

## APPENDIX H

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

Comments were submitted at 3:05 PM on 25 Jun 2013 from Mr Darryl Parker.

### Application Summary

**Address:** Eel House Farms Boughton Bottom Farm Lower Farm  
Road Boughton Mönchelsea Maidstone Kent ME17 4DD

**Proposal:** Premises Licence

**Case Officer:** Stephen Noble

[Click for further information](#)

### Customer Details

**Name:** Mr Darryl Parker

**Email:** [REDACTED]

**Address:** [REDACTED]

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Safety of Premises
- Traffic

**Comments:** 3:05 PM on 25 Jun 2013 The original documents relating to the above application appear to have been removed. However having previously viewed the online submission, I am objecting to the application, if it is still live, on the grounds highlighted above. Specifically the objection relates to unacceptable noise levels (previous events held at this location created an unacceptable and prolonged noise disturbance), and access roads are single track and not suitable for large amounts of traffic and parking.

## Lorraine Neale

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**From:** Stephen Noble  
**Sent:** 02 July 2013 12:54  
**To:** Lorraine Neale  
**Subject:** FW: Comments for Licensing Application 13/01724/LAPRE

Mr D Parkers further latest objection.

Ta

S ☺

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**From:** [publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk) [<mailto:publicaccess@sevenoaks.gov.uk>]  
**Sent:** 02 July 2013 12:07  
**To:** Stephen Noble  
**Subject:** Comments for Licensing Application 13/01724/LAPRE

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

Comments were submitted at 12:08 PM on 02 Jul 2013 from Mr Darryl Parker.

### Application Summary

**Address:** Eel House Farms Boughton Bottom Farm Lower Farm  
Road Boughton Monchelsea Maidstone Kent ME17 4DD

**Proposal:** Premises Licence

**Case Officer:** Stephen Noble

[Click for further information](#)

### Customer Details

**Name:** Mr Darryl Parker

**Email:** [REDACTED]

**Address:** [REDACTED]

### Comments Details

**Commenter Type:** Neighbour

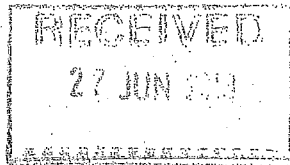
**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm
- Safety of Premises
- Traffic

**Comments:** 12:08 PM on 02 Jul 2013 The application appears to be a catch-all for any type of event, suggesting no business plan is in place. The proposed venue is totally unsuitable for large numbers of people, with a single lane B road being the only means of access/egress which is difficult

to navigate even with reduced levels of traffic. There is no provision for parking, rendering the area grid-locked as people attempt to find passing places and on-lane parking. The noise pollution will be intrusive and prolonged, detrimentally impacting the peaceful and rural environment. Previous private events have confirmed that the sound carries across the valley. There are already other venues in the locality providing live entertainment, and there is no data to suggest another venue is required or necessary. With large groups of people congregating I am concerned for their safety and welfare. For the local residents the potential for increased crime fuelled through prolonged licensing hours is a high risk.



2  
[REDACTED]  
Peens Lane  
Boughton Monchelsea  
Kent  
[REDACTED]

26<sup>th</sup> June 2013

**To Whom It May Concern:**  
**Maidstone Borough Council Licensing Office**

Dear Sir/Madam

I am writing with regard to the Notice of application for a Premise Licence to use a site at grid reference TQ7673048721 for the provision of regulated entertainment at Lower Farm Road, Boughton Monchelsea, Maidstone, Kent.

I strongly appose this application on the following grounds;

This is a very quiet rural area and I am aware the site will be used to run music festivals. I am not opposed to the occasional festival but am concerned that with the above licence they will be able to go ahead any day of the week 365 days a year! There have been festivals in the past and I can hear the loud music in my garden late at night.

I am also concerned regarding litter and sheer volume of traffic on small country lanes.

I appreciate the countryside should be enjoyed by all but I would hope that licences for these type of events could be applied for on an as and when needed basis.

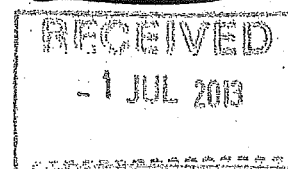
I would appreciate a response to my comments.

Regards

Marie-Antoinette Cox

[REDACTED]  
Wierton Hill,  
Boughton Monchelsea  
Maidstone [REDACTED]  
[REDACTED]

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



26 June 2013

Dear Sirs,

**Licensing Application 13/01724/LAPRE for site Grid Ref: TQ76730 48721**

We write concerning the above application and to stress our objection to a licence being given.

It is regrettable that we who live within a very short distance of the site get to hear about the application in an indirect way and not from Maidstone Borough Council.

The road passing the site is a very narrow single track road in a very poor condition with the surface broken up in places. Access for vehicular traffic is limited and in the event that activity takes place it would be difficult for ambulances or fire engines to get to the field and, more importantly, to the homes of people living in the area should they need emergency assistance. The road passing by the wood is constantly running in water and the wood is very boggy. There is a reason for it being called River Wood. Any surface water, or effluent, passing through the wood eventually finds its way into the River Beult, with the likelihood of contamination in the river, a river that has SSSI rating.

We who live on Wierton Hill already suffer noise pollution from noise generated by the Stilebridge Pub live band, which is three quarters of a mile or so further away. To have something even closer does not bear thinking about. Please do not forget that sound travels easily through free air, particularly on the prevailing SW wind.

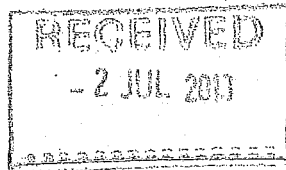
Our preference is that there should be no activity at all. However, not wishing to be unreasonable perhaps a single activity in any one calendar year over a weekend, with sound level limited to below 80db and all sound and lighting to stop by 11.00 pm might be acceptable. Also, perhaps lighting could be angled down to minimise the effect on properties looking down on the site.

Surely local residents should be allowed to enjoy their homes and gardens without such an invasion.

Yours faithfully

[REDACTED]  
CJ and KJ Turpin

Pldv15



[REDACTED]  
Boughton Monchelsea  
Maidstone  
Kent  
[REDACTED]

Maidstone Borough Council  
Licensing Office

July 1 2013

Dear Sirs

Premises Licence Application 13/01724/ LAPRE

As nearby residents of the proposed site development in the captioned planning application we would like to express our concerns.

Firstly we have not had any notification from yourselves about this application despite the fact we would be directly affected, and have only heard about it from third parties. We would like to know why you have failed to notify relevant parties of this application which would have a direct impact on day to day lives.

It appears that the application is for a very extensive development of a 24 hour a day seven day a week facility that would cause significant NOISE and ENVIROMENTAL pollution in a quiet and peaceful rural area.

Noise, particularly amplified music travels significant distances especially at night. We have had occasion to complain in the past of loud amplified music emanating from the Weald ( not believed to be this site ) that can be heard clearly in the higher reaches of Wierton Hill where we live. We do not want to be in a position where we have to constantly complain simply because our enjoyment of the peace and quiet is being disturbed.

Furthermore it has to be a serious question whether the INRASTUCTURE of roads around the immediate area can support the number of vehicles these proposed events would attract. They are little more than singe lane country tracks where heavy traffic volume from visitors and equipment moving vehicles would cause damage to the surrounding countryside and environment let alone congestion and potential accidents. Furthermore access for emergency vehicles to the site and also to neighbouring properties when an event was on could be a major problem.

For these reasons we are opposed to the granting of a licence which has the potential for such a large scale development in the open countryside and which has such extensive late night opening hours stretching into the early morning. This could only have a significant detrimental impact on the surrounding area.

The occasional event properly supervised and monitored for compliance may be acceptable but even then one would not want amplified music beyond a certain time, probably 11pm. One would also probably not want more than one or two events per year.

We trust that our comments will be given due consideration by yourselves but we cannot see any reason how you can grant this application as presented.

Yours faithfully,

A black rectangular redaction mark covering the signature of Mr and Mrs D E Collins.

Mr and Mrs D E Collins

**Lorraine Neale**

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**From:** Licensing [licensing@sevenoaks.gov.uk]  
**Sent:** 02 July 2013 14:21  
**To:** Licensing (MBC)  
**Subject:** FW: Comments for Licensing Application 13/01724/LAPRE

5

Good afternoon all,

The attached representation has been received via public access. Please could you confirm if it is valid.

Many thanks,

Janet.

**From:** publicaccess@sevenoaks.gov.uk [mailto:publicaccess@sevenoaks.gov.uk]  
**Sent:** 02 July 2013 12:21  
**To:** Licensing  
**Subject:** Comments for Licensing Application 13/01724/LAPRE

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

Comments were submitted at 12:22 PM on 02 Jul 2013 from Mrs Louise Parker.

### **Application Summary**

**Address:** Eel House Farms Boughton Bottom Farm Lower Farm  
Road Boughton Monchelsea Maidstone Kent ME17 4DD  
**Proposal:** Premises Licence  
**Case Officer:** Stephen Noble  
[Click for further information](#)

### **Customer Details**

**Name:** Mrs Louise Parker  
**Email:** [REDACTED]  
**Address:** [REDACTED] Staplehurst Road, Marden, Kent [REDACTED]  
[REDACTED]

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Licensing Application  
**Reasons for comment:**  
- Crime Objections  
- Noise Disturbance  
- Opening Hours  
- Parking  
- Protection of Children from Harm  
- Safety of Premises  
- Traffic  
**Comments:** 12:22 PM on 02 Jul 2013 I am objecting on the basis of unacceptable levels of traffic on a single track B road; little or no parking leading to gridlock; and unacceptable



levels of noise over a prolonged period detrimentally impacting the peace of a rural community and environment. I am also concerned about the safety and welfare of the visitors and residents, and the potential for increased levels of crime with the extended licensing hours.



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## Lorraine Neale

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**From:** Stephen Noble  
**Sent:** 03 July 2013 11:35  
**To:** Lorraine Neale  
**Subject:** FW: Comments for Licensing Application 13/01724/LAPRE

6.

FYI

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**From:** [publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk) [<mailto:publicaccess@sevenoaks.gov.uk>]  
**Sent:** 03 July 2013 10:44  
**To:** Stephen Noble  
**Subject:** Comments for Licensing Application 13/01724/LAPRE

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

Comments were submitted at 10:45 AM on 03 Jul 2013 from Mr Leigh Highwood.

