

Maidstone Borough Council Licensing Office
Maidstone House
King Street
Maidstone, Kent
ME15 6JQ

Dear Sir/Madam,

Application Number 11/02270/LAPRE
6 Pickering Street, Maidstone, Kent

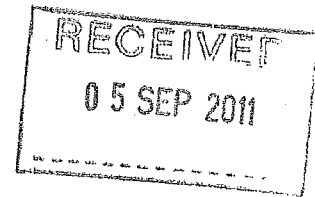
We wish to object to the above application on the following grounds.

- a. Prevention of crime and disorder - Application mentions locked and secure premises – as this is an outbuilding in a residential back garden, surrounded by other homes and gardens, no mention of crime deterrents, i.e. alarm, cctv. Outbuildings can be broken into.
- b. Public Safety – Pickering Street, is a narrow no through road without pavements, very much used by pedestrians (mainly mums, children in pushchairs, children riding bikes and scooters) to local school and playgroups, etc.. Dog walkers, elderly people etc. at other times and busy at week ends. People particularly vulnerable during winter months (notice times 9-5, seven days a week) with no street light to light up this area.
Expect this footfall to increase as the new estate at the top of Pickering Street is being occupied.
Noticeable increase in volume of cars since new estate growing, and only one way in and out of the road. **Deliveries of the goods from the premises onto this road obviously will increase risk both to pedestrians and vehicles.**
- c. Prevention of Public Nuisance – as the production of beer made on these premises will obviously be increasing as the idea is to sell to the trade, noise and ancillary activities in connection with the production will increase in line with demand.

Yours sincerely,

D. Masters
A. Bourne

D. Masters and A. Bourne
10 Pickering Street
Maidstone, Kent ME15 9RS



Maidstone Borough Council Licensing Office
Maidstone House
King Street
Maidstone, Kent
ME15 6JQ

3rd September 2011

Application Number 11/02270/LAPRE – 6 Pickering Street, Maidstone, Kent

As next-door to the above bungalow, we wish to object to the above.

Public Safety – Pickering Street is a narrow no through road, no pavements and lots of traffic and pedestrians. This will increase when new estate at top of road is finished. Traffic connected with this business will add to these problems. More dangerous in winter months as very little street lighting and children coming home from school during the operating hours (9-5 seven days a week).

Prevention of Public Nuisance – Beer has been made on these premises for at least the last two years and we know it has been supplied to at least two pubs in the Maidstone area. There are noise issues involved in the production of the beer and we are also concerned about the legal side to this business. It does not seem to be appropriate to a residential area.

Prevention of Crime and Disorder – The premises is in an outbuilding in a back garden. Could easily be accessed through side gate.

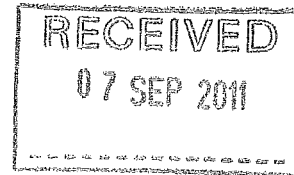
Yours sincerely,

A handwritten signature in dark ink, appearing to read "Mr & Mrs R Smith". The signature is fluid and cursive, with a large, stylized 'R' and 'S'.

Mr & Mrs R Smith
8 Pickering Street
MAIDSTONE, Kent
ME15 9RS

12 Pickering Street
Maidstone, Kent ME15 9RS

Maidstone Borough Council Licensing Office
Maidstone House
King Street
Maidstone, Kent
ME15 6JQ



2nd September 2011

Dear Sir,

Application Number 11/02270/LAPRE - 6 Pickering Street, Maidstone, Kent

It is common knowledge that beer is being manufactured on the premises and I understand that no Planning Permission has been granted for the premises to be used for the production and sale of alcohol and that this is being looked into by Planning Enforcement.

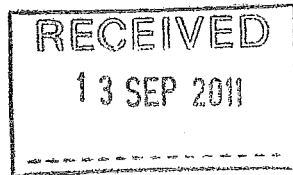
I object to the above for the following reasons.

1. Public Safety - Pickering Street is a busy, narrow, no through road without pavements and is used by vehicles and pedestrians during the business hours applied for - 9-5 seven days a week. This traffic will obviously increase if the business prospers.
2. Prevention of Public Nuisance - Not an appropriate industry for a residential area.
3. Prevention of Crime and Disorder - Outbuilding is in back garden, I would have concerns over level of security.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "W. Neaves". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mr W Neaves



14 PICKERING STREET
LOOSE
MAIDSTONE ME15 9RS

12 SEPTEMBER 2011

Maidstone Borough Council Licensing Office
Maidstone House
King Street
Maidstone
Kent ME15 6JQ.

