



LICENSING COMMITTEE - LICENSING HEARING
(SUB-GROUP C)
28 October 2013 at 10.30 am
Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Cllrs. Abraham, Mrs. Morris and Orridge

(Composition: Each Sub-Committee will contain three Members of the Licensing Committee. Any member of the Licensing Committee may act as a substitute on any of the Licensing Sub-Committees.)

IMPORTANT INFORMATION

If an interested party (e.g. a parish or town council) has not made a "relevant representation" (section 18(6) and (7) of the Licensing Act 2003), it will not receive a notice of the hearing (Reg. 6(1) Hearings Regulations). The interested party will not, therefore be "a party to the hearing" (Reg. 2 Hearings Regulations). There will therefore be no right to address the hearing (Reg. 16 Hearings Regulations).

The above also applies to a Member i.e. if s/he does not make a "relevant representation" s/he will not be a "party to the hearing" and has no right to address the hearing unless appointed by "a party to the hearing" to assist or represent that party.

Would you please note that all the reports/information listed on this agenda are available from the Democratic Services Team on request (01732 227241). Alternatively you can make an appointment to view the information at the District Council Offices by contacting the Licensing Partnership Manager on 01732 227325.

1. **Appointment of Chairman**
2. **Declarations of interest.**
3. **Application for a Premises Licence - Sevenoaks Indoor Bowls Centre, Hollybush Close, TN13 3UX (Pages 1 - 56)**

(Sevenoaks Eastern)

1. Procedure at Sub-Committees of the Licensing Committee (established in accordance with Section 9 of the Licensing Act 2003)

- 1.1 In accordance with Section 9(1) of the Licensing Act 2003, the Licensing Committee has resolved to establish Sub-Committees, each consisting of three members of the Committee.
- 1.2 The Sub-Committees have delegated authority to determine those functions that are reserved for decision by the Sub-Committees in accordance with Appendix B of the Council's Statement of Licensing Policy dated 7 January 2011.
- 1.3 Hearings shall be conducted in accordance with this Procedure Note and The Licensing Act 2003 (Hearings) Regulations 2005 subject to the right of the Sub-Committee to vary that procedure at their absolute discretion if considered in the public interest.
- 1.4 The quorum for a Sub-Committee shall be two members.
- 1.5 At the commencement of each hearing the Sub-Committee shall elect one of its members as Chairman.
- 1.6 The order of business at hearings shall be:
 - (a) Election of Chairman.
 - (b) Declarations of interests.
 - (c) Chairman explains the procedure to be followed at the hearing, including the setting of equal time limits for all parties and the granting of adjournments.
 - (d) Chairman ascertains who is assisting or representing the parties.
 - (e) Applicant (or his/her representative) addresses the Sub-Committee.
 - (f) Applicant questioned by members. At the discretion of the Sub-Committee other parties may be permitted to question the applicant.
 - (g) Persons who have made representations in respect of the application (or their representative) address the Sub-Committee. No issues other than those relevant to their representations may be raised.
 - (h) Members question each party at the conclusion of their address. At the discretion of the Sub-Committee, the applicant may be permitted to question other parties.
 - (i) Sub-Committee may offer the parties a short adjournment to discuss in the absence of the Sub-Committee whether a solution acceptable to all the parties can be put to the Sub-Committee.
 - (j) Applicant (or his/her representative) makes closing address.

- (k) Sub-Committee may grant a short adjournment. The parties may not speak to members regarding the application during adjournments.
- (l) The Sub-Committee considers the application and motions put to accept or reject the application in the terms requested or to grant the application subject to specified conditions. Reasons are to be given for motions.
- (m) The parties will be informed of the decision at the hearing or thereafter in accordance with Regulation 26 of the 2005 Regulation.