### Application Summary

**Address:** Eel House Farms Boughton Bottom Farm Lower Farm  
Road Boughton Monchelsea Maidstone Kent ME17 4DD

**Proposal:** Premises Licence

**Case Officer:** Stephen Noble

[Click for further information](#)

### Customer Details

**Name:** Mr Leigh Highwood

**Email:** [REDACTED]

**Address:** [REDACTED] Staplehurst Road, Marden, Kent  
[REDACTED]

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Licensing Application

**Reasons for comment:**

- Crime Objections
- Noise Disturbance
- Opening Hours
- Parking
- Protection of Children from Harm
- Safety of Premises
- Traffic

**Comments:** 10:45 AM on 03 Jul 2013 I strongly object to the application. I am objecting on the following basis: The proposal is totally unsuitable for a quite and rural environment. There is poor road access, currently comprising a single lane B road which is difficult to navigate normally. There is no parking either on or off road and any additional traffic will cause gridlock. The noise levels will be intrusive and are totally unacceptable in such a peaceful rural environment, and there are

already numerous other venues within the locality that provide similar activities. There is an increased likelihood of crime with large groups of people congregating and consuming alcohol over long periods. With the large groups of people and increased traffic volumes there is also an increased health and safety risk, particularly for minors.

**Lorraine Neale**

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**From:** emma walker [REDACTED]  
**Sent:** 03 July 2013 13:09  
**To:** Licensing (MBC); licensing@sevenoaks.gov.uk  
**Subject:** Licensing application comment: 13/01724 - Solar Collective, Eel House Farms

Dear Sir/Madam

I wish to object on the licensing application being made by Solar Collective for events at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD. As it currently stands, I do not think it represents a fair balance between their objectives and a consideration of the local rural community.

While I would accept, on neighbourly grounds, an annual three day 'festival', my comments on any additional events are as follows:

### **Public Nuisance Grounds**

#### **Noise**

- My understanding is that an additional 9 one day events may be held June - September. Assuming that these would be on a weekend, in common with all our neighbours these would **ruin my enjoyment of our garden and property more than every other weekend throughout the summer.** Further I do not believe that such a wide condition would 'protect the well being of local residents' - a stated objective of MBC's licensing policy. **I would therefore hope that a cap of a maximum additional three one day events be made.**
- Last year, the noise from the event appeared to be more accute on the hillside rather than the valley floor (this is not only true of Church Hill, where I live, but also having had feedback from neighbours on Wierton Hill and Loddington Lane). **I would therefore ask that an additional 'soundcheck' point be placed on Church Hill by the Church, or on Wierton Hill at a similar height.** The The East Hall Hill and Wierton Road / Hill junction point suggested at last night's Open Meeting is totally inappropriate as it is so enclosed.
- I understand that a cap of 11pm is set for any noise being produced on site. Provided this is strictly adhered to, I think this is fair.

#### **Light**

- I would hope that any lighting used on site is pointed downwards, rather than outwards.

### **Public Safety Grounds**

#### **Traffic**

- Richard Townsend said last night that the site would not accommodate more than 500 people. All the access roads to the site are single vehicle and regularly used by walkers, cyclists and

horseriders. While I suspect a one off event of this size would not cause too much disruption larger numbers obviously would. **I would hope, therefore, that the applicant would agree to a condition to a limit of 500 people at events.**

#### Emergency service access

- I do wonder how accessible the site would be to emergency services bearing in mind the position of the site and its distance from Maidstone, but I suspect this is under consideration by the relevant bodies.

#### Children at risk of harm

- I don't think it appropriate that children be in an environment where there is alcohol being served for such long hours, and the noise levels will be so high. I would hope that bearing in mind the potential attendance of children, and the site's proximity to woodland, that open bonfires will not be allowed.

Yours

Emma Walker

[REDACTED]  
Church Hill  
Boughton Monchelsea  
Maidstone  
Kent  
[REDACTED]  
[REDACTED]

--  
Emma Walker  
07940 490 896

**Lorraine Neale**

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**From:** Stephen Noble  
**Sent:** 03 July 2013 16:41  
**To:** Lorraine Neale  
**Subject:** FW: 13/01724/LAPRE  
**Attachments:** Eels Farm Entertainment Licence Objection Licensing Act 2003.docx

FYI

Another one

S

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

**From:** Emily Harrison  
**Sent:** 03 July 2013 16:39  
**To:** Stephen Noble  
**Subject:** Re: 13/01724/LAPRE

Hi Stephen

I've reworded it to be in line with the Licensing Act 2003.

Let me know if that can now be validated.

Many thanks indeed,

Emily

On 03/07/2013 15:40, Stephen Noble wrote:

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EMILY HARRISON  
Monk Lakes Ltd

**Objection to Application: 13/01724/LAPRE - Eel House Farms Boughton Bottom Farm  
Lower Farm Road Boughton Monchelsea Maidstone Kent ME17 4DD - Premises Licence**

**Introduction**

We own a fishery immediately south of the application site for the above-listed application. The viability of an angling business depends almost entirely on the quiet environment of the immediate and surrounding area. Whilst I would support the business that Mr. Barlow is proposing in other, more appropriate locations, I cannot support it at the proposed application site because the effect that it will have on our business (and on the local residents) will outweigh any suggested benefits to the local community. The granting of such a licence would jeopardise the future of our established business. I would therefore like to raise an objection to the above-listed application based on the policies within the Licensing Act 2003:

**From the: STATEMENT OF LICENSING POLICY LICENSING ACT 2003 (AUGUST 2010)**

**19. Licensing Objectives**

The following sections set out the Licensing Authority's Policy relating specifically to the four licensing objectives:-

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

As stated in the introduction, our business is noise-sensitive. Our customers (anglers) fish during the day and night and include adults, teenagers and children. The distance between the edge of the proposed entertainment site and the edge of our angling complex is only 370m. There is almost no development between the 2 sites and the noise would carry directly to our fishery causing major disturbance to our customers; particularly the children staying onsite.

This disturbance would be classified as a public nuisance because of the disruption to the sleep of our customers and and general tranquillity of the area. This could be detrimental to the wellbeing of the children and teenagers on the site as they have been brought to the site to escape from the hustle and bustle of city life, to experience some tranquil Kent countryside. Local customers will often bring children mid-week who are returning to school the following morning. It is vital therefore that they get a good night sleep whilst at the fishery.

The noise generated from the application site, if granted, would seriously disturb our anglers sleeping outside at our fishery and could therefore jeopardise the future of the business.

The increased volumes of people, customer vehicles and supplier lorries, catering and staging equipment plus the actual events, people and use of alcohol would also cause a public nuisance.

**Mrs. Emily Harrison**

**[REDACTED], Staplehurst Road, Marden, Kent, [REDACTED]**



Lorraine Neale

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From: Jonathan Gershon [REDACTED]  
Sent: 03 July 2013 19:22  
To: Licensing (MBC)  
Cc: licensing@sevenoaks.gov.uk  
Subject: Premises Licence Application 13/01724/ LAPRE - OBJECTION

10.9.

## OUR OBJECTIONS:

Premises Licence Application 13/01724/ LAPRE

My wife & I should like to object to this application.

The area is a very rural part of the parish, with narrow, windy single track road access. It is in the river valley, adjacent to and just above the River Beult, an SSSI. The Greensand Ridge rises above it to the north, where there are a larger number of residencies, leading upto the village of Boughton Monchelsea.

Whilst we recognise the need to make a living from the land & to use appropriate opportunities to run businesses, we would suggest that this is not an appropriate location for a such activities, for the following reasons:

- Noise Disturbance not just across the valley floor but especially up onto the Greensand Ridge where clear air allows sound to travel much further and with more volume and clarity.
- Light pollution in what is mostly a dark area.
- Proximity to the SSSI of the River Beult with the risk of pollution and damage to an already fragile but valuable natural river and banks.
- The woodlands and surrounding fields are home to a wider than normal variety of insects, birds and mammals.
- The roads would be congested and there would be real concerns for emergency vehicles for local residents / houses and for this event.
- The hours / days applied for are far too extensive.

Should this be granted, we would want clear controls put in place, to ensure residents continue to enjoy the rural peace. The applicant has already indicated some agreement to these at our last parish council meeting.

- No more than One 'three day event per year'
- A maximum of Five 'one day events per year'
- Events not to be on consecutive weekends / days
- Timings must be limited to no noise before midday or beyond 11pm
- Sound readings also taken on the open ridge
- A limit of 500 paid tickets for the 3 day event - less for one day events (250)

-A proper space for all vehicles & absolutely no vehicles parked on the road

-A full & proper ecological survey is needed to ensure minimum damage to this site & beyond

Jonathan Gershon & Sue Batt

[REDACTED]

Wierton Hill,

Wierton

Boughton Monchelsea

Kent M [REDACTED]

[REDACTED]

**Lorraine Neale**

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**From:** Sara Hollingworth [REDACTED]  
**Sent:** 03 July 2013 19:57  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk  
**Subject:** Objections to application for a premises licence

10

To: [licensing@maidstone.gov.uk](mailto:licensing@maidstone.gov.uk), cc [licensing@sevenoaks.gov.uk](mailto:licensing@sevenoaks.gov.uk)

Dear Sir/  
Madam

I refer to the licensing application by Solar Collective Limited for events in Lower Farm Road, Boughton Monchelsea, Maidstone, Kent ME17 4DD (grid reference TQ76730 48721).

I attended a public meeting on 2<sup>nd</sup> July 2013 at which one of the directors of the applicant company, Mr. Richard Townsend, was present. I had hoped that my concerns would be allayed at the public meeting, obviating the need to make objection, but they were not. Mr. Townsend did give some assurances about the manner in which the events would be run and I would like to ensure that if the licence is granted, these assurances are translated into licence conditions. My objections are made on the following grounds:

#### **Public Nuisance**

Noise - My enjoyment of my home and my garden would be severely impaired. I work very hard during the week and enjoy relaxing in my garden at weekends, including in the evenings during the summer months. In this very rural environment, sound travels for long distances.

Litter - I regularly pick up litter from Church Hill and fear that the amount of this would be increased by the holding of events.

#### **Public Safety**

Traffic - All the access roads to the site are single track lanes and regularly used by walkers, cyclists and those on horse back. The addition of further traffic will inevitably cause conflict between users and grass verges to be eroded further.

Emergency service access - the site is not easily accessible to the emergency services.

#### **Children at risk of harm**

I am concerned to note that children are intended to be present at the site, where alcohol is intended to be served for long hours, and where the noise level will be high.

If, despite all objections, it is decided to grant the licence I would wish to see the following conditions imposed:

1. Local residents to be given ample notice of all events and details of a telephone number (which will be manned) at which any concerns before and during the events can be raised.
2. A limit (assessed by an expert) to be placed on the level of noise which is audible from the site at the nearest property.
3. No noise to be audible from the site after 11 pm and this condition to be capable of immediate enforcement action if breached. (At the public meeting, Mr. Townsend agreed to this time limit).
4. Events that run for more than one day to be limited to one per annum. (At the public meeting, Mr. Townsend agreed to this limit).

5. Additional one day events to be limited to three per annum.
6. Lighting to be unobtrusive.
7. A limit of 500 attendees per event.
8. Noise to be monitored at various specified points in the neighbourhood and various specified times and noise monitoring details to be supplied to the parish council. Places of monitoring to include hill top and valley bottom locations. Monitoring to be independently verified.
9. Arrangements to be made for the disposal of litter from the site and all litter to be picked from the adjacent lanes after each event.

