

Appendix 3

From: Amanda Tipples

Sent: 29 March 2023 09:56

To: licensing@sevenoaks.gov.uk

Cc: Lorraine Neale <LorraineNeale@maidstone.gov.uk>

Subject: Balfour Winery/Hush Heath Winery - Application to vary Premises Licence - Licence 20/01678/LAPRE

Dear Sirs

I have seen the notice attached to the Balfour Winery identifying that Mr Balfour-Lynn wishes to vary the licence in order to have the word "restaurant" removed from Annex 4, Condition 1. I wish to object to the application. This is because this condition, and the inclusion of the word "restaurant", was imposed following very careful consideration of all the circumstances relating to the premises by the Licensing Committee (Local Authority: Maidstone Borough Council), together with assurances given by Mr Balfour-Lynn that he did not wish to run the winery as a restaurant (made both in correspondence and at hearings). These decisions were made by the Licensing Committee on 28 March 2019 and 15 September 2020 (copies attached), and all the circumstances which arise out of the rural location of the winery, the tranquil surrounding countryside, proximity of neighbouring residential properties, and access roads via very narrow country lanes (with no footpaths, rough verges and ditches, single carriageway in places and unlit, along which children and cyclists pass to and from school and other activities) remain unchanged since those decisions were made. Mr Balfour-Lynn assured all neighbours in a letter dated 4 March 2019 (copy attached), amongst other things, that *"the Winery is not a pub nor a restaurant and has no intention of becoming one ... We own a number of local pubs such as the Goudhurst Inn and Tickled Trout and we encourage our visitors to have lunch or dinner in them and indeed to stay in our boutique hotel rooms above the pubs."* Mr Balfour-Lynn's aspirations greatly to increase visitor activity at the winery continue. Most recently planning permission was obtained on appeal for a marquee to be used as a covered outdoor seating area for by visitors at the winery (copy attached). This application has the clear potential to impact on the three relevant sensitivities ((1) tranquil surrounding countryside; (2) nearby residential dwellings (the nearest is a few metres away); and (3) narrow country lanes being the access road). This is the sixth application in recent years (an application was made earlier this year, but withdrawn) and, in every case, the application has been made contrary to assurances previously given by Mr Balfour-Lynn. I am objecting on grounds of public nuisance, public safety and prevention of crime and disorder. Please acknowledge safe receipt of this email. Thank you very much.

Yours faithfully

Amanda Tipples