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APPLICATION FOR A PREMISES LICENCE FROM SEVENOAKS INDOOR BOWLS CENTRE, HOLLYBUSH CLOSE, SEVENOAKS, KENT. TN13 3UX FOR A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003

APPLICATION REFERENCE NO: 13/02319/LAPRE

Licensing Committee (Hearing) – 28 October 2013

Report of Chief Officer Environmental & Operational Services

Status: For Decision

Key Decision: No

Contact Officer(s) Jessica Bolton Ext: 7480

Recommendation: Members' instructions are requested.

Introduction and Background

The procedure for Hearings of Sub-Committees of the Licensing Committee established in accordance with Section 9 of the Licensing Act 2003 is attached to the agenda

The application is made by Sevenoaks IBC Ltd, Sevenoaks Indoor Bowls Centre, Hollybush Close, Sevenoaks, Kent. TN13 3UX

Application is to allow licensable activities at the premises.

The application is to allow:

Section A	To allow exhibition of plays indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section B	To allow the exhibition of films indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section C	To allow indoor sporting events every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.

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Section E	To allow live music indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section F	To allow recorded music indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section G	To allow performances of dance indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section H	To allow anything similar to E, F or G indoors every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section L	To allow late night refreshment indoors on Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section M	To allow sale of alcohol for consumption on the premises every day from 09:00 until 23:00 hours. Christmas Eve, New Year's Eve until 01:00 hours the following day.
Section O	Hours premises are open to the public from 09:00 until 23:30 hours Christmas Eve, New Year's Eve until 01:00 hours the following day.

The applicant intends to take the following action in order to promote the four licensing objectives if the proposed variation is granted:

General:

The premises has been operating as a club for many years without any failings in the promoting of the licensing objectives.

There are 2 paid staff, including the applicant, and 4 volunteers who are also members of the club who have previous experience working in the alcohol licensing industry. The applicant has started training staff and the volunteers, using the personal licence training documents as a template, and will be maintaining records of this training.

Both paid staff also have full CRB certificates.

Private Functions (including wedding receptions) - These will be operated under a written standard operating procedure, to be produced and agreed by the premises supervisor, and will be made available for inspection by the police or licensing authority.

Birthday parties will only be accepted when the birthday party is for someone who is celebrating being 30 years old or over.

Bookings will only be taken in person, not over the phone or by any other method.

There will be an option available whereby a deposit can be required if deemed necessary.

The person taking the booking will ensure that full contact details including phone number are taken for the person making the booking.

The maximum attendance for any function will be 150 people.

Incident Log - a written incident log will be kept and maintained.

The applicant has demonstrated a willingness and desire to work with the local community previously by regularly contacting police about congregating youths in the nearby public car park (totally unconnected with the premises). This robust approach to any nuisance behaviour outside of the premises will continue.

Well managed premises with responsible staff

The Prevention of Crime and Disorder:

The premises has one CCTV camera which covers the outside of the entrance. This is monitored in the staff office. The entrance door has a security control lock, which can be utilised when needed.

There is also Sevenoaks District Council CCTV operating in the adjacent car park, which is capable of overlooking the entrance of the premises, and monitoring the front part of the premises. This CCTV system is controlled and monitored by Sevenoaks CCTV control room.

The premises is an existing paying member of the Sevenoaks Safer Town Partnership, and will continue to play an active part in this. As such, the premises has a town centre radio, and the ability to contact the CCTV control room when required.

There is no history of drink driving associated with this premises to the best of my knowledge, and currently there is a very strict zero-tolerance on any kind of drink driving.

There is a secure and lockable staff office, which is easily accessible from the reception area. The reception is located close to the entrance, and needs to be passed in order to gain further access to the premises.

Effective and responsible management

SDC Have CCTV outside

Public Safety:

Fire exits

Staff have taken first aid courses and know the fire evacuation procedure

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Staff are trained in the use of the clubs defibrillator

In addition to the measures already stated, 3 persons have been trained and issued certificates in 1st aid. 16 people have been trained in the use of a defibrillator available at the premises.