Please confirm receipt of this email.

Yours faithfully

Sara Evans

Sara Evans

Church Hill

Boughton Moncheslea

Kent

**Lorraine Neale**

---

**From:** Sara Hollingworth [REDACTED]  
**Sent:** 03 July 2013 20:06  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk  
**Subject:** Objection to application for a premises licence  
**Attachments:** Letter to MBC from Mrs Sayers.pdf

Please see attached letter from Mrs Sayers of [REDACTED] Boughton Monchelsea [REDACTED]

Please confirm receipt.

[redacted]  
Church Hill,

Boughton Monchelsea

[redacted]  
July 3rd 2013.

Licensing 2 Maidstone, Kent

Licensing 2 Elmwood, Kent

Dear Sir,

Re: Licensing application by Solar Collective at Gel House  
Farms, Boughton Bottom Farm, Lower Road, Boughton Mon.  
Maidstone ME17 4DD.

I strongly object to this application as I consider that it would bring no benefit to the local community. On the contrary considerable distress would be felt due to noise and light pollution over a ~~too~~ wide area, and a heavy toll on the surrounding lanes which are already burdened by traffic using them as 'rat runs'.

The suggested frequency of events is far too great to be borne without concern and would be stressful to the community.

The proposal by Solar Collective is ill-conceived and entirely out of keeping with this largely peaceful rural area, therefore I object to the licensing application.

Yours faithfully,

[redacted]

**Lorraine Neale**

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**From:** Martyn Scrivens [REDACTED]  
**Sent:** 03 July 2013 20:58  
**To:** Licensing (MBC); licensing@sevenoaks.gov.uk  
**Subject:** Objection to application for a premises licence

13

Dear Sir/  
Madam

I refer to the licensing application by Solar Collective Limited for events in Lower Farm Road, Boughton Monchelsea, Maidstone, Kent ME17 4DD (grid reference TQ76730 48721). I wish to object to the application for the following reasons.

#### **Public Nuisance**

Noise - Our enjoyment of our home and garden would be severely impaired. We enjoy relaxing in the garden at weekends, including in the evenings during the summer months. In this very rural environment, sound travels for long distances.

Litter would be dramatically increased by the holding of events.

#### **Public Safety**

Traffic - All the access roads to the site are single track lanes and regularly used by walkers, cyclists and those on horse back. The addition of further traffic will inevitably cause conflict between users and grass verges to be eroded further.

Emergency service access - the site is not easily accessible to the emergency services.

#### **Children at risk of harm**

Children are intended to be present at the site, where alcohol is intended to be served for long hours, and where the noise level will be high. Where are the protective controls around this activity.

If, despite all objections, it is decided to grant the licence I would wish to see the following conditions imposed:

1. Local residents to be given ample notice of all events and details of a telephone number (which will be manned) at which any concerns before and during the events can be raised.
2. A limit (assessed by an expert) to be placed on the level of noise which is audible from the site at the nearest property.
3. No noise to be audible from the site after 11 pm and this condition to be capable of immediate enforcement action if breached. (At the public meeting, Mr. Townsend agreed to this time limit).
4. Events that run for more than one day to be limited to one per annum. (At the public meeting, Mr. Townsend agreed to this limit).
5. Additional one day events to be limited to three per annum.
6. Lighting to be unobtrusive.
7. A limit of 500 attendees per event.
8. Noise to be monitored at various specified points in the neighbourhood and various specified times and noise monitoring details to be supplied to the parish council. Places of monitoring to include hill top and valley bottom locations. Monitoring to be independently verified.

9. Arrangements to be made for the disposal of litter from the site and all litter to be picked from the adjacent lanes after each event.

Please confirm receipt of this email.

Martyn & Elizabeth Scrivens





**Lorraine Neale**

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**From:** James McDonald [REDACTED]  
**Sent:** 03 July 2013 22:39  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk  
**Subject:** Objection to 13/01724LAPRE  
**Attachments:** Boughton License Objn Draft.pdf

13.

Please find attached our objection to the above application.

[REDACTED]  
Lower Farm Road.  
Boughton Monchelsea,  
Maidstone,  
Kent.  
[REDACTED]

3<sup>rd</sup> July 2013

Maidstone Borough Council,  
Borough Council Licensing Office,  
King Street,  
Maidstone,  
ME15 6JQ.

Dear Sirs,

**Application by Solar Collective Ltd for a Premises Licence on farm at  
Boughton Bottom Farm, Lower Farm Road. Application 13/01724/LAPRE**

We write to object to the licence application referred to above. In our view the application conflicts with the licensing objectives in respect of:-

**the prevention of crime and disorder;  
public safety;  
the prevention of public nuisance.**

The licensing objective of preventing public nuisance would be seriously compromised. The proposed 24 hour a day operation will be detrimental to residential amenities. Sound carries. Open air entertainment, 24 hours a day, 7 days a week throughout the year would be severely detrimental to residents' quiet enjoyment of their homes over a wide area and would affect residents in the parish of Boughton Monchelsea. Activity associated with large crowds would result in noise, environmental pollution and public nuisance.

Public safety would also be compromised by the fact that Lower Farm Road and surrounding lanes are single tracks signed to say it is unsuitable for HGV with very few passing places. It is a significant distance from the A229, which makes access particularly unsuited for the activity proposed and difficult for the emergency services in the event of an emergency or if crime and disorder occurs.

Late night/early morning amplified music would constitute a public nuisance and as for the provision of alcohol and refreshments to go into the early hours may create crime and disorder due to drink drivers. This would then severely compromise public safety, not only in the vicinity, but also the wider area.

The Oast is very close to the site, in fact the nearest neighbour and it is this very quiet rural nature that is treasured which is largely unspoilt with an abundance of wildlife. A measure of which is the fact that we have Little Owls, visiting Barn Owls

and two Kestrels nesting on our property and that we fear too much noise, crowds of people and too many cars even for one day events and especially with a three day event, would drive these very important elements of our rural ecology away. There are already too few places in this area of Kent where these birds are able to nest and co-exist with the residents. To risk destroying yet another of these rare habits would be unforgiveable.

Should the applicant be successful in obtaining a licence and I sincerely hope this is not the case, strict provisions need to be put in place. The applicant has agreed, should it be granted, that he'll have no more than one, three day event per year, with a maximum of 500 paid tickets, however we wish to see the following implemented:

- To control the time that amplified music can be played, such as midday to no later than 11pm.
- Noise to be inaudible outside the application site boundary after 11pm.
- A maximum of 2 events per year.
- Events not to be on consecutive weekends.
- 3/6 months notice to be given to residents in the vicinity.
- One day events should also have restricted ticket sales, possibly 250.
- Sufficient parking for all vehicles on application site, so there are no obstructions to Lower Farm Road and surrounding lanes.

We appreciate that farms need to diversify in these economic times, but this is not a suitable application for a quiet countryside setting.

The proposal conflicts with the licensing objectives and I urge the Council to reject the application.

Yours faithfully,

Mr. & Mrs. D. McDonald

**Lorraine Neale**

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**From:** Evans, Andrew [REDACTED]  
**Sent:** 03 July 2013 22:58  
**To:** Licensing (MBC)  
**Cc:** 'licensing@sevenoaks.gov.uk'  
**Subject:** Fw: Objection to application for a premises licence

14

Resent

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**From:** Evans, Andrew  
**Sent:** Wednesday, July 03, 2013 10:24 PM  
**To:** licensing@maidstone.gov.uk <licensing@maidstone.gov.uk>  
**Cc:** licensing@sevenoaks.gov.uk <licensing@sevenoaks.gov.uk>  
**Subject:** Objection to application for a premises licence

Dear Sir/

Madam

I refer to the licensing application by Solar Collective Limited for events in Lower Farm Road, Boughton Monchelsea, Maidstone, Kent ME17 4DD (grid reference TQ76730 48721).

My wife attended a public meeting on 2<sup>nd</sup> July 2013 at which one of the directors of the applicant company, Mr. Richard Townsend, was present. I had hoped that my concerns would be allayed at the public meeting, obviating the need to make objection, but as reported to me they were not. I understand that Mr. Townsend did give some assurances about the manner in which the events would be run and I would like to ensure that if the licence is granted, these assurances are incorporated into licence conditions. My objections are made on the following grounds:

#### Public Nuisance

Noise - My enjoyment of my home and my garden would be severely impaired. I work very hard during the week in London and enjoy relaxing in the peace and quiet of my garden at weekends, including in the evenings during the summer months. In the countryside sound travels for long distances.

Litter - My wife and I regularly pick up litter from Church Hill and I think it likely that the amount of litter would be increased in Lower Farm Road and its environs by the holding of the proposed events if the litter produced by similar events is anything to go by.

## **Public Safety**

Traffic - All the access roads to the site are single track lanes with blind corners and regularly used by walkers, cyclists and riders on horse back. The addition of further traffic will inevitably cause conflict between users and could cause a serious accident.

Emergency service access - the site is not easily accessible to the emergency services.

## **Children at risk of harm**

I am concerned to note that children are intended to be present at the site, where alcohol is intended to be served for long hours, and where the noise level will be high. I am also concerned about the possibility of drug use.


If, despite all objections, it is decided to grant the licence I would wish to see the following conditions imposed:

1. Local residents to be given ample notice of all events and details of a telephone number (which will be manned) at which any concerns before and during the events can be raised.
2. A limit (assessed by an expert) to be placed on the level of noise which is audible from the site at the nearest property.
3. No noise to be audible from the site after 11 pm and this condition to be capable of immediate enforcement action if breached. (At the public meeting I understand that Mr. Townsend agreed to this time limit).
4. Events that run for more than one day to be limited to one per year. (At the public meeting I understand that Mr. Townsend agreed to this limit).
5. Additional one day events to be limited to three per annum.
6. A condition is attached to lessen the possibility of light pollution.
7. A limit of 500 attendees per event.
8. Noise to be monitored at various specified points in the neighbourhood and various specified times and noise monitoring details to be supplied to the parish council. Places of monitoring to include hill top and valley bottom locations. Monitoring to be independently verified.
9. Arrangements to be made for the disposal of litter from the site and all litter to be picked from the adjacent roads after each event.

Please acknowledge receipt of this email.

Yours faithfully

Andrew Evans

  
Church Hill

Boughton Moncheslea

Kent  


**Consider the environment - please think before you print.**

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- that a maximum of four additional events of less than 24 hours' duration with numbers limited to 200 may take place between June and September

- that such events should finish no later than 11pm and that alcohol should not be sold on any day before 12 noon or after 11pm.

Please acknowledge receipt of this objection and keep us informed of any relevant hearings.

