our quality of life at weekends will suffer considerably due to excessive noise of amplified music.

Over the past few years there have been several occasions when school functions outside of school hours such as a fireworks or fun fair event have involved the playing of music at such a loud volume that it was clear that the organisers had no care or consideration for the welfare of local residents. Whilst tempted to register a justified complaint on such occasions I did not as I accepted that these events were rare and an important part of the school calendar. However the prospect of being subject to the misery of excessive noise on many occasions throughout the year and being unable to enjoy an evening in the garden or even relax indoors is horrendous.

A secondary cause for objection will be the noise disturbance in the car park [REDACTED] [REDACTED] created by persons leaving such functions late at night including many people who have no link to the school and thus no reason to be concerned with the reputation of the school whilst under the influence of alcohol. All local residents accept that the school day brings a heavy level of unavoidable activity at the start and finish of each day but at least peace and quiet is usually restored at weekends and during school holidays. Clearly the granting of the proposed licence would result in the possibility of local residents suffering disturbance 7 days a week throughout the year.

Kind Regards

Ian Brattle

[REDACTED]

[REDACTED]

[REDACTED]

50

**From:** Lorraine Doherty [REDACTED]  
**Sent:** Monday, March 11, 2024 3:22 PM  
**To:** Licensing (MBC) <LicensingMBC@maidstone.gov.uk>  
**Subject:** Cornwallis Licensing Application 23/03156/LAPRE

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear sirs

With reference to the above application, I would like to state my objections to it, for the reasons as follows:

Alcohol & schools do not mix well

They already have some 'school' events, which cause chaos, more disturbed nights & accidents on the road

The school has evening sports & child based events most evenings, which now making sitting out in my garden less enjoyable, yes it is on a busy road, but the road gets quieter after the rush hours. With the sports events there is now screaming & shouting most evenings - I think we are hearing this more now as they have moved an 'Astro turf' field close to us.

I think we have enough noise from this school and the other one close to us and feel that holding events all weekend will only cause my dogs & myself more stress, anxiety, noise, litter on our roads & drive, also people seem to think my drive is a public car park.

I really hope you take my concerns seriously of which I and my neighbours do.

Thank you

Lorraine

Sent from [Outlook for iOS](#)

51

**From:** LYN DIVE [REDACTED]  
**Sent:** Monday, March 11, 2024 4:13 PM  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

This is to voice my objection to the issue of an outside amplified music and alcohol licence to Cornwallis School.

The reason for my objection is the potential of excessive noise.

We already live with considerable traffic noise from the Heath Road and Linton Roads, compounded by frequent sirens from the ambulances from Coxheath. We also experience noise from the Shell petrol station with lorries and late-night revellers visiting the petrol station. Adding to this noise pollution would be unacceptable.

If there is an argument that noise would not travel this far, I would counter this. I often spend time in my parents' garden [REDACTED] during the summer months and from there we can hear the music from Mote Park festivals, especially the bass, and the distance involved is much further than my home to Cornwallis school.

I hope that the licence will be refused.

Kind Regards

Lyn Dive

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

52

**From:** John Bugden [REDACTED]  
**Sent:** 11 March 2024 16:59  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Ref. Cornwallis 23/03156/LAPRE

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Hello

I would like to convey my deep concerns for the latest development at the Cornwallis Academy [REDACTED]. My name is John Bugden [REDACTED]. After what's been a traumatic few months with the introduction of late night noise and bright lights. My heart dropped to see another application to sell alcohol until 10 pm at night.

We've already lost all rights to peaceful downtime in our own homes after having late night football matches imposed on us seven days a week. I just couldn't believe it could get any worse until seeing this latest application.

The Academy has already lied about the use of whistles, noise levels and lighting claiming that won't affect the residents. It's had a huge impact on many of our lives and our concerns are brushed to the side as a nuisance. We have extremely abusive screaming and swearing coming through our windows late into the night. Please see an example below of a Sunday night. We have a laser like glare shining onto the back of our house. The Academy claim to have adjusted the angle of the lights but the shining glare is still extremely invasive. All of the previous assurances during the planning stages have proven to be lies so you'll forgive me for not trusting anything they promise.

I'm vehemently opposed to this latest application on the grounds that it would cause even more misery to all of the surrounding residents who have to deal with this burden. Please do not allow this injustice to take place.