The Prevention of Public Nuisance:

The applicant and premises generally have good working relationships with the local community, and wish this to continue.

It is recognised that the premises is situated near to a care home, and this is along the only access route to the premises. There is a good working relationship with the manager and staff at this facility, and a number of persons use both of the facilities. It will be ensured that there is an appropriate contact policy to ensure staff at the care home can contact the staff at this premises should there be any issues that need addressing urgently.

A sign will be placed in a visible location reminding any patrons leaving the premises that they need to respect neighbours and leave quietly.

As a club, this premises already has a robust approach to nuisance youths and disorder.

The smoking area is situated at the front of the premises, with the premises as a physical barrier between this area, the care home and residents.

Taxi numbers will be available upon request.

Appropriate instructions, training and supervision to prevent incidents of public nuisance

The Protection of Children from Harm:

A Challenge 25 policy will be operated and maintained at the premises, to a standard agreed by Police and/or trading standards officers. This will include a refusal register, which we already currently operate.

We also have a source of expert information on children and vulnerable persons, who is an existing member of the club who we are able to consult.

Children must be accompanied by a responsible adult. All under 21 are to be challenged and will not be served alcohol without ID

We have a child protection officer.

Representations received from statutory consultees:

Fire Safety	NO OBJECTIONS
Trading Standards	NO COMMENTS RECEIVED
Social Service	NO COMMENTS RECEIVED

Police	NO OBJECTIONS
Commercial	NO COMMENTS RECEIVED
Environmental Protection	NO OBJECTIONS
Development Control	NO OBJECTIONS

Representations received from interested parties:

25 received from local residents (Appendix A)

1 received from Sevenoaks Town Council (Appendix B)

The above representations were received in response to the original application made, however the application before the Licensing Sub Committee is an amended application in light of an agreement reached with the Police (attached as Appendix C) who have therefore not objected

Conclusions

Without prejudice, the Officer would like to draw to Members attention issues that they may wish to consider:

Mandatory conditions – the following conditions will be added to the premises licence when it is issued.

The supply of alcohol

Where a premises licence authorises the supply of alcohol, the licence must include the following conditions:-

No supply of alcohol may be made under the premises licence -

(a) at a time where there is no designated premises supervisor in respect of the premises licence, or

(b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Mandatory Conditions in force from 06 April 2010

1. The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

Irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or

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supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children -

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to -

(i) Drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) Drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;

(d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on -

(i) the outcome of a race, competition or other event or process, or

(ii) the likelihood of anything occurring or not occurring;

(e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

2. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

3. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

4. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

5. The responsible person shall ensure that -

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

- (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
- (b) customers are made aware of the availability of these measures.

Exhibition of films

Where the film classification body is specified in the licence, unless subsection (3) (b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

Where -

- (a) the film classification body is not specified in the licence, or
- (b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.

In this section -

"children" means person aged under 18; and

"film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

The decision is to be made with regard to the Licensing Act 2003, Secretary of State's Guidance issued under Section 182 of the Act and the Council's Statement of Licensing Policy. Where the decision departs from the Policy or Guidance the departure must be directed solely at the attainment of the licensing objectives, and such departure must be supported by clear and cogent reasons.

Key Implications

Financial

None directly arising from this report.

Legal Implications and Risk Assessment Statement

Are set out within the report.

Equality Impacts

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate	No	N/A

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Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
against different groups in the community?		
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	No	
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		N/A

Conclusions

Members' instructions are requested.