Yours faithfully

Marice and Dominic Kendrick

[REDACTED]

Church Hill

Maidstone

[REDACTED]

**Lorraine Neale**

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**From:** Richard Coulson [REDACTED] 16  
**Sent:** 04 July 2013 08:59  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk; Caroline Maddocks  
**Subject:** License Application - 13 / 01724 / LAPRE (Field at Eel House Farm - Events - Solar Collective Ltd)

Dear Sir / Madam

We have been made aware of the above-caption events license application - very disappointingly by our neighbours rather than any direct communication from the planning / licensing authorities, even when we live just a little over one mile from this location, and right on one of the only access lanes to it (at Spindlewood ME17 4JS).

We have tried repeatedly to raise our strong objection to this proposed licensing on your website, however the site times out and will not save our comments, hence the direct email instead - noting midnight tonight is the deadline for comments to be raised to the authorities on this application.

Our strong objections are threefold:

- **Crime and Disorder:**
  - We are very concerned that such late night events involving alcohol will attract large number of visitors to an area that is otherwise 'off the beaten track'.
  - We have an active neighbourhood watch community that successfully community polices the local area given the volume of passers-through that we have, however, with such significantly increased numbers of visitors, we would not be able to cope with policing this.
  - We specifically moved to the area (and paid a high premium) to have a safe and secluded location, as I am away travelling alot and my wife is often alone at home, and we see that more strangers - especially those who might be alcohol fuelled late night, would significantly and unjustly increase the risk of criminal or disorderly activities in our area.
  - Such events at this location already attract members of the travelling community, who are intrinsically linked to increased opportunist crime, which again is simply unacceptable to put our community at such risk from your decision.
- **Public nuisance:**
  - Another key reason for moving to the countryside (and again paying a premium for it) is the peace, darkness and quiet that it offers. Being in a valley, the noise and light pollution from the one event already held at this location is significant and detracts from our rightful enjoyment of our very special local area.
  - The area is a rare and important hive of wildlife activity, and the additional noise, light and traffic pollution cannot only detract and disturb this delicate environment.
  - Such events at this location already leave behind significant amounts of litter in the surrounding lanes, which is also simply unacceptable - being anti-social, unsightly and presenting a risk to the local wildlife.
- **Public safety:**
  - Our lanes that would be used as sole access to the location are single track, already in very poor repair after weather damage, and often lead straight onto people's properties. As such, the significant increase in traffic that these events will bring will put unmanageable increased pressure on our roads, and put other users at risk.
  - Visitors to this location previously have often not been familiar with country lane driving etiquette, and drive at unsafe high speeds, putting themselves, others and wildlife at risk, and further damaging the already delicate roads.
  - Similarly, being in a rural location and taxis / hotels not being readily available locally, there is an increased risk of attendees drink driving, which puts everyone's public safety at risk.
- **Children at risk of harm:**



- o As per the above, the benefits of a quiet rural location are that children can move relatively freely around, and again, where houses are close to the lanes (all having high hedges and blind bends) around us, there is a real risk that they could be endangered due to the significantly increased through-flow of traffic.

In summary, we are all very aware of land owners needing to find alternative ways of making money from their land, and we are fully supportive of this – especially where it is for the benefit of the local rural community. This application however, is for the benefit of one individual / company, and there are no benefits whatsoever for local residents or businesses, who will simply suffer the consequences of these events being held – no matter how irregularly they petition that they might be held.

At your disposal should you require any additional information.

Best Regards

Richard

**Richard Coulson** FCII FIRM | Divisional Director

**RKH Financial Risks** | One Whittington Avenue London EC3V 1LE

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**Lorraine Neale**

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**From:** Marice Kendrick [REDACTED] 15  
**Sent:** 03 July 2013 22:58  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk  
**Subject:** Application by Solar Collective Ltd for premises licence at grid ref. TQ7673048721

Dear Sir/Madam

We wish to register our objection to the licensing application for events at Eel House Farms, ME17 4DD. We live at Boughton Monchelsea Place, ME17 4BU and the granting of a licence in the wide terms sought by the applicant would have the potential to seriously affect our quiet enjoyment of our home and its environs.

The applicant has previously held one event at these premises, in 2012, which was a three-day event open to ticket-buying public. We, along with other local residents, were given good notice of this event, were advised of its hours of operation and were warned that noise from the event might be audible to us. Indeed this proved to be the case, but in the spirit of good-neighbourliness we did not object as we understood it was a one-off. In a scattered rural community such as ours, in the interests of good neighbour relations, it is important that there be a certain amount of 'live and let live'.

The current application, however, has come as a real shock and we are seriously concerned by the public nuisance implications if the applicant were to be granted a licence to hold up to 10 events from June 1st to 30th September, a period covering only 17 weeks. We understand from Richard Townsend that such events would most likely take place at the weekends. The prospect of being subjected to noise from these events for potentially more than 50% of the weekends in the the peak summer season is horrifying to us. In our view, to grant such a licence would be completely to disregard the well being of local residents.

We feel that particular note should be taken of the slightly unusual geography of the land between the upper reaches of Church Hill and the premises for which the licence is sought, the steepness of the intervening slopes causing noise to be bounced around to the extent that it can be more of a nuisance on the slopes of Church Hill than at points which are nearer to the subject premises but geographically more low-lying than Church Hill.

In addition to the noise pollution, we seriously question whether the local road network would be able to cope with the regular influx of several hundred persons and their vehicles. Many of the local roads, including that on which the premises is situated, are narrow single-track country lanes popular at weekends to ramblers, cyclists, dog walkers and riders. The increased traffic, congestion and pollution which would be sure to result from regular events being held at Eel House Farms would seriously affect the enjoyment of all these classes of road users and would effectively destroy the quiet rural atmosphere so enjoyed at present.

We would not be minded to object to the granting of a licence for a one annual 3-day event as was held in 2012, and perhaps a small number of additional 1-day events - say, up to 4 more over the June to September period, which would still mean that almost one in three of the summer weekends would be affected - but to extend the licence any further than this would be severely detrimental to the well-being of the local community.

In summary, we feel that strict conditions must be attached to the granting of any licence, such conditions to include the following stipulations:

- that only one 3-day event may be held in any 12 month period, and the number of attendees for this event be limited to 500,

**Lorraine Neale**

**From:** emma walker [REDACTED]  
**Sent:** 04 July 2013 09:17  
**To:** Licensing (MBC); licensing@sevenoaks.gov.uk  
**Subject:** Licensing application comment: 13/01724/LAPRE - Andrew Walker

Dear Sir/Madam

I wish to object to the licensing application being made by Solar Collective for events at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD. My objections are on the following grounds.

**Public nuisance: noise**

Given that this is an open air site, public noise nuisance is inevitable. This is even more obviously the case in what is otherwise a quiet, rural area.

Unlike in the case of an indoor venue in a central urban area, this justifies noise mitigation measures and a significant limitation on the number and duration of any events, and the number of people attending. That is if any licence is to be granted at all; and I suggest that an outright refusal would be a proper and permissible response, although most of us would be prepared to put up with one weekend event - the applicant's main wish, as I understand it - if it can be kept within reasonable limits.

I have seen a suggestion that there should be a maximum noise level of 65dB. This is too high and not only should a lower noise limit be imposed, but also a restriction on more than one event (which is all that the applicant can really show that it wants, never mind what it can show would be reasonable). My reasons are:

- 1. As I understand them, World Health Organisation guidelines ( Guidelines for Community Noise ) stipulate that an average noise level of 55dB is the level at which noise becomes a serious annoyance during daytime hours** (which they take as being up to 11pm). That is 10dB less than the suggested level of 65dB. On any view, the proposed noise level will result in a serious noise nuisance.
- 2. Because the dB scale is an exponential scale, an increase of 10dB involves a subjective DOUBLING in loudness.** As a result, the proposed level would be a level double that at which noise causes a serious annoyance.
- 3. That is the case in any area, but it will be even more so in the case of a quiet, rural area, such as the area surrounding the application site. The ambient noise levels in such an area are relatively low, so a noise level of 65dB would represent a level many times above the ambient noise level,** and will as a result cause much more of a nuisance and have a much greater negative impact on local residents and the public trying to enjoy the local countryside than a similar event in an urban area.
- 4. British Standard 4142:1997, Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas , describes an increase in noise levels of 10dB over background noise levels as an increase which will have an impact likely to give rise to complaint:** in other words, enough to give rise to a significant impact on neighbours. On any view, a level of 65dB will be far in excess of a 10dB increase over the background noise levels in the location of the application site.
- 5. Those figures apply to general noise levels. Certain types of noise are inherently more intrusive than others, even at much lower levels: noise that BS4142 refers to as having distinct acoustic features, and to which it applies a 5dB increase, instead of the 10dB increase mentioned in point 4 above.** This applies in particular to repetitive, pulsating noise, and even more so at low frequencies (which carry further). Low frequencies are typical of rhythm and bass. Pulsating, repetitive noise, with a lot of rhythm and bass, is just the sort of noise that the applicant wishes to generate. It is also just the type of noise that has already occurred, and has been found by local residents to be the most intrusive.
- 6. Given the lack of sound attenuation that the woods provide which are only on two sides of the site anyway, particularly for properties (and those walking along) on the Greensand Ridge, the impact of this noise is experienced across a wide area, particularly the low frequency, pulsating noise** (as has already been established by the experience of last year's 'festival' and, indeed, a much smaller event the previous year at around the same time of year). The local areas include the Greensand Way long

distance path along the ridge above the application site, and the regularly-visited (particularly at weekends) Boughton Monchelsea church graveyard, just below the Greensand Way.

7. The intention appears to be is to hold events in the Summer. **This is just the time when local residents will be outside in their gardens, and many other members of the public will be walking in the surrounding countryside**, including along the Greensand Way (which is given special protection, as I understand it, in a planning context). As a result, the noise impact will be greater than it might otherwise be, and more significant for the public. This is even more so at the time of the intended main event, which is no doubt at the height of Summer (as it was in 2012). If the weather is anything like it was in 2012, local residents will need to have windows and doors open, at the expense of having to suffer the noise even indoors. The noise impact will be even more significant, as a result. This impact goes far beyond what is reasonable.

8. Given the size of the site and the limited numbers that it can safely accommodate, it is difficult to see how the applicant can justify a need for a noise limit anything like as high as 65dB. Indeed, given that they advertised last year's event as supposedly focussing on 'acoustic' music, it is difficult to understand why they are seeking permission for amplified music at all. It is the amplified music which is the primary source of the noise nuisance. **Given the very high level of nuisance that the proposed noise will cause, it should be for the applicant to justify the need for such a noise level.** Without such justification, the balance must clearly be struck in favour of limiting the permitted noise to a much lower level during the day.

9. **It is not just a question of technical noise levels. It is a question of the impact experienced by local residents**, and other members of the public. It is clear from the experience of local residents during last year's event that music was being played at such a level that local residents could hear it quite clearly, all day long, outside their homes, particularly the pulsating aspect of the music. But not only this, it was at such a level that it could be heard indoors, even with all windows and doors closed. That was my direct, personal experience from having put up with the festival for the whole of a Summer weekend last year. That is simply unreasonable, for any number of events. It is even more unreasonable if it cannot be shown to be necessary, and the applicant has made no attempt to do that. It is one thing to have to put up with clearly audible music that you have no wish to hear, throughout the day for a whole weekend: it is intolerable to have to do so on several occasions (particularly weekends) throughout the Summer. It is thoroughly unreasonable for the applicant to wish to put us all through that, with no local benefit whatsoever.