Kind regards  
John Bugden

[REDACTED]

53

From: Nick Wright [REDACTED]  
Sent: 11 March 2024 20:30  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Cornwallis premises licence application 23/03156/lapre

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

To whom it may concern

I object to the above licence being granted as the noise from the school and extra traffic would be over bearing to the local community, we already have to put up with extra traffic and noise during the evening and weekends road closure, music bearing out and loud tannoy announcements. Enough is enough.

Yours Sincerly

Nick Wright and Lorraine Doughty

[REDACTED]

[REDACTED]

54

**From:** [REDACTED]  
**Sent:** 11 March 2024 21:23  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwall Premises Licence Application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Sirs

Please find attached my objection to the above mentioned Licence application.

Thanks and kind regards

Kevin Masssam

Kevin Massam



11<sup>th</sup> March 2024

The Licensing Team  
Maidstone House  
King Street  
Maidstone  
ME15 6JQ

**Objection to Licensing Application 23/03156/LAPRE- Future Schools Trust - The Cornwallis School  
Hubbards Lane, Boughton Monchelsea, Kent ME17 4HX**

I am writing to formally object to the recent application made by Future Schools Trust for a premises licence located at The Cornwallis School Fields, Hubbards Lane, Boughton Monchelsea, directly behind my property at 26 Salts Avenue, Loose ME15 0AZ, for a license to sell alcohol, play live and recorded music, and allow performances of dance from Friday to Sunday, 11 am to 10 pm.

As a resident directly affected by this proposed development, I wish to highlight several key concerns that warrant careful consideration. My objection is based on the following Licensing Act 2003 objectives: Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, and Protection of Children from Harm, and the applicant's application that falls outside of **Maidstone Borough Council's Licensing Policy** (the "**Policy**") in many ways as laid out below.

**Misleading information and Omissions**

I would first like to point out comments within the Application which may be interpreted as intentionally misleading, misleading by omission, or wilful non-compliance with the notice requirements for the application

**General description of the premises:**

*(a) School site primarily for the purpose of educating students aged 11 to 18/19.*

The premises is also used for business purposes.

- The Council has granted permission for Applicant to hire out an Artificial Grass Pitch which is used within the hours of
  - 08:00 and 22:00 Monday to Friday; 08:00 and 18:00 on Saturday; and
  - 08:00 and 18:00 on Sunday and Bank Holidays
- The Premises also hires out its playing fields to the public during out of school hours.

The Application does not address the added wider implications that the competing businesses will have on one another, how they will be managed, or the implications on the local community and environment.

*(b) The premises we would like to hold our event on is the events field at Cornwallis Academy, it is large field in a rural situation with no immediate residential neighbours.*

- The premises does not have planning permission for an events field
- The premises is not in a rural environment. The premises is within a residential area with homes bordering three sides of the premises and part bordering the 4<sup>th</sup>.

**Displaying the notice on the premises**

*“You must, for a period of no less than 28 consecutive days starting on the day after the day on which the application was given to the Licensing Authority, display a notice which is of a size equal or larger than A4, of a pale blue colour, printed legibly in black ink or typed in black in a font of a size equal to or larger than 16 in all cases, prominently at or on the premises to which the application relates where it can be conveniently read from the exterior of the premises. In the case of a premises covering an area of more than fifty metres square, a further notice in the same form and subject to the same requirements must be placed every fifty metres along the external perimeter of the premises abutting any highway.”*

The premises covers an area of more than fifty metres square, and notices have not been placed every fifty metres along the external perimeter of the premises. Consequently, most local residents are unaware of the application or when informed by local residents had insufficient time to consider its implications.

I respectfully ask the panel to consider rejecting the application, on the basis of the misleading information and commissions.

**Planning Conditions applicable to the premises**

I draw the panels attention to the context and spirit of the existing Planning Consent Conditions for the premises.

***Planning Conditions MA/08/2186***

2. The development shall be operated in accordance with a Travel Plan to be submitted to and approved by the Local Planning Authority prior to the first occupation of the buildings. The submitted Travel Plan shall include detailed proposals for monitoring and review together with measures to enforce the provisions of the plan if targets are not achieved.

Reason: To minimise reliance and the use of the of the private car in the interests of sustainable development and to ensure safety and free flow of traffic in surrounding highway network, in accordance with Kent and Medway Structure Plan Policy S1 and the provisions of PPS1 and PPG13.

3. The buildings and sports pitches/facilities hereby permitted shall not be used for community access outside the hours of 0800 and 2200 on any day.

Reason: In the interests of the amenity of local residents in accordance with policy QL1 of the Kent & Medway Structure Plan 2006.