Appendices

Appendices A & B- Representations

Appendix C - Email from Police

Appendix D – Floor plan

Appendix E - Map

Background Papers:

<https://www.gov.uk/government/organisations/home-office/series/alcohol-licensing-premises-licence-application.html>

The Licensing Act 2003

Richard Wilson

Chief Officer for Environmental and Operational Services

PA letters



I am writing to object to
the board could keep
wanted out to companies etc:

- 1) Noise to local houses.
- 2) Chaos with cars on
limited space.
- 3). Hollywood recreation grounds
could suffer through
drinks raising the play-
ground. etc:

Yours sincerely,



Sue Lee

From: Annie Edmo [REDACTED]
Sent: 20 September 2013 14:05
To: Licensing
Subject: Licence Application - Bowls Club in Hollybush Close 13/02319/LAPRE

Dear Sir or Madam,

I would like to add my AGREEMENT to the new licence for the bowls club. My mother will be 90 at Christmas and still enjoys playing bowls twice a week. I often accompany her and have met many of the other members who are also her friends. It is a thriving social centre for more mature people so the idea of late night public nuisance, as have recently been circulated door to door, is, in my opinion ludicrous!

Yours faithfully
Annie Edmondson

Holly Bush Residents Association

16 August 2013

Licensing Partnership

PO Box 182
Sevenoaks
TN13 1GP

For the attention of Jessica Bolton, Case Officer

Dear Ms Bolton

**Sevenoaks Indoor Bowls Centre, TN13 3UX
13/02319/LAPRE**

The Holly Bush Residents Association is supportive of the Bowls Centre in its existing activities and would not object to continuation/renewal of the current licence on exactly the same terms.

However, the HBRA is opposed to any change to the existing licensing arrangements. It opposes the change from a Club Premises Certificate to an Open Licence, and it objects to the proposed increased hours of operation.

The Bowls Centre sits within a residential area. The access to the Centre is via minor side roads, and there is limited parking. The proposed changed licensing arrangements and hours are likely to lead to increase in late night activity, noise pollution, parking problems and excessive traffic movements at unsociable hours, until 1.00 am (Sunday – Thursday) and 2.00 am (Friday/Saturday). This is unacceptable.

The supporting statements provided on how public nuisance, crime and disorder will be prevented are completely inadequate, indicating that the impact of this proposal on the local community has not been properly considered, further demonstrated by the lack of local public consultation.

Yours sincerely

Roger FitzGerald

For the Holly Bush Residents Association



Janet Lockie

From: geoff howson [REDACTED]
Sent: 13 August 2013 14:48
To: Licensing
Subject: Hollybush Bowls Centre Application for Late Music

I am most concerned that the above bowls centre has applied for permission for a music licence for up to as late as 2am at night. It is within about 200 metres from our home and we can clearly hear their fireworks and music during their party nights. Their music and fireworks are extremely loud on Guy Fawkes night, for example, preventing rest here. It would be a public nuisance if it were to be continued after midnight on any night. Sincerely,
Geoff Howson
[REDACTED]

Sylvia Lewis

Valid - JB-

From: geoffrey cuthbert <[REDACTED]>
Sent: 19 August 2013 14:30
To: Licensing
Subject: Ref: 13/02319/LAPRE



Regarding the above, I strongly object to this application.

The request for increased licensing hours is totally unnecessary and is a potential violation of night-time peace in the adjoining neighbourhood.

Geoffrey Cuthbert
[REDACTED]

The Licensing Partnership
Sevenoaks District Council
PO Box 182
Sevenoaks
Kent
TN13 1GP

30 August 2013

Dear Sirs

Objection against the Application for a Premises Licence by Sevenoaks Indoor Bowls Club Limited – Reference 13/02319/LAPRE

I object to this Licence Application on the following grounds:

1. Public nuisance will increase with additional day time and late night usage
2. Failure of the Applicant to state properly how it will meet the statutory licensing objective to “Prevent Public Nuisance”
3. The SDC has a significant conflict of interest in determining this application
4. A precedent would be set for all Sevenoaks other sports clubs in residential areas

My objections can be detailed as follow:

1. Public nuisance will increase with additional day time and late night usage

The Sevenoaks Statement of Licensing Policy (SDC Policy) says:

- *the Sevenoaks District Council (SDC) will normally look to impose stricter conditions, including controls on licensing hours, where licensed premises are in residential areas with a view to protecting the quality of life of residential occupiers;*
- *the SDC wishes to proactively maintain and protect the amenity of residents from the potential consequence of the operation of licensed premises;*
- *the SDC sees the Licensing law, although not the primary mechanism, as a key aspect of providing control over nuisance and poor behaviour by individuals once they are away from licensed premises.*

I submit that due to the resultant increase in public nuisance and the negative impact on local residents’ quality of life, the granting of this licence application would be wholly against the SDC Policy and as such the licence application must be refused.