#### **Previous failure to comply with licence conditions relating to noise:**

There is an added, important concern on this point. Last year's event breached the temporary licence terms. Most obviously, it did so by music continuing at a level that could be heard indoors with windows closed until as late as between 1.30am and 2am on the second evening.

So far, the applicant appears simply to have denied that this was anything to do with their event, but that is just untenable: it clearly was.

When I attempted to raise this by telephone using the number on the applicant's website there was no answer. I made several attempts to do that. It was only when those had failed, and that I was at the end of my tether when still awake at 1.30am that I contacted the Council's Environmental Health Department. They told me that the event was in breach of their conditions, and that they would raise it with the organisers. At their suggestion, I called the number that they gave me for Kent Police, in the hope that a car might be in the area and able to pass by and resolve the situation. The Council's Environmental Health Department will have a record of this complaint.

I believe that the Police may have visited the site and believed that the sound being produced was not too loud - but again the sound rises up the ridge and it surely shouldn't have been as loud as to stop me getting to sleep nor even still audible at that time of night?

We do not believe that the applicant will act responsibly or with any concern for the impact of their proposed events on others. **There was no attempt at notifying, or discussing this application with, locals or even neighbours - in fact we only learnt of it by chance. This shows a complete disregard for the local community, when it is obvious that such an event/events will have such a large impact on them.** Moreover, I am told that at the Open Meeting (which I was unfortunately unable to attend) he seemed unable/unwilling to acknowledge the impact events would have on the local community, instead taking the opportunity to stress his 'solar' credentials. It is legitimate for the Council to take this complete lack of concern into account in deciding what conditions to impose, and whether to permit more than one event. Such a lack of consideration for others justifies a striking of any balance clearly in favour of local residents.

#### **Nuisance through Number of events:**

Given that any level of amplified music will cause a public noise nuisance, the Council should also limit the number of events to one. This accords with the applicant's approach last year, and in the previous year. The applicant has not sought to justify any reason for additional events, or to provide any justification for subjecting local residents and the public using the local countryside to a greater level of public nuisance than a single event will cause.


If a noise level of 65dB (or anything like that) were to be permitted at the main event, then this would be an added reason not to permit any additional events, certainly events with amplified music.

**Nuisance through traffic / public safety:**

The access to the site is along narrow, rural lanes. These cannot accommodate significant traffic of any sort. In order to strike the right balance on this ground as well, the council should impose a limit of no more than 300 people attending any one event, which I understand is the approximate number of people who attended last year's event. The previous year, there was another event which appears to have been much more modest, but that was still intrusive even at a much more modest level. A limit of 300 is known already to be a number at which significant public nuisance will be caused: any greater number will cause an event greater nuisance. There is no justification for any higher limit.

A limit on numbers to 300 would also assist in reducing the safety concerns that inevitably follow from large numbers of people attending a site with such limited access (including for emergency vehicles) and facilities, in the open air. The application site is an agricultural field and small area of woodland. It is not designed or well suited for events, nor is it capable sensibly of accommodating more people than this. Unless the applicant can clearly show otherwise, a limit of 300 people, and only a single event, would involve the council striking a reasonable balance.

**Please acknowledge receipt of this email.**

Andrew Walker  


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**Lorraine Neale**

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**From:** Stephen Noble  
**Sent:** 04 July 2013 10:36  
**To:** Lorraine Neale  
**Subject:** FW: Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD

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**From:** caroline [mailto: ]  
**Sent:** 04 July 2013 10:35  
**To:** Stephen Noble  
**Subject:** RE: Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD

Crime and Disorder: This may be a risk regarding attracting illegal substance abuse  
Public Safety – poor road infrastructure- accidents more likely  
Public Nuisance- Noise, traffic, litter

Sorry I don't have time to elaborate

Best wishes

**Caroline**

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**From:** Stephen Noble [mailto:stephennoble@maidstone.gov.uk]  
**Sent:** 04 July 2013 10:16  
**To:** 'caroline'  
**Subject:** RE: Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD

Good morning Mrs Jessel

Thank you for your email.

At this time I am unable to consider your objection as valid under the terms of the Licensing Act 2003.

If you have objections to the application for a Premises Licence, your objections need to reflect concerns which could impact upon the 4 Licensing Objectives of Crime and Disorder, Public Safety, Public Nuisance and the Protection of Children from Harm. If you wish to resubmit any objections citing reasons which relate to the Licensing Objectives above, we will be happy to receive it.

Please be aware the deadline for such objections is midnight tonight.

If you have any questions, please feel free to contact me

Best regards

Stephen Noble  
Licensing Enforcement Officer  
Licensing Department  
Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ  
t 01622 602255 m 07802265820 w [www.digitalmaidstone.co.uk](http://www.digitalmaidstone.co.uk)

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**From:** caroline [REDACTED]

**Sent:** 04 July 2013 09:58

**To:** Richard Timms; Licensing (MBC)

**Cc:** Paul Lewis; Dev Man Corporate Support

**Subject:** Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Maidstone Kent ME17 4DD

Dear Sirs

## **Re: Field at Eel House Farm - Events - Solar Collective Ltd**

I wasn't able to find this application on your website but I hope you will accept this objection as the deadline is today. I strongly object to this application for regular musical events and alcohol licensing in this beautiful, peaceful part of the local countryside. It is a very near the River Beult, a Site of Special Scientific Interest (reasons below) and surrounded by lovely woodland in which reside the few Little Owls and hedgehogs which can now be found in this area. Although there are few residents nearby this is not a reason to allow this plan as we need to protect our biodiversity and particularly more sensitive habitats from noise, traffic and potential pollution.

In addition the roads are very narrow and badly maintained in that area so I would suggest congestion and damage to infrastructure is likely.

In favour of the application is the plan to use entirely renewable energy.

Kind regards

**Caroline**

Dr Caroline Jessel/Mrs Caroline Lewis

[REDACTED]  
Boughton Monchelsea  
Maidstone  
[REDACTED]  
[REDACTED]

### **SSSI status of the Beult**

The River Beult flows for most of its length over Wealden clay which influences its ecology. It is one of the few clay rivers in England which retains a characteristic flora and fauna. This type of river occurs predominantly in central England and has usually been canalised for land drainage purposes.

The Beult flows through an agricultural catchment with sheep and cattle pasture, orchards and arable land. River flows are dependent on surface run-off and weirs are placed in spring to maintain levels. In common with many lowland rivers, the Beult has suffered some enrichment with phosphate and nitrate from sewage effluent and agricultural run-off. The section of river being notified, from Smarden to the Medway confluence, excludes the upper river which is ditch-like with an impoverished fauna and flora.

### **Vegetation**

The River Beult has a characteristically diverse clay-river flora, with many emergent (water edge) plant species and a smaller number of submerged or floating plants. The total for the river and banks approaches 100 species, including 11 mosses and liverworts.

The river channel is dominated by floating plants like yellow water-lily *Nuphar lutea*, arrowhead *Sagittaria sagittifolia*, and duckweeds, particularly *Spirodela polyrhiza* which can form a continuous cover over the water surface. Other common plants include white water-lily *Nymphaea alba*, flowering rush *Butomus umbellatus*, unbranched bur-reed *Sparganium emersum* and stands of bulrush *Schoenoplectus lacustris*. Submerged plants include five species of pondweed *Potamogeton berchtoldii*, *P. crispus*, *P. obtusifolius*, *P. pectinatus* and *P. natans* as well as rigid hornwort *Ceratophyllum demersum* and spiked water milfoil *Myriophyllum spicatum*. Characteristic river-bank plants include water chickweed *Myosoton aquaticum*, amphibious bistort *Polygonum amphibium*, celery-leaved buttercup *Ranunculus sceleratus*, great yellow cress *Rorippa amphibia*, water plantain *Alisma plantagoaquatica*, and purple loosestrife *Lythrum salicaria*.

Our Reception is located at the Maidstone Gateway, King Street, Maidstone, Kent ME15 6JQ

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19.  
**Lorraine Neale**

---

**From:** paul lewis [REDACTED]  
**Sent:** 04 July 2013 10:58  
**To:** Licensing (MBC)  
**Subject:** re:licence for Eel House Farm

[REDACTED]  
Wierton Hill  
Boughton Monchelsea  
Maidstone  
[REDACTED]

Application 13 / 01724 / LAPRE

I am unable to access your website which is very slow to download.

I am very apprehensive about this application for evening events on this site. A wedding once a year or so would be acceptable but to hold a series of events in the course of a year is not.

Access to the site is through narrow ill maintained lanes and potentially hazardous if more than a small number of vehicles are involved.

Light and noise pollution in a very attractive area are a real problem and need to be minimised.

Yours sincerely  
Paul Lewis

20+20

**Lorraine Neale**

---

**From:** Stephen Noble  
**Sent:** 04 July 2013 12:34  
**To:** Lorraine Neale  
**Subject:** FW: 13/01724/LAPRE – Premises Licence at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea, Maidstone, Kent, ME17 4DD  
**Attachments:** Licence Application Formal Consultation Response.pdf  
**Importance:** High

---

**From:** Licensing [mailto:licensing@sevenoaks.gov.uk]  
**Sent:** 04 July 2013 12:32  
**To:** Stephen Noble  
**Subject:** FW: 13/01724/LAPRE – Premises Licence at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea, Maidstone, Kent, ME17 4DD  
**Importance:** High

Please confirm rep is valid ☺

Sue Lee  
Licensing Administration Officer  
Licensing Team  
Tel: 01732 227459  
Fax: 01732 742339  
Web: [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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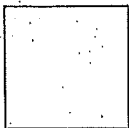
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Sevenoaks  
Kent TN13 1GP



email: [licensing@sevenoaks.gov.uk](mailto:licensing@sevenoaks.gov.uk)



tel: 01732 227004

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---

**From:** Alex Bateman [mailto: [REDACTED]]

**Sent:** 04 July 2013 12:24

**To:** Licensing

**Subject:** 13/01724/LAPRE – Premises Licence at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea, Maidstone, Kent, ME17 4DD

**Importance:** High

Dear Sirs,

Please find attached a representation on the Licence Application at Eel House Farms.

Could you please confirm that this has been received and will be taken into consideration in determining the application.