Dear Sirs

APPLICATION 11/02270/LAPRE

We wish to strongly object re the above application for a storage unit for alcohol at No. 6 Pickering Street.

Pickering Street is a residential area and is a narrow road without pavements. We are already subjected to busy traffic from a small estate built recently at the top of the road.

We do not want a business operating in Pickering Street, especially one where vans/lorries will be involved in delivering and taking away goods. A business like this should be run from a small unit. If all sales are made off site why can't storage be combined all in the same place. We also understand from local residents that alcohol is already being produced in the form of beer on the premises.

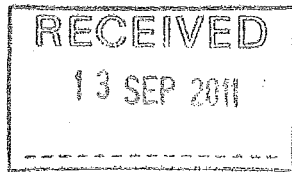
Also Pickering Street is near Loose Primary School and there are families taking their children to school. It is hazardous enough walking down the road without having to negotiate the extra traffic that will be involved.

We sincerely hope you will give our objections consideration and refuse this type of business being carried out in a residential area where there is a certain amount of risk to all pedestrians.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "B.A. & P.M. Westbrook". The signature is written in dark ink and is somewhat stylized.

B.A. & P.M. Westbrook



3 Pickering St
Loose
Maidstone
Kent ME15 9RS
10.9.11

Re application number 11/02270/LAPRE

Dear Sir

I am writing regarding the above application number for a premises licence at 6 Pickering St and am objecting to this request for several reasons.

Firstly I am concerned about the safety in storing alcohol at this property being in a residential area. Alongside this I have been told that beer is currently made on the premises and this raises further concerns as to how the sale of alcohol will be monitored in the future if a licence is granted.

Although the intention at the moment is to purchase alcohol and then to sell on, I am not confident that home made beer may ~~not~~ in time start to be sold

Letter sent 15/9

and who indeed would police this after a licence is granted. This is very unfair on the neighbours closest to the property who already tolerate beer being manufactured.

Secondly there is the concern regarding traffic and the intended hours of trading. Pickering Street is very narrow and already very busy as there is a new development that has been built and their only access to and fro is via Pickering Street. Parking is already an issue as the cottages on the main Loose Road use Pickering Street for parking and their cars are left on the road after parked past number 6. With potentially people purchasing alcohol from 0900 hours to 1700 hours 7 days a week this situation will only get worse. Furthermore there are no pavements either side of Pickering Street and school children, people with pushchairs etc have to walk on the road. I do not feel it will be safe for the public if vehicles

are travelling to and from 6 Pickering Street and having to park on the road as the driveway is not big enough.

My final concerns are regarding the amount of alcohol to be stored and how this will be secure enough to stop theft as well as the possibility of selling to individuals in time and maybe those who are underage. I struggle to see how this will be policed once a licence is given.

It is for all the above reasons that I feel the licence should not be granted

Yours faithfully

S Rance

Sally Rance

Comments for Licensing Application 11/02270/LAPRE

Application Summary

Application Number: 11/02270/LAPRE
Address: 6 Pickering Street Maidstone Kent ME15 9RS
Proposal: Premises Licence
Case Officer: Unallocated - Maidstone

Customer Details

Name: Mr John Hawker
Address: 25 Pickering Street, Maidstone, Kent ME15 9RS

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Comment Reasons:

- Noise Disturbance
- Parking
- Traffic

Comment: 9:03 PM on 13 Sep 2011 Reference Licencing application no 11/02270/LAPRE.

Dear Sirs,

I write to lodge a protest regarding the above application. My objections are as follows:-

a) Pickering Street is a residential area with many young children and as such is not suited to industrial use, being a narrow road with no footpath. The traffic flow is already quite heavy and will increase with the completion of the development on the former Leonard Gould site. The addition of commercial traffic would only serve to make the matter worse., increasing the danger to pedestrians.

Further to this point, No.6 is near to the entrance to Pickering Street where the roadway is narrow. We already have a number of cars parked throughout the day in this area and they already cause problems for vehicles entering or leaving our street.

b) Friends who live nearer to No.6 tell us that there is considerable noise at certain times and that this disturbs the amenity that they regard as normal for a residential area. Also if this undertaking is allowed where will it stop. Others may be emboldened to set up other intrusive enterprises.

c) The applicant has already started to make beer on the premises although, so far as we

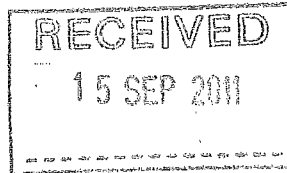
APPENDIX D

neighbours are aware, there has been no application for permission to undertake such activity. I feel sure that this must render his operation illegal.

I trust that my views will be considered seriously and that the application will be refused..

Yours faithfully,

Maidstone Borough Council Licensing Office
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ



Otterham
Pickering Street
Loose
Maidstone
Kent
ME15 9RH

12 September 2011

Dear Sir

Application No 11/02270/LAPRE

Location – 6 Pickering Street, Maidstone ME15 9RS

I wish to object to the granting of a premises licence at the above residential property for the off sale, by retail, of alcohol.

Pickering Street is a narrow road without foot paths and this property is close to the junction with the Loose Road. The approach to this junction on Pickering street is currently problematic and with additional vehicles parking here during the hours of 09:00 to 17:00 hours will make entering and leaving Pickering Street onto and from Loose Road both more difficult and dangerous.

I also do not think that storing and selling alcohol from a residential property is appropriate.

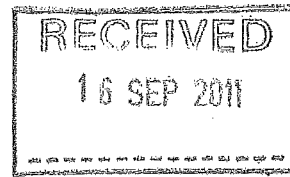
I therefore request that you decline the granting of a premises licence to Mr Smallbone at 6 Pickering Street.

Yours faithfully

P Gardner  *Gardner*

Peter & Pauline Gardner

*Mr Mrs Robbins
Rose Villa, 4 Pickering Street
Loose, ME15 9RS*



15th September 2011

*Application for a premises licence under Licensing Act 2003
6 Pickering Street
Ref no. 11/02270/LAPRE*

Dear Sir

Please accept this letter as our written objection for the above application at our neighbour's residential premises.

We are very concerned if a licence is approved the impact this will have on our quite road and the effect upon ourselves and our neighbours.

We feel this application is unacceptable for the following reasons,

- The breeze block out building being used is directly adjacent to our property, we believe brewing is already in progress and once manufacturing and storage increase noise, hygiene, wastage, beer odour, security, Health and Safety issues, and rodent infestation will all become a very real concern to us.*

- Pickering street is a very quite, narrow road without pavements, already with parking problems, and together with the current nearby housing development any increase of commercial traffic this business will generate will only add further to the traffic problems.*

- We do not know if planning permission will be required or if it has been applied for.*

The village of Loose already has an Off-Licence and four public houses.

Will the village benefit from another potential premises being used for storage, production, sale of alcohol

We believe this business venture would be better situated on a more suitable site and not in the garden of a residential property.

*Yours faithfully
Carol & David Robbins*

APPENDIX D

Lorraine Neale

From: publicaccess@sevenoaks.gov.uk
Sent: 17 September 2011 15:27
To: Lorraine Neale
Subject: Comments for Licensing Application 11/02270/LAPRE

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

Comments were submitted at 3:26 PM on 17 Sep 2011 from Ms Secretary North Loose Residents Association.

Application Summary

Address: 6 Pickering Street Maidstone Kent ME15 9RS
Proposal: Premises Licence
Case Officer: Lorraine Neal
[Click for further information](#)

Customer Details

Name: Ms Secretary North Loose Residents Association
Email: secretary@northloose.co.uk
Address: 57 Mayfair Avenue, Maidstone, Kent ME15 6BY

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments neither objecting to or supporting the Licensing Application
Reasons for comment:

- Noise Disturbance
- Opening Hours
- Traffic

Comments: 3:26 PM on 17 Sep 2011 The North Loose Residents Association has been contacted by several of our members about this application. We understand from

APPENDIX D

residents living nearby that Mr Smallbone has been making and storing beer on his premises for some time and there is a great deal of concern that these activities will increase to the detriment of the neighbourhood, which is a quiet residential area with no commercial activities. We contacted Maidstone Borough Council Planning Enforcement to enquire whether this use needed planning consent, and were advised as follows: ".....no breach of planning control has occurred in this instance because due to the level of activity currently the council do not consider there to be a change of use of the property. In six months all beer production will be carried out elsewhere." We are advised that Mr Smallbone has told Planning Enforcement that he has an opportunity to supply his beer commercially and that this will take six months to set up, at which time he will move his business to premises in Aylesford. Whilst we do not wish to discourage a commercial opportunity, we feel that the needs of local residents must also be addressed, so we would ask for the following conditions to be considered: 1. That the licence is limited to a period of 6 months, for the reasons mentioned above. 2. That a condition be made on the size of vehicle used to transport equipment and beer on and off the premises. This is because Pickering Street has no pavements and is heavily used by pedestrians, mainly mothers with children walking to and from school. With the winter approaching, there are safety issues to consider if large lorries are regularly used to access this residential bungalow.

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