By making this application there is an intention to increase the use of the premises throughout the day but particularly after 11.30pm and until 2am. If the application is granted it would be mean that the Private Membership Bowls Club becomes a Public Venue which can sell alcohol (a “Pub”). If so then the Hollybush Rec and the surrounding roads would suffer from a significant increase of public nuisance and criminal disorder.

The premises' operators will be licensed to put on non-sport related activities for public entertainment and rent out its rooms for public and corporate use and, during all these activities, will be hoping to increase its restaurant and bar sales of alcohol. All the newly proposed activities at the Bowls Centre will inevitably result in more noise and greater risk from increased road traffic all day and late into the night and early morning.

This will directly affect:

- residents of and visitors to Hollybush Court, a sheltered housing and day care centre for elderly people;
- local residents living in Hollybush Close, Avenue Road, Vine Court Road, Hollybush Lane, Park Lane, Vine Paddocks, Quaker Close, Knole Road, Holmesdale Road and Seal Hollow Road;
- users of the Hollybush Recreational Ground All Weather Pitch and Grassed Areas and The Lodge, whose numbers are increasing. They comprise football and hockey clubs, visiting teams, schools, sportsmen, sportswomen or parents and children and pedestrians using the area and facilities;
- Parents and children using the Childrens' Play Ground beside The Lodge; and
- Clients of the Tennis Academy and Sevenoaks Joggers which are both based at The Lodge.

Already both car parks available for users of the facilities in the Hollybush Recreational Ground and The Lodge are being fully utilised. The car park for the Bowls Centre is appropriate for the size of membership of the Sevenoaks Indoor Bowls Club and the adjacent Sevenoaks Bowling Club. For much of the day the access roads, including part of Hollybush Close, are used for over-flow parking and hence have become single track.

It is likely that the introduction of public entertainment events and provision of late night refreshment open to the public, which attract hundreds more visitors to the Bowls Centre, will increase the number of people driving away from the premises whilst under the influence of alcohol.

Similarly such activities will increase the potential for drink-fuelled anti-social behaviour and petty crime and vandalism, within the Hollybush Recreational Ground and affecting The Lodge and the houses in surrounding streets, by people walking away from the premises.

The private membership-based activities and the opening hours of the bowls centre and the hours for the sale of alcohol within the premises were determined by the Maidstone Crown Court following the Hollybush Residents Association's successful Appeal against the original license application by the Sevenoaks District Council and which was granted by Sevenoaks Magistrate's Court following the opening of the Indoor Bowls Club in 1991. Minor adjustments to the Licence have been made since. I hope the Licensing Partnership agree that the limits set by the Courts, as amended, are still totally appropriate for these premises.

2. Failure of the Applicant to state properly how it will meet the statutory licensing objective to “Prevent Public Nuisance” as set out in the Legislation and the Sevenoaks District Council’s Statement of Licensing Policy.

The SDC Policy makes clear that the Applicant’s Operating Schedule in the application document will need to:

- *demonstrate that suitable and sufficient control measures will be implemented and maintained, relevant to the location of the Bowls Centre in a residential area and near to a sheltered housing complex and*
- *reference will need to be made as to whether additional measures will be taken on a permanent basis or on specific occasions such as when a special event or promotion is planned, which is intended to, or likely to attract, larger audiences.*

I submit that the Applicant’s Operating Schedule fails to meet the stated requirements and therefore the granting of this licence application would be wholly against the SDC Policy and as such the licence application must be refused.