Regards,

**Alex Bateman BA (Hons) MSc MRTPI**

Planner

Strutt & Parker LLP

201 High Street

Lewes

East Sussex

BN7 2NR

Direct line +44 (0) 1273 407068

Direct fax +44 (0) 1273 478995

Mobile 07825 076533

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lewes@struttandparker.com  
www.struttandparker.com

**STRUTT  
PARKER**

**BY EMAIL ONLY**

Mr Stephen Noble

[licensing@sevenoaks.gov.uk](mailto:licensing@sevenoaks.gov.uk)

Direct dial: 01273 407068

Email: [alex.bateman@struttandparker.com](mailto:alex.bateman@struttandparker.com)

Our ref: AB

3 July 2013

Dear Mr Noble,

**13/01724/LAPRE – Premises Licence at Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea, Maidstone, Kent, ME17 4DD**

We write with reference to the above licence application on behalf of our clients, Mr and Mrs William Hayes (of [REDACTED] House, Loddington Lane, Linton, Kent, [REDACTED]) and Mr Daubeny (of [REDACTED] House, Loddington Lane, Linton, Maidstone, Kent, [REDACTED]). Both of our clients live in close proximity to the application site and are neighbouring landowners.

We write on our clients' behalf to request a number of conditions which should be attached to any approved licence. If the applicant is not willing to agree to such conditions, then this should be taken as a formal objection.

**Background**

The licence application is made on behalf of Solar Collective Ltd. The company is described as one which aims to attract social and environmentally responsible behaviour. The licence application applies to the nine following elements:

|       |          |                   |
|-------|----------|-------------------|
| Plays | Monday   | Midday - Midnight |
|       | Friday   | Midday – 2am      |
|       | Saturday | Midday – 2am      |
|       | Sunday   | Midday – 2am      |

|       |          |              |
|-------|----------|--------------|
| Films | Friday   | Midday – 4am |
|       | Saturday | Midday – 2am |
|       | Sunday   | Midday – 2am |

|            |          |                |
|------------|----------|----------------|
| Live Music | All week | 24 hours a day |
|------------|----------|----------------|

|                |          |                |
|----------------|----------|----------------|
| Recorded Music | All week | 24 hours a day |
|----------------|----------|----------------|

|                      |          |                |
|----------------------|----------|----------------|
| Performance of Dance | All week | 24 hours a day |
|----------------------|----------|----------------|

|                    |          |                |
|--------------------|----------|----------------|
| Street Performance | All week | 24 hours a day |
|--------------------|----------|----------------|



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|                         |          |            |
|-------------------------|----------|------------|
| Late Night Refreshments | All week | 11pm – 5am |
|-------------------------|----------|------------|

|                   |           |                   |
|-------------------|-----------|-------------------|
| Supply of Alcohol | Monday    | Midday - Midnight |
|                   | Tuesday   | Midday - Midnight |
|                   | Wednesday | Midday - Midnight |
|                   | Thursday  | Midday - Midnight |
|                   | Friday    | Midday – 2am      |
|                   | Saturday  | Midday – 2am      |
|                   | Sunday    | Midday - Midnight |

|                          |          |                |
|--------------------------|----------|----------------|
| Hours open to the Public | All week | 24 hours a day |
|--------------------------|----------|----------------|

The applicant also aims to submit an Event Management Plan and Operating Schedule if this is required by condition.

### Licensing Act 2003

On 24 November 2005 the Licensing Act 2003 came into force bringing with it a new licensing regime dealing with the following licensable activities

- The sale and supply of alcohol;
- The provision of regulated entertainment (covering music, music and dancing, film, theatre and indoor sports); and
- The provision of late night refreshment (hot food and drink after 23.00).

This new licensing system was introduced by the Government with several aims and objectives:-

- To simplify what was considered to be an unnecessarily bureaucratic licensing process;
- To provide better and more proportionate regulation to give business greater freedom and flexibility to meet customer expectations;
- To provide greater choice for customers, including tourists, about where, when and how they spend their leisure time;
- To encourage more family friendly premises where younger children can be free to go with the family;
- To further the development within our communities of our rich culture of live music, dancing and theatre both in rural areas and town centres;
- To regenerate areas that need increased investment and employment opportunities that a thriving and safe late night economy can bring; and
- To provide necessary protections for local residents whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting places of entertainment.

The new licensing regime is administered by the licensing partnership of the area – comprising of Sevenoaks District Council, Maidstone Borough Council and Tunbridge Wells Borough Council. The new regime involves the licensing of premises used for the licensable activities set out above under premises licences, club premises certificates or temporary event notices; and the licensing of individuals who are in a position to authorise alcohol sales under personal licences.

The Act sets out four licensing objectives

- The prevention of crime and disorder
- Ensuring public safety
- The prevention of nuisance
- The protection of children from harm

As one of the protections for local residents the process for applying for both premises licences and club premises certificates provides for public consultation to be carried out and for local residents and businesses to voice their opinions on local applications through the making of representations.

### **Representation**

A representation must address the effect or potential effect of the proposed operation of the premises concerned on one or more of the four licensing objectives set out above. No other matters can be taken into account.

### **Prevention of crime and disorder**

Solar Collective state in their application that they will consult with the local police force and security will be provided by a Security Contractor who will undertake vehicle searches to prevent unauthorised generators/sound systems/excess alcohol/prohibited items/unauthorised people.

If these procedures are followed, then our clients are content.

### **Ensuring public safety**

Solar Collective state in their application that the site will be monitored by security/stewards and that they will follow health and safety protocols. Our client is content that Solar Collective will indeed hold a safe event within the confines of the site, but this ignores the impact on the surrounding countryside and neighbours.

The site is located in a very remote location with the nearest bus stop being 1.5 miles to the north in Boughton Monchelsea and the nearest train station being 4 miles to the south in Staplehurst. This means that any festivalgoer will need to travel to the event by car resulting in substantial vehicle movements along the narrow country lanes in this area. These lanes also do not benefit from street lighting.

With so many people expected to attend the event, the impact on the wider area will be significant and the number of vehicles will be a risk to public safety. This is compounded by the excess opening hours for the event.

Our clients have therefore suggested conditions which would mitigate these concerns. These are set out in the next section.

### Prevention of nuisance

Statutory nuisances are specific nuisances as defined by the Environmental Protection Act 1990. The Act gives councils the power to investigate complaints of nuisance and to take action if they are satisfied that the matter is a statutory nuisance.

Statutory nuisance is generally defined as:

- Unreasonable and significant,
- As having an unreasonable effect on a person's enjoyment of their property.

Solar Collective state in their application that traffic details will form part of the Event Management Plan and that sound levels will be monitored throughout the event. Lastly, the organisers will maintain contact with neighbours to seek to mitigate nuisance when it occurs.

Our clients are not content that this approach will be sufficient to outweigh the harm. The excess opening hours for the event will mean that music will be playing until the very early hours of the morning as well as the use of external lighting all of which will have substantial disruption to the tranquil countryside location in which the site is located.

Our clients have therefore suggested conditions which would mitigate these concerns. These are set out in the next section.

### Protection of children from harm

Solar Collective state in their application that Child Protection procedures will be followed.

If these procedures are followed, then our clients are content.

### **Suggested Conditions/Amendments**

Our clients recognise that events such as Glastonbury, Reading and Isle of Wight are becoming common in the UK, but that such events need to be carefully considered and managed to ensure that the rural communities are protected. The Licensing Act 2003 is the mechanism in which this protection can be maintained (unless planning permission is required) and therefore our clients are keen to play a part in the agreement of the associated conditions which may be attached to an approved Licence.

The two areas of greatest concern relate to public safety and nuisance, which have been documented above. In order to make the Licence acceptable, the following conditions are considered necessary:

- The site should not utilise generators but instead use solar panels.
- The submitted Event Management Plan should set out the procedures for car searches to be undertaken when entering the site. The searches should specifically look for unauthorised generators, sound systems, excess alcohol, prohibited items and unauthorised people.
- The Premises License Holder will inform local residents in writing prior to any event and will include a telephone number or numbers, staffed continually throughout the duration of events, for members



of the public to contact, in order for concerns relating directly to the event to be addressed immediately. This person will be located on site.

- Assessments of sound levels with details and proposals for monitoring and controlling noise will be agreed with Maidstone Borough Council. An additional location for monitoring should be East Hall Hill.
- The Music Noise Level (MNL), as described in section 3 of the Noise Council Code of Practice on Environmental Noise Control at Concerts, should not exceed 65dB(A)(Laeq 15min) at the façade of the nearest noise sensitive properties.
- A Noise Management Plan (incorporated within the Event Management Plan) will be drawn up for all events by the Premises License Holder and submitted to the Safety Advisory Group. If 500 + people then will be submitted at least 3 months prior to event and 1000 + people then will be submitted at least 6 months prior to event.
- Any lighting associated with this event should be installed and operated in such a manner so as not to cause a nuisance to residents.
- The camping area will be staffed when in use and all amplified music equipment will be banned within the camping area. The ban of amplified music equipment will be made clear in the T&C's literature when tickets are purchased.
- Events shall be split into;

Category A events: Category A events are those outdoor events in which any noise may be discernible beyond the boundaries of the estate.

Category A events shall be limited to a maximum of 5 in the period 1 June to 30 September and a maximum of 3 in the period 1 October to 31 May, but the total of such events shall not exceed more than 12 events in the period 1 January to 31 December in any calendar year.

Category B events: Outdoor events where noise will not be audible inside any noise sensitive dwellings shall be unlimited in number.

- Only one 3-day event (Friday to Sunday) in the period 1 January to 31 December in any calendar year.
- Any noise associated with the event will be inaudible at the façade of noise sensitive dwellings after 23:00 hours.

Our clients are also concerned by the excess opening/operation hours suggested by the applicant. Events such as Glastonbury, Reading and Isle of Wight occur only once a year. Whereas Solar Collective do not set out how often an event would take place on-site and it considered that the hours should be reduced to reflect that this is the first event on this site. If the applicant is able to identify that the site is viable and is safely run for a number of years, then they could apply to amend some of the hours accordingly. Our clients consider the following hours as more appropriate for the site:

|       |          |               |
|-------|----------|---------------|
| Plays | Monday   | Midday – 11pm |
|       | Friday   | Midday – 11pm |
|       | Saturday | Midday – 11pm |
|       | Sunday   | Midday – 11pm |

|       |          |               |
|-------|----------|---------------|
| Films | Friday   | Midday – 11pm |
|       | Saturday | Midday – 11pm |
|       | Sunday   | Midday – 11pm |

|            |                           |               |
|------------|---------------------------|---------------|
| Live Music | Monday – Thursday, Sunday | Midday – 11pm |
|            | Friday & Saturday         | Midday – 11pm |

|                |                           |               |
|----------------|---------------------------|---------------|
| Recorded Music | Monday – Thursday, Sunday | Midday – 11pm |
|                | Friday & Saturday         | Midday – 11pm |

|                      |                           |               |
|----------------------|---------------------------|---------------|
| Performance of Dance | Monday – Thursday, Sunday | Midday – 11pm |
|                      | Friday & Saturday         | Midday – 11pm |

|                    |                           |               |
|--------------------|---------------------------|---------------|
| Street Performance | Monday – Thursday, Sunday | Midday – 11pm |
|                    | Friday & Saturday         | Midday – 11pm |

|                         |                           |               |
|-------------------------|---------------------------|---------------|
| Late Night Refreshments | Monday – Thursday, Sunday | Midday – 11pm |
|                         | Friday & Saturday         | Midday – 11pm |

|                   |           |               |
|-------------------|-----------|---------------|
| Supply of Alcohol | Monday    | Midday – 11pm |
|                   | Tuesday   | Midday – 11pm |
|                   | Wednesday | Midday – 11pm |
|                   | Thursday  | Midday – 11pm |
|                   | Friday    | Midday – 11pm |
|                   | Saturday  | Midday – 11pm |
|                   | Sunday    | Midday – 11pm |

|                          |          |                |
|--------------------------|----------|----------------|
| Hours open to the Public | All week | 24 hours a day |
|--------------------------|----------|----------------|

### Summary

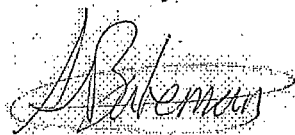
Our clients wish for the above conditions to be attached to any approved licence at Eel House Farms. This seeks to address concerns relating to public safety and nuisance. The applicant has set out operating hours which is in excess of what is required for their activities. Instead, the suggested reduced hours will allow the site to be used on a trial basis with the applicant able to vary these hours by way of a future application.