15. The approved details of the parking/turning areas as shown on drawing no. L01L0001revA received by Kent County Council on 12/12/2008 shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted



Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety pursuant to policy T13 of the Maidstone Borough-wide Local Plan 2000.

***Planning Conditions 22/503920 (Approved 31 January 2023)***

(9) The Artificial Grass Pitch and its associated sports lighting shall not be used outside the hours of:

- a) 08:00 and 22:00 Monday to Friday; 08:00 and 18:00 on Saturday; and
- b) 08:00 and 18:00 on Sunday and Bank

(10) A noise and lighting management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the facility. The noise and lighting management plan shall include

- o a no-whistle policy applying to the use of the facility,
- o confirmation that all perimeter fencing is constructed with neoprene isolators and that a maintenance regime is in place to ensure that the panels do not loosen over time.
- o measures to ensure that the lighting minimises spillage and that the lighting is maintained as it is installed with these measures.
- o the conclusions of an investigation into the use of red lighting in the interests of ecology and the environment and if feasible the introduction of this lighting.
- o procedures for responding to complaints from residents or the local authority and a review mechanism in response to justified complaints
- o a named contact where complaints can be directed.

The approved artificial sports pitch shall only operate in accordance with the approved noise and lighting management plan.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers.

(11) An acoustic fence shall be provided prior to the first use of the artificial grass pitch hereby permitted. The acoustic fence shall be in accordance with details that have previously been submitted to and approved in writing with the fencing thereafter be maintained in position in perpetuity.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers.

(12) The floodlighting hereby approved shall be carried out in accordance with the written details as set out in the submitted Design and Access Statement/ SSL Flood lighting design report (received 8th August 2022/10/18) and maintained as such thereafter. The floodlighting shall only be operated within the approved hours of use.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers and in the interests of visual amenity

It is difficult to reconcile an application which contravenes in almost every way the very spirit of the conditions imposed to limit public nuisance.

I would also like to draw the panels attention to Clause 3.21 of the Maidstone Borough Council's Licencing Act 2003 Policy which reads:

***Licensing and planning permission.*** *The use of a licensed premises or place may be subject to planning controls. This is a separate regulatory regime outside the scope of the Licensing Act 2003. The Licensing Authority recognises that there is no legal basis for refusing a licence application in the absence of any planning permission for the business to which the licence application relates. However, all applicants should be in possession of the necessary planning authorisation for their activities or planning enforcement may be considered.*

The licencing application repurposes the premises from its current use to one of Business. In general, all premises which are the subject of an application, should have the benefit of planning permission, or be deemed permitted development. Although, Licensing and Planning are separate regimes, consents from both must be in place to operate legally.

## **The Four Licencing Objectives**

### **The prevention of crime and disorder**

The list below are all contributing factors to Crime and Disorder:

- Crime and Disorder with the residential areas surrounding the premises is very low to non-existent. The licence jeopardises the security and peaceful existence of the residents by bringing the risk of nuisance and anti-social behaviour into their immediate environment.
- The applicant is unknown to the Local authority in that it has a very limited track record of holding events on its "events field" (two a year).
- The venue capacity is unknown. If unknown how will the capacity be regulated? How will the capacity limits be calculated?
- The premises arena will not be cordoned off so it is difficult to understand how the prevention of Crime and Disorder will be minimised – the applicants comments promoting licencing objectives are not comparable to the very stringent and robust safety and security procedures in place at all open-air events at Mote Park.
- There are 247 car parking places on the premises. The number of cars using the venue will rise substantially over daily use due to the enlarged capacity and distinct lack of Public Transport in the evening and Sundays. How many will be drinking and driving, how will the Licensee police this, or will this crime simply go unnoticed.
- The site is approximately 10.745 hectares in size. How can SIA Security Guards and staff possibly patrol, monitor and keep order of so many hundreds of persons on a site with multiple and varied spaces to do whatever they please.
- The licenced application is for 3 days of 11:00 to 22:00 being 33 hours per week. Maidstone's Licencing Policy requires the DPS to be on site for the majority of the time. It is highly unlikely that the DPS will be able to maintain these hours given the DPS is in the full-time employment of the Applicant in another capacity. The current hours are excessive for proper supervision by the DPS.