In this Application, the Applicant’s *Operating Schedule (in Section P)* describes its ability to meet the statutory Licensing Objective of *The Prevention of Public Nuisance* in the following terms: *“Appropriate instruction, training and supervision to prevent incidents of public nuisance.”*

The Applicant found these words as an example of an appropriate control measure in Appendix F of the *Sevenoaks Statement of Licensing Policy*. I submit that this plagiarism fully demonstrates how little thought the Applicant has given to the ramifications of a much busier and quite different set of entertainment activities going on and how it will manage them. Their statement is not an appropriate description, as expected in the SDC Policy. The Applicant has failed to demonstrate it has reviewed each of the risk factors identified in the SDC Policy as needing particular attention. It has not determined how and to what extent the new risks can best be mitigated. The SDC’s factors which they say should have been addressed, because they will undoubtedly increase the impact of public nuisance, include:

- the Premises are situated at the heart of a residential area and the only access road to the premises passes the front of Hollybush Court, a sheltered housing and day care centre for elderly people;
- the Applicant wants to keep the club open until 1am on every week day and until 2am every Saturday and Sunday morning and until 3am on Christmas Eve and New Year Eve;
- the Applicant is seeking a licence which would permit it to operate the Bowls Centre as an entertainment facility available for use by the public and corporate users, for:
 - Concerts by live groups
 - Parties and dances
 - Films and Theatre productions
 - Corporate Business and Entertainment
 - Council Business and Entertainment

- these new activities will result in significantly greater occupancy levels than running the private members club for which the Applicant is currently geared up and responsible. Such greater numbers would probably require the employment of staff with different experience and competence to those handling normal club events and 2 or 3 extra events per year;
- the non-existence of public transport means that most people attending events at the premises will travel to and from the premises by car, driving through residential roads and crossing a number of road junctions and going straight past the main entrances of a sheltered housing complex and a busy recreational ground which attracts children;
- the higher number of cars will be putting greater pressure on the available car parking spaces, provided for use by members of both the indoor and outdoor bowls clubs. The road to and beside the bowls club is already single track much of the day due to overflow from the car park by The Lodge.

I hope the Licensing Partnership will agree that the Applicant has failed to describe in its Operating Schedule whether it carefully and seriously considered each of the major factors which impact public nuisance on the residents living around the Bowls Centre and therefore how it can assure residents that it will be able to “prevent public nuisance”.

3. The SDC has a significant conflict of interest in determining this application

The SDC is the Licensing Authority under the Licensing Act 2003 and is also the owner of the premises comprising the building and car park.

The Applicant, Sevenoaks Indoor Bowls Club Limited (SIBCL), was set up at the request of the SDC to enable the Bowls Club Membership to take over responsibility for running the premises as a Bowls Centre. The Applicant leases the building and the car park from SDC. The lease has 16 years to run.

It would be normal, as freehold owner, for the SDC to seek to protect the value of its asset.

Should the Bowls Club Members fail to balance their financial books, either SIBCL or SDC could sell the remaining lease period or a new lease to a newly created third party operator. A full Premises Licence would be an attractive and valuable asset for either a new or experienced operator to create a restaurant, bar and late-night entertainment business. That would be contrary to the terms originally set out for these premises by the Maidstone Crown Court.

I submit that due to the SDC’s conflict of interest in determining this Application and because the existing Club Membership Certificate licenses the Applicant in similar terms to those originally set by the Maidstone Crown Court, the Licensing Partnership/SDC must refer this Application to the Courts for their independent review and determination.

4. A precedent would be set for all Sevenoaks other sports clubs in residential areas

I submit that should this Application be granted, the SDC/Licensing Partnership will find it nigh impossible to refuse any similar applications from Sevenoaks other sports clubs which operate in residential areas – such as the Rugby, Cricket and Tennis clubs.

Should this occur, there will be a huge increase in public nuisance in the town and residents' quality of life and right to a degree of quiet will be negatively affected.