The Licensing Act 2003 is the mechanism in which this protection can be maintained (unless planning permission is required) and therefore our clients are keen to play a part in the agreement of the associated conditions which may be attached to an approved Licence. If the applicant is not willing to agree to such conditions, then this should be taken as a formal objection.

**STRUTT  
PARKER**

We look forward to receiving confirmation of a determination of this application in the future.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'A Bateman', is written over a faint, dotted rectangular background.

**Alex Bateman BA (Hons) MSc MRTPI  
Planner**

22.

**Lorraine Neale**

**From:** Stephen Noble  
**Sent:** 04 July 2013 12:35  
**To:** Lorraine Neale  
**Subject:** FW: Objection to Licencing Application 13/01724/LAPRE Eel House Farms ME17 4DD  
**Attachments:** Objection to LA1301724LAPRE.PDF

---

**From:** Licensing [mailto:licensing@sevenoaks.gov.uk]  
**Sent:** 04 July 2013 11:41  
**To:** Stephen Noble  
**Subject:** FW: Objection to Licencing Application 13/01724/LAPRE Eel House Farms ME17 4DD

Hi Steve

Can you confirm whether attached rep is valid.

Thanks ☺

Sue Lee  
Licensing Administration Officer  
Licensing Team  
Tel: 01732 227459  
Fax: 01732 742339  
Web: [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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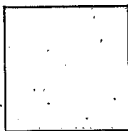
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---

**From:** David Padden [mailto:████████████████████@sevenoaks.gov.uk]  
**Sent:** 04 July 2013 11:26  
**To:** Licensing  
**Subject:** Objection to Licencing Application 13/01724/LAPRE Eel House Farms ME17 4DD

Dear Sirs,

Please find attached my OBJECTION to Licencing Application 13/01724/LAPRE, Eel House Farms ME17 4DD

Could you please send acknowledgement of receipt.

Regards  
David Padden

████████████████████  
 Staplehurst Road  
 Marden  
 Kent ████████████████████



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[REDACTED]  
Staplehurst Road  
Marden  
Kent  
TN12 9BW

2nd July 2013

Licensing Partnership  
P.O. Box 182  
Sevenoaks  
Kent  
TN13 1GP

Dear Sirs

**Licensing Application: 13/01724/LAPRE**  
**Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton**  
**Monchelsea, Maidstone, Kent, ME17 4DD**

We are writing to **OBJECT** to the above licensing application. Our property is very near to the site which is the subject of the application although on the South side of the River Beult.

We feel this is totally unsuitable for the location, which is a quiet rural area, served from a single lane road, totally unsuited to the likely level of traffic both in terms of paying visitors, and the musicians/performers and their requisite equipment.

Light pollution would be clearly visible and noise from the site clearly audible to the detriment of our right to the peaceful enjoyment of our property and in contravention of Article 8 of the Human Rights Act 1998 and Article 1 of the First Protocol to that Act.

There are a number of reasons for Objecting to the application as listed below:

**1. There application does not begin to meet the 4 licensing objectives**

**1.1. The prevention of crime and disorder:**

The site is situated in peaceful rural countryside with no public transport and access via a very narrow country lane. The site will draw in many visitors who would not otherwise be there and who will create disorder through noise, disturbance and access difficulties for local residents. By definition, visitors

will arrive by car, to a site serving alcohol until very late, leading to a significantly increased risk of drink driving.

**1.2. Public Safety:**

The application does not provide details on how the access for large numbers of potentially inebriated visitors will be controlled nor how they will be contained on site. In the event of any emergency, access for emergency services is likely to be restricted. The site is also the subject of a simultaneous planning application for fishing lakes and is adjacent to the River Beult. Late night drinking on a site containing lakes and next to a river would constitute a serious risk to public safety.

**1.3. The Prevention of Public Nuisance:**

The site is situated in unshielded open countryside which is currently a very quiet and tranquil location. There are a number of rural properties from which the site is visible and many more from which any loud sound – such as amplified music – can be clearly heard. The proposals would create an entirely unacceptable disturbance and public nuisance for many homeowners. The proposal contains no measures to mitigate such adverse effects (for instance the construction of a soundproofed building) and thereby ignores the needs and rights of local residents.

**1.4. The Protection of Children from Harm:**

The proposals would significantly increase traffic on unsuitable quiet country roads which are used, because of their tranquillity, by cyclists and horse riders, a number of whom are children. The increase in motorised traffic in accessing the site and the serious risk of drink driving from events will increase the risk to children in the vicinity. In addition, the lateness of the proposed disturbances will adversely affect the ability of all residents, including children, to sleep properly at risk to health and wellbeing.

**2. The Relationship with Planning**

There is no planning application for any premises or works to make the site suitable for an entertainment venue as envisaged in the licensing application. Maidstone Borough Council's licensing policy states: "The Licensing Authority expects that any planning issues will generally be resolved before the licensing application is made" which is not the case in this instance.

There is however a simultaneous planning application by the same applicant for the same property in relation to a private fishing lake and "site maintenance building" (MA/13/0742). That application notes the peaceful nature of the intended use and envisages parking for up to 20 cars to accommodate the needs of a private fishing syndicate. It is important that officials are aware of the existence of these simultaneous applications as from the combination it will be clear that one or both applications are seriously misleading.

The planning application states that there will be no areas to store or collect waste; there are no arrangements for the separation and collection of recyclable waste; seeks

permission for parking spaces for up to 20 cars; and sewerage/foul water disposal methodology is stated as "unknown". The planning proposals are entirely unsuitable.

### **3. The Application is not Compliant with Maidstone's Published Statement of Licensing Policy**

Maidstone Borough Council in August 2010 published its Statement of Licensing Policy for the period to January 2014. In a number of significant areas, the application is in contravention of that statement, including:

3.1 The Statement says: "Applicants for new or variations to late night licences will need to consider the orderly safe and swift dispersal of customers and possible impact on crime and disorder issues. The Licensing Authority will seek to encourage the controlled dispersal of customers, plans for which the Licensing Authority will expect to be considered in the Operating Schedules for licences." No such consideration has been made.

3.2 The Statement says: "Licensees are key partners in working towards the promotion of the Licensing objectives. In completing their Operating Schedules applicants will be expected to consider whether to put suitable and sufficient measures in place to promote those objectives. Those measures would be relevant to the individual style and characteristics of their premises, activities and events. It is only when well founded relevant representations are received, that the Licensing Authority may consider an application for a Premises licence. It will pay particular attention at any hearing whether to impose extra conditions in addition to any which may already be included in the operating schedule, with a view to promoting the objectives." As stated earlier, no consideration has been made regarding the Licensing Objectives by the applicant.

3.3 The Statement says: "Licensed premises can cause adverse impacts on communities through public nuisance. The Licensing Authority wishes to maintain and protect the amenity of residents and other businesses from any nuisance caused by the operation of licensed premises whilst recognising the valuable cultural, social and business importance that such premises provide.

"The Licensing Authority will interpret 'public nuisance' in its widest sense, and takes it to include such issues as noise, light, odour, litter and anti-social behaviour, where these matters impact on those living, working or otherwise engaged in normal activity in an area."

Also: "When addressing the issue of prevention of public nuisance, the applicant should consider those factors arising from the premises or the activities of their customers within the vicinity of the premises that may impact on the likelihood of public nuisance."

The application would have seriously adverse impacts on local communities so as to change the whole character of the area with noise and light pollution, significantly increased traffic and increased risk of crime and public order disturbances.



3.4 The Policy Statement says that: "The aims of the policy are to pursue the four licensing objectives by:

"Helping to build and maintain a prosperous society that properly balances the rights of individuals with the needs of business."

And

"Working to:-

- protect the well being of local residents
- maintain a safe and family friendly environment in the Licensing Authority's administrative area
- reduce crime and disorder
- reduce alcohol misuse"

The application completely ignores the rights of local residents and would act as a catalyst for increased crime, disorder and alcohol misuse.

#### 4. Conclusion

An outside music event was held in 2012 which created an unacceptable disturbance and led to complaints to the Police. That was a single event – the current application envisages an entertainment licence to cover every day of the year until very late at night. It is totally unacceptable in a quiet rural location.

The application is wholly unsuitable in this location and must be rejected.

Yours faithfully,



David Padden

**Lorraine Neale**

**From:** Valérie Hitch [REDACTED]  
**Sent:** 04 July 2013 13:00  
**To:** Licensing (MBC)  
**Subject:** Ref: 13/01724/LAPRE

Dear Sirs,  
[REDACTED] East Hall Hill, BOUGHTON MONCHELSEA Kent [REDACTED]

Dear Sirs,

Ref: 13/01724/LAPRE License to hold events on a field at Eels Farm, off Lower Road, Boughton Monchelsea, Kent

Have been unable to access the licensing administration site and have opted to contact you regarding the above application.

**1/ NOISE POLLUTION**

We live at the top of EAST HALL HILL and WIERTON HILL facing towards the WEALD and have done so for thirty seven years. The land between the two hills acts as an Amphitheatre and noise from down the hills and beyond reverberates and resonates within the "U" shaped lay of the land, and is funnelled upwards towards the properties in our area, particularly at this time of year with the warm still air. Past experiences have shown that noise from events, especially when fireworks are used, have been very disturbing and unbearable due to the reasons given above. It hits us full on with not only music but voices travelling for miles. We can sometimes hear the farmers cutting their crops way down by the river.

