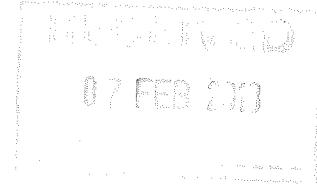


APPENDIX C

Alan Dimmock
Great Buttercup Barn
Pristling Lane
Staplehurst
Tonbridge
Kent
TN12 0HH



Lorraine Neale
Senior Licensing Officer
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

5th February 2013

Reference: Licensing Application 13/00231/LAPRE for the sale of alcohol from Hush Heath Winery, Five Oak Lane, Staplehurst, Kent. TN12 0HX.

Dear Sir/Madam

I believe for the following reasons, the sale of alcohol from Hush Heath Winery to the general public to be completely inappropriate.

Part (1) Sale of alcohol to the general public from Hush Heath Winery.

PUBLIC SAFETY

In the farm yard outside Hush Heath Winery, there are tractors and trailers, fork lift trucks, lorries and other farm machinery in regular use.

This is a dangerous environment for the general public to be exposed to, especially when they have been consuming alcohol.

Health and Safety at work would never allow a trained employee to consume alcohol and work in this environment.

So I believe it is unfair to expose the general public to this unnecessary risk.

Inside Hush Heath Winery, there are also risks to the general public. The Winery inside is an industrial type working environment, with deep wine tanks, press, bottling plant and many harmful substances. Plus fork lift trucks in regular use. This is again not the type of environment that the general public should be exposed to especially while consuming alcohol.

THE PROTECTION OF CHILDREN FROM HARM

As with the last section on public safety, inside and outside the winery. Children are at a greater risk of harm than adults because they do not see danger. You only have to take your eyes off of them for a split second and they are wandering off. This is more likely to happen if the adult supervising them is consuming alcohol. They could easily be knocked over by a fork lift truck or walk up the steps to see the tanks of wine. Again it is not a risk that should be considered. The general public and especially children should not be exposed to an industrial/agricultural environment that has a very poor health and Safety record while consuming alcohol at the same time, a recipe for disaster. It is not worth the risk just to buy a bottle of wine and yes Hush Heath wine is available from Marks and Spencer at no risk to the general public and their children.

THE PREVENTION OF CRIME AND DISORDER

Hush Heath Winery was converted to a winery back in 2009 from an old farm building and from the outside it still has the same appearance as a farm building but inside it has very expensive machinery and equipment, plus many bottles of wine. Passing people would have no idea of the contents of the building. This has been its greatest asset with regards to security. If you open a wine shop with in the winery to the general public and advertise outside, wine for sale. This will lead to a break in with in a very short period of time. You are far better off producing the wine at the winery but selling the wine as is currently to other retailers.

THE PREVENTION OF PUBLIC NUISANCE

There would be an increase in noise. The area is an outstanding peaceful countryside environment and yes the general public should be encouraged to enjoy the countryside i.e walking ,cycling , bird watching etc but we do not need additional noise, just for the sake of buying a bottle of wine that could be purchased from the local supermarket in town.

The roads in the area near Hush Heath winery are mainly single track country lanes with no passing points and deep drainage ditches either side of the road.

Often the only way of passing oncoming traffic is to use the verge at the side of the lanes, which are already full of mud.

This proposed increase in traffic will only increase the current problem.

Any successful retail business must have good access roads, such as A or B roads as a minimum, anything less just leads to a local nuisance and congestion.

Part (2) POTENTIAL WEDDING VENUE

APPLICATION FOR:

LIVE MUSIC , RECORDED MUSIC , DANCING , SALE OF ALCOHOL ,
INSIDE & OUT

The application states that the area around Hush Heath Winery is extremely remote, this is not correct.

There are 4 residential properties right next to Hush Heath winery, they are,

Plain Cottages numbers 1, 2, 3 Pristling lane also known as Snoad lane

Great Buttercup Barn Pristling lane also known as Snoad lane.

There are numerous other residential properties near by, including:

Tavern Farm, Wilden Park road

Forstal Farm, Wilden Park road

Woodside, Wilden Park road

Little Harts Heath, Hush Heath hill

Hush Heath Oast, Hush Heath hill

Birchwood House, Pristling lane also known as Snoad lane

There are many other properties near by that would be affected by this proposed application.

THE PREVENTION OF PUBLIC NUISANCE:

NOISE:

The application is completely unacceptable because the properties stated and many more would be affected by extreme noise far too late at night.

The residents to the stated properties include young children and elderly people.

If the music and bar at a wedding closed at 12.00 midnight.

It would take another hour of shouting, singing, banging of car doors before all the guests had gone.

Then it would be another hour before all of the catering staff went home.

This leaves a bedtime for the elderly residents and children in the area of about 2.00am.

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ROAD ACCESS:

As stated in Part (1) All the roads in the local area near Hush Heath winery are single track country lanes with no passing places and deep drainage ditches at the side of the roads.

Not only would this cause traffic chaos but will cause accidents.

At a wedding of 200 guests, you could expect 80 to 100 cars, unfortunately not all of the drivers will resist the temptation to have a drink and there are enough accidents around our lanes already.

PUBLIC SAFETY:

The fields around Hush Heath winery are very low lying and with a moderate to heavy period of rain quickly become water logged. In fact with a period of heavy rain a lake forms along the side of Five Oak lane.

This makes the whole area completely unsuitable for vehicles, the erection of marquees, even for pedestrians.

Because the area is low lying, there are deep natural ponds in the immediate area around Hush Heath winery, which would be dangerous to children.

SUITABILITY OF WEDDING VENUE:

Most wedding venues are located in an area where guests can book into a hotel for the night, close by to save the risk of driving while tired or intoxicated.

The nearest hotels to Hush Heath winery are in Maidstone or Tenterden over 10 miles away.

The roads are unsuitable for this volume of traffic.

Hush Heath winery has no main drainage and a wedding with 200 guests would be impossible. They have a cesspit but this would fill up with in a couple of hours. The electricity supply to the local area around Hush Heath winery is at its maximum capacity, when the coolers in the winery come on, the lights in the local houses opposite flicker. It would cost a fortune to upgrade. The water supply always has low pressure and the water main would probably need replacing if the use increased. I would assume the Fire Brigade would insist upon this if you have a venue with approximately 200 guests present.

ALL OF THE PEOPLE LIVING IN THE AREA WOULD LIKE TO SAY NO TO THIS APPLICATION.

Yours Faithfully

A handwritten signature in cursive script that reads "A. Dimmock".

Alan Dimmock