For all four reasons above, I request the Licensing Partnership to reject this Licence Application.

I would appreciate your confirmation of receipt of this letter of objection.

Yours faithfully,

Sarah Ashwell

LICENSING PARTNERSHIP
05 SEP 2013
SEVENOAKS DISTRICT COUNCIL

valid
H

Sue Lee

From: Mark Wilkinson [REDACTED]
Sent: 05 September 2013 22:00
To: Licensing
Subject: 13/02319/LAPRE

Dear Sir or Madam,

I would like to object to the application by the Bowls Club for an alcohol licence. As a parent of young children I believe this would create too much noise and nuisance in what is essentially a residential area.

Yours faithfully,

Mark Wilkinson
[REDACTED]

Sent from Samsung Mobile

13/02319/LAPRE
Agenda Item 3

valid -LL.

LICENSING PARTNERSHIP
06 SEP 2013 *gl*
SEVENOAKS DISTRICT COUNCIL

Donna Thorne

From: Katharine Bampton <[REDACTED]>
Sent: 03 September 2013 15:00
To: Licensing
Subject: Hollybush Bowls Club

Dear sir or madam,

We were very disappointed to hear that Hollybush Bowls Club have applied to increase their licensing hours and effectively act as a pub/club serving alcohol into the early hours right in the middle of what is a residential area and next to an unsupervised children's playground.

My objections would be based on the following;

- 1) Public nuisance - increased noise generated by football to include shouting and swearing and traffic both to and from the centre very late at night passing down avenue road. My son is already often woken up by noisy individuals and cars accelerating heavily / hooting to one another at the weekends,
- 2) Increase in antisocial behaviour and vandalism which we already suffer from in the area
- 3) Further littering in avenue road where many cars seem to stop and empty rubbish into the gutters at the weekend

Thanks in advance for your careful consideration, Katharine Bampton



Sent from my iPhone



David LL
13/02319/CAPRE.

Sylvia Lewis

13/02319/LAPRE

From: Geoff Vine
Sent: 28 August 2013 21:39
To: Licensing
Cc: janet vine
Subject: Bowls Club Hollybush Close

Dear Sirs

On the grounds of increased public nuisance we object to the new License Application by the Hollybush Bowls club .

It was built as a Bowls Club for members only. It is in an area of high density residential properties. For it to have a new license that would allow Temporary Events to be held frequently by non-members in the small hours, thereby disturbing neighbours, is simply unacceptable . We have enough problems with the High Street late at weekends without extending the issues into neighbourhoods. As a responsible body we request that the License be refused. Furthermore, it will create a larger burden on our policeforce , who are already stretched, being a relatively small team for the area.

I am sure you will see sense !!

Kind Regards

Janet and Geoff Vine

The Licensing Partnership
Sevenoaks District Council
PO Box 182
Sevenoaks
Kent
TN13 1GP



28 August 2013

Dear Sirs

Objection against the Application for a Premises Licence by Sevenoaks Indoor Bowls Club Limited – Reference 13/02319/LAPRE

I object to this Licence Application on the following grounds:

1. Public nuisance will increase with additional day time and late night usage
2. Failure of the Applicant to state properly how it will meet the statutory licensing objective to “Prevent Public Nuisance”
3. A new Licence is not necessary for the continued operation of the Bowls Club
4. The SDC has a significant conflict of interest in determining this application

Taking each point in turn:

1. Public nuisance will increase with additional day time and late night usage

The Sevenoaks Statement of Licensing Policy (SDC Policy) says:

- *the Sevenoaks District Council (SDC) will normally look to impose stricter conditions, including controls on licensing hours, where licensed premises are in residential areas with a view to protecting the quality of life of residential occupiers;*
- *the SDC wishes to proactively maintain and protect the amenity of residents from the potential consequence of the operation of licensed premises;*
- *the SDC sees the Licensing law, although not the primary mechanism, as