- There is a very real risk that the site will introduce drug taking and distribution into peaceful area.
- Alcohol consumption will lead to increased noise and anti-social behaviour, which will disturb the peace and safety of the residential community. There is also a concern about increased traffic and potential for illegal parking, further disrupting the local environment and potentially obstructing emergency access routes.
- There is a real risk of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and this will have a significant impact on the security and wellbeing of local residents.
- The Applicants solution to promoting Public safety is: *Any incidents of a criminal nature that may occur on the premises will be reported the police. We will install comprehensive CCTV coverage at the premises and it is operated and maintained at the premises. Copies will be made available to Police on request We will be employing SIA Security Guards who will be on patrol and at the entry and exit points at all times when the public will be on site. They will also be carrying out searches when guests enter the arena. Any glass found in the area will be confiscated. We have adopted a zero tolerance policy to drugs, violence and social disorder. This will be made clear to all guests on booking and again on entry. The bar areas will be selling all drinks in plastic cups so no glass or bottles will be used.* This is a somewhat naïve comment, demonstrating the applicants lack of understanding of their responsibilities and the potential risks and consequences of managing events of this scale 3 days a week, 52 weeks of the year. That said the applicant has to some extent considered the steps within the Maidstone's Licencing policy to promote the prevention of crime and disorder.

### **Public Safety**

- The venue is a considerable distance from Maidstone town centre and will therefore not be patrolled by the Police, so any drink related altercations will have to be controlled by the venues staff. With such a large capacity a large number of well-trained security staff would be required, firstly to prevent altercations and secondly to quell any that transpire. If this was a town centre location it would most surely be on the Police radar for regular visits.
- Drivers exiting the site having consumed alcohol onto one of Maidstone's busiest trunk roads will pose a danger to other road users and local residents. There is a very real risk of patrons of the facility parking in local roads to avoid being seen leaving the venue and being pulled up and be breathalysed.
- As stated under Prevention of Crime and Disorder there is a risk that the site will be used for drug taking and distribution. This poses a Public Safety issue to anyone on site or outside. It should be noted that this is a school premises; this is a distinct safeguarding issue for both adults and children.
- The Applicants solution to promoting Public safety is: *Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting (see enclosed plan for details of locations). All appliances are inspected annually. All emergency exits shall be kept free from obstruction at all times. We have a First Aid tent staffed by a Paramedic and First Aiders to tend to any medical issues. This has been situated in easy reach of the access road and emergency exit.* This is a somewhat naïve comment, demonstrating the applicants lack of understanding of their responsibilities and the potential risks and consequences of managing events of this scale 3 days a week, 52 weeks of the year. The applicant has not demonstrated that that they have considered the steps within the Maidstone's Licencing policy to promote public safety.

### **The prevention of public nuisance**

- The premises is on a raised piece of land. Allowing tannoy's, loud music, and alcohol to be consumed will allow the noise to travel across the open space into surrounding homes, right down into Loose Valley creating a Public Nuisance to many and across a wide area.
- The extended hours of operation until 10 pm three days a week, especially with live and recorded music, will cause significant noise disturbance to residents. This will negatively impact local residents' quality of life, particularly during weekends when families expect a peaceful environment. The potential for littering and vandalism also poses a threat to the cleanliness and upkeep of our community spaces.
- In recent years the Applicant has held outdoor events which caused Public Nuisance from noise to excessive traffic. These events created a noise nuisance, particularly by the events PA system, that could be heard inside our house with the doors and windows closed. All announcements are clearly discernible and loud, and a disruption while attempting to relax or entertain in our garden. As this nuisance only happens twice a year, we are prepared to tolerate it and we have not made any formal complaints. The idea that the Applicant is proposing to move from holding two events a year to holding events for 33 hours a week does not bear thinking about. The noise generated through the increased number of events will dramatically affect the quality of life for nearby residents, leading to disturbances and potential health impacts due to increased stress and interrupted sleep patterns.
- The proximity of the school to residential properties, including mine, raises significant privacy issues. The raised event field and buildings that overlook backyards and homes will lead to a loss of privacy for residents, affecting their comfort and the use of our outdoor spaces.
- Allowing alcohol to be consumed outside the building on such a raised piece of land will allow the noise (usually shouting after a few drinks) to travel across the open space into surrounding homes, thus creating a Public Nuisance to many and across a wide area.
- As the premises is not a town centre location there will be little or no policing leading to possible disorder in the venue and car parks and spilling out into the parkland surrounding the venue.
- There is a real risk to the local community of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the Licence holder. How will this be policed?
- No provision appears to have been made in the Application for a short (e.g. 30 mins) 'wind down' or 'drinking up' period allowed for after the cessation time of entertainment and alcohol sales as this is effective in assisting in a reduction in noise and exuberance of customers before leaving the premises. If this is to be considered does this mean that the events will finish at 21:30, and that patrons will have until 22:00 to disperse.
- The Applicants solution to promoting the prevention of public nuisance is: *"All customers will be asked to leave quietly. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours."* This is a somewhat naïve comment, which demonstrates the Applicants lack of understanding of their responsibilities and the potential risks and consequences of managing events of this scale 3 days a week, 52 weeks of the year. The applicant has not demonstrated that they have considered the steps within the Maidstone's Licencing policy to prevent public nuisance:

#### **The protection of children from harm.**

- It is difficult to reconcile the Cornwallis schools stated values and pledges (e.g. nurture a safe an engaging environment) with an Licence application that jeopardises its very core.
- With the school in close proximity to residential areas, including many homes with children, there is a legitimate concern for the welfare of these minors. Exposure to alcohol consumption, loud

music, and large groups during the evening could have a detrimental effect on their well-being and sense of security.

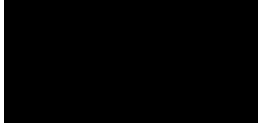
- The application includes the provision of Live Music, Recorded Music, Performance of dance and the supply of Alcohol every Friday between 11:00/12:00 and 22:00. The application allows for the provision of entertainment and the supply of alcohol during school hours, and the hours in which children will be making use of the Artificial Grass Pitch, many of whom will be participating without parental support.
- The proposal to sell alcohol on school premises, even if intended for use during specific events or by adults, sets a concerning precedent. It risks normalizing alcohol consumption in a setting that should prioritize the health and development of children and young adults. This could inadvertently diminish the effectiveness of educational programs aimed at preventing underage drinking.
- Introducing alcohol sales to a facility within a school environment raises concerns over increased security risks and the potential for alcohol-related incidents. This includes the possibility of underage access to alcohol, increased vehicular traffic from events, and the challenges of managing intoxicated individuals, all of which could compromise the safety and security of the students and staff.
- There is a broader public health implication to consider. Encouraging alcohol consumption at community or school events can contribute to health issues related to alcohol misuse. This is counterproductive to public health campaigns aimed at reducing alcohol-related harm within communities.
- The premises is a family orientated venue, however, the application changes its use to also becoming an out of town entertainment venue which is licensed. The previous family facing facility will disappear and any children attending will be confronted with adverts to buy alcohol, dozens of adults drinking around them, party nights, amplified music, drug use and trade
- The DPS will not be able to be on site for the majority of the time (33 hours per week) which means that the safeguarding of children will be an issue for a large amount of the time.
- This out-of-town entertainment venue will have no policing other than in an emergency (if called out, with prolonged wait times for a response), were it a town centre there would be a police presence giving children at least some on the spot and available protection; without effective policing anything could happen.
- The Applicants comments to the protection of children from harm: *The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer. All staff will be trained for UNDERAGE SALES PREVENTION regularly. A register of refused sales shall be kept and maintained on the premises. The performers have been reminded that it is a event for all ages and no foul language should be used. If children do get separated from their parents we have a designated signed area by the First Aid tent for a Meeting Point and all stewards will be briefed in safeguarding children at this event.* This is another naïve comment, demonstrating the applicants lack of understanding of their responsibilities and the potential risks and consequences of managing events of this scale 3 days a week, 52 weeks of the year. The applicant has not demonstrated that they have considered the steps within the Maidstone's Licencing policy to promote the protection of children from harm.

### **Community and Family Environment**

- Schools serve as community hubs, which occasionally host family-friendly events and activities. Permitting alcohol sales can alter the family-oriented nature of these gatherings, potentially deterring attendance, and participation from those who prefer or require an alcohol-free environment for personal, cultural, or religious reasons.

Given these concerns, I urge the Maidstone Borough Council to reject the application for an alcohol sales license at The Cornwallis School. I believe there are alternative ways to support school funding or event enjoyment that do not involve introducing alcohol sales into a school environment.

Thank you for considering my objections. I am committed to the wellbeing of our community and am available for further discussion on this matter.



Kevin Massam

55

**From:** Yuyang Zhang [REDACTED]  
**Sent:** 11 March 2024 23:02  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Cornwallis Premises licence application 23/03156/LAPRE

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Licensing Officer Louise Davis

Hope this mail finds you well.

I am writing as a local resident , [REDACTED] to express my strong feelings against Cornwallis School's application to have Premises License. The reference number is 23/03516/LAPRE.

For the past year, the gradually increased commercial use of Cornwallis school pitch and campus has created frequent noise pollution, as well as air pollution, to our peaceful country side. [REDACTED] [REDACTED] during every school hours and football night, noises from inside school and vehicles in-and-out school have been challenging my tolerance.

If the current application is approved, we will lose peace during our precious weekend too, which is unacceptable given we all work fully time and relaxed weekend is much needed.

Besides, Hubbards line joints busy country road (B2163) with a narrow opening. It was design for fewer traffic and mainly serve local access, where normal sized cars struggle in and out at the same time. The rapidly increased number of vehicles in and out through this small junction has created driving hazard inevitably, particularly when it's dark ( we don't have road lights here).

A further point is there are already a number of venues that can be used for events so there is literally no need for this school to have a license. These include Boughton Monchelsea Village Hall and Social

club, Boughton Hall, Musket Brewery, Blue Reef Festival, Bull Inn, Cock Inn, Chequers Inn, Walnut Tree, Royal Albion to mention but a few.

Last, should a school go this far to chase financial gain? Will this generate counter productive effects against what school is for, namely education? What impact will frequent alcohol and smoke involved events have on children who study in the school and live nearby?

All in all, I would like to invite you stand in our shoes and take our feelings into consideration before making decision. We sincerely welcome a decision that will protect country side and interest of local people rather than one that benefits only a few but harm much more.

Thank you for your time in reading. My fingers are crossed for a favourable outcome to our side.

Regards,

Yuyang Zhang

56

From: tanya fisher [REDACTED]  
Sent: 11 March 2024 23:28  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Fwd: Application for a Premises Licence - 23/03156/LAPRE Future Schools Trust

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

> Dear Sir/Madam

>

> We are writing with regard to the above application number. We strongly object to this application.

>

> Firstly we wish to highlight that Maidstone Borough Council currently has an outstanding application awaiting a decision(23/503026/SUB) made by the same applicants Future Schools Trust, Cornwallis School. This application is to discharge the conditions that had been placed on the successful application (22/503920/FULL) for the creation of 3D artificial grass pitch (AGP) with perimeter fencing, hard standing and floodlight columns and storage. The discharge conditions appear to incorporate noise and lighting management.

>

> In addition to the above mentioned outstanding application decision, we are rather astonished that the applicants consider it appropriate for a further application for a Premises Licence, which will greatly affect the surrounding local area.

> We feel it is totally inappropriate for a secondary school setting to be applying for an alcohol licence. What message is this giving the young students who attend the school who are aged between 11 and 18 years old.

>

> The application suggests there are no immediate residential neighbours, which is completely misleading and inaccurate. The real purpose of the application would suggest a social venue which we suspect will set a precedent to be used more often once the application has been granted.

> As Cornwallis Academy is run like a business they are clearly using this opportunity to raise revenue. The school are partnered with Maidstone United Football Club and Maidstone Dance Studios both of which already have their own facilities within the Maidstone area.

>

> The noise and disturbance to the neighbourhood, which currently enjoys a reasonably quiet location, would not be in keeping with the local peaceful community area.

>

> We have already been affected by the noise level from shouting players and supporters and dreadful swearing during the use of the Artificial grass pitch during the daytime at the weekends. In addition the loud music during fireworks evening and the schools summer event can be heard from our home and much further a field. We are not adverse to these one off events which we understand is granted by licence each year, and of course this enables the students the opportunity to enjoy the fireworks display and end of summer activities.

>

> However, to allow a permanent Friday to Sunday alcohol and music licence would completely affect the local area and also have a detrimental affect on the wildlife that roam in the evenings. The badgers that roam around our home and in Salts Avenue could be disrupted within their habitat which ultimately could have an impact on their ability to continue to thrive.



> The noise level and light pollution will also adversely affect our enjoyment of our garden, our health and quality of life. If the application was granted it could also potentially affect the house values, cause antisocial behaviour during and after any events as attendees leave the venue. Another concern would be that this application could also inadvertently encourage under age drinking.

>

> The application would almost certainly set a precedent for more regular events if granted. The application does not stipulate the intention of the amount of usage or future events the venue are intending to pursue. This would inevitably cause increasing noise levels and potential adverse affects on the wider community.

>

> Please take into consideration our views when making any decisions on this application.

>

> Kind regards

> Mr M and Mrs T Fisher

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> Sent from my iPhone