**2/ PUBLIC NUISANCE AND SAFETY**

The fact that we are in a very rural area the proposed activities would be regarded as alien to the environment and a very big PUBLIC NUISANCE. The traffic generated by such events as we have seen from places like the now defunct POLO CLUB on Wierton Road and the MULBERRY TREE (formerly the RED HOUSE) at the bottom of East Hall Hill is very worrying as people not local to the area, drive at fast speeds on the winding steep hills with no regard for those of us who walk the roads with children and dogs or ride horses. (The Greensand Way crosses the roads at two points)

There are many kept animals in the area with horses being ridden on a regular basis, the increased traffic volume could be a potential threat to these riders who already have to cope with the mad drivers who use our lanes as a short cut to Staplehurst.

**3/ CRIME AND DISORDER**

Given the remoteness of the proposed site it would be very difficult for a good police protection to be enforced - NOT because of the Police themselves but because their numbers would not allow them to deploy enough so far from Maidstone. This was very evident in the days of the POLO CLUB on Friday and Saturday evenings because the Police were tied up in the town with the night clubs and pubs.

One assumes that there would be a form of SIGNAGE which would be quite abhorrent to us; we already have far too much at the "T" junction of Heath Road and Wierton Road and on Heath Road generally; Mulberry Tree uses private property on Wierton Road.

The people who live in our area chose to live here for the quiet, the dark and the remoteness,

spending a great deal of money for those assets. To be able to sit outside for afternoon tea, a quiet read or a potter in the garden away from the noise of humanity is why we are here and the last thing we want is the sound of blasting music, increased traffic movement and being marked as a potential target area for crime. Events would have an unacceptable major impact on our lives.

The application is too open ended and does not commit the applicant to a regularised situation on which folk could act. We want to continue sleeping with our windows open; want to go to bed at 10pm every night and have unbroken sleep. Consideration must be given to those of us who sought a quiet life away from the "rat race". This application must not be granted.

Yours faithfully,

Robert and Valerie Hitch.

**Lorraine Neale**

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**From:** Rowland Roome [REDACTED]  
**Sent:** 04 July 2013 14:26  
**To:** Licensing (MBC)  
**Cc:** licensing@sevenoaks.gov.uk  
**Subject:** Licensing application 13 / 01724 / LAPREFW

24

**Importance:** High

Dear Sir / Madam,

Licensing Application 13 / 01724 / LAPREFW: Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea, Maidstone Kent ME17 4DD

In reference to the above subject licensing application, your link: <http://pa.sevenoaks.gov.uk/online-licensing/search.do;jsessionid=A74CF15FE4A962615AEE63A8D83C97A8?action=simple&searchType=LicensingApplication>

is not working. It fails to save my comments and consistently crashes. Instead I communicate here my objections. I would be grateful that they are considered.

I live in the vicinity of this application site, at Spring Farm, East Hall Hill, Boughton Monchelsea, ME17 4JX. The one or two events that have been held in that field in previous summers are very clearly audible across East Hall Hill and at my mother's house, East Hall, East Hall Hill, ME17 4JX. As a one-off, that was acceptable. As an application for up to 12 such events per year, with 10 of those being concentrated during the summer weeks, that becomes a public nuisance in the open countryside. It is an area of very quiet rural beauty, where extraneous noise travels far. Previous events have been blaringly loud to anyone enjoying that part of the parish - walking, biking, riding, as many do along Lower Farm Road or on the local network of lanes and footpaths - or for those living in the area and enjoying being outside or having their windows open, as one does on summer afternoons and evenings. A license for 10-12 events is too many, for events that are too loud - and too late into the night, when many people in the area will be in bed with their windows open.

I also object on the grounds of danger to local children who frequently walk, ride and bike down there on what are narrow country lanes with blind stretches and corners, from drivers who are likely to have been consuming alcohol for hours, especially those who do not know the roads, as most won't. Take a look at the double right angle bends where the approach lane, Lower Farm Road, goes past Boughton Bottom Farm and picture that taken by numerous revellers as kids ride that way. In the other direction, and equally close, look at the crossroads where Church Hill meets Lower Farm Road: with cars, bikes, ponies etc coming down that hill through the shadowing woods as people drive from the event site to Linton Road. Those are accident spots in the making. Any car travelling fast on those lanes is dangerous. These events will generate hundreds of cars, with more than doubtful drivers.

This is not a socially responsible application for this site. I request it is refused on grounds of public nuisance, danger to children and road safety. Declaring - as the Applicant has publicly - that they will not avail the full 12 events is beside the point. The license will permit them to do so. This should not be approved.

Rowland Roome

[REDACTED], Boughton Monchelsea, Maidstone, Kent, [REDACTED]

## Lorraine Neale

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**From:** Stephen Noble  
**Sent:** 05 July 2013 08:52  
**To:** Lorraine Neale  
**Subject:** FW: Objection to 13/01724/LAPRE  
**Attachments:** Eels Farm.pdf

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**From:** Licensing [mailto:licensing@sevenoaks.gov.uk]  
**Sent:** 04 July 2013 17:09  
**To:** Stephen Noble  
**Subject:** FW: Objection to 13/01724/LAPRE

Hi hun

Please can you let me know if this one is valid ☺

Sue Lee  
Licensing Administration Officer  
Licensing Team  
Tel: 01732 227459  
Fax: 01732 742339  
Web: [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

*P please don't print this e-mail unless you really need to*

### The Licensing Partnership

Sevenoaks District Council, Tunbridge Wells Borough Council and Maidstone Borough Council have a Licensing Partnership to process and issue licensing applications.

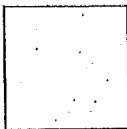
Applications should be sent to the address below where there is a central administration.

Licensing Officers are located at each local licensing authority, together with admin support to deal with people visiting the Gateways and Tunbridge Wells Town Hall.

Please send all licensing applications to:



Licensing Partnership  
P.O. Box 182  
Sevenoaks  
Kent TN13 1GP



email: [licensing@sevenoaks.gov.uk](mailto:licensing@sevenoaks.gov.uk)



tel: 01732 227004

**Payments:** For all licensing applications please make cheques payable to: "Sevenoaks District Council". Alternatively card payments may be made over the telephone on the number above.

**Help us to improve our licensing service to you by completing our online survey** [Click here to comment](#)



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Visit the Council at [WWW.SEVENOAKS.GOV.UK](http://WWW.SEVENOAKS.GOV.UK)

**From:** MORGAN JONES [mailto: [REDACTED]]  
**Sent:** 04 July 2013 17:05  
**To:** Licensing  
**Subject:** Objection to 13/01724/LAPRE

Dear Sir/Madam

Please find attached my objection to the above numbered license application.

I hope this has reached you in time to be validated because your website has been down as per your message.

Yours faithfully

William Kinsey-Jones



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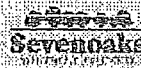
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# Licensing Partnership



## LICENSING ACT 2003 - GRANT / VARIATION / MINOR VARIATION / REVIEW, REPRESENTATION FORM

|  |  |  |  |
|--|--|--|--|
| 1 Any other person, body or business   |  |  |  |
| Name   | WILLIAM KINSEY-JONES   | Name and address of any representative acting for you  |  |
| Address  | STAPLEHURST ROAD.<br>MAKDEN<br>KENT  |  |  |
| Phone  |  |  |  |
| Email  |  |  |  |
| Name and address of the premises you are making a representation about   |  | EEL HOUSE FARMS BOUGHTON BOTTOM<br>FARM LOWER FARM ROAD BOUGHTON<br>MANCHELSEA MAIDSTONE KENT ME174DD. |  |
| Your representation may be in opposition to, or in support of, the application. Your representation must be about the likely effect, if the application is granted (or subject to review), on the promotion of one or more of the four Licensing Objectives (see (A) – (D) below) with evidence if you have any available. Use separate sheets if necessary. |  |  |  |
| (A) The prevention of crime and disorder   |  |  |  |
| (B) Public safety  | SINGLE TRACK LANES GIVING POOR ACCESS FOR VOLUME OF TRAFFIC. PREVIOUS EVENTS ON THIS SITE HAVE BEEN VERY POORLY MANAGED. |  |  |
| (C) The prevention of public nuisance  | HIGH LEVEL OF NOISE POLLUTION AT INAPPROPRIATE HOURS. NUISANCE FROM RUBBISH AND LITTER NEXT TO ANSSBI                    |  |  |
| (D) The protection of children from harm   | CLOSE PROXIMITY OF UNFENCED RIVER  |  |  |
| Suggestions/conditions you would like the Licensing Authority or Licensing Sub-committee to consider adding to the licence if the application is granted.  |  |  |  |
| If your representation is on a grant, variation or review application and it is accepted, you will be invited to attend a Licensing Sub-committee hearing (and any subsequent appeal court hearing) in order to amplify your representation should you wish to do so.  |  |  |  |

Signed:

Dated: 4/7/13

**Lorraine Neale**

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**From:** Lesley Windless  
**Sent:** 04 July 2013 17:58  
**To:** licensing@sevenoaks.gov.uk; Licensing (MBC)  
**Subject:** Lower Farm Road licensing application 13/01724/LAPRE

### Lower Farm Road licensing application 13/01724/LAPRE

Boughton Monchelsea Parish Council would like to comment on the above application which lies within the parish boundary.

#### General

The application site is situated within the Beult Valley close to the River Beult which is a SSSI site. The area that this application will affect has a number of small hamlets and isolated farms. This area is currently what most people would class as a classic example of "the peaceful British countryside". It has resisted damaging development with MBC's responsibility to preserve the open countryside through MBC policy ENV 28. We believe what is being proposed here is potentially just as damaging to the open countryside, with the amplifying of sound across the whole area. If unrestricted, this could occur most weekends during the summer months. We ask that due consideration of ENV 28 is taken into account when assessing this application. In particular we have grave concerns about the following :

1. The loss of amenity and quality of life to local residents and the many visitors to the area.
2. The loss of the tranquil setting and resultant damage to the open countryside.
3. The detrimental effect on the natural environment.
4. The significant impact to the single track roads that serve the area, caused by people travelling to the events by car.

If MBC were minded to grant this license then we would ask that you consider restricting the application through conditions as follows :

1. That the number of grade A events be reduced from the proposed 12 per year, especially during the summer months.
2. That only one 3 day event per year be allowed and the number of the remaining events to be restricted to 24 hour events and significantly reduced from what is being proposed, again especially during the summer months.
3. That affected residents be advised when events are to be held. This should be done immediately the management plans have been approved by MBC and should include :
  - Dates and times
  - Traffic arrangements
  - Security Arrangements
  - Contact telephone (manned) for the site and the environmental enforcement.
4. That the noise monitoring points include both valley locations and those on the hillside.
5. That there is a strict no noise condition at the perimeter of the site imposed at 2300 hours for all events
6. That provision is made within the management plan to clear any litter from both the site and the surrounding lanes within 24 hours of the event ending.
7. Controls are put in place to discourage visitors from straying away from the site and onto the surrounding areas, with special attention to the nearby SSSI.



Regards

Lesley Windless  
Clerk to Boughton Monchelsea Parish Council  
Tel. 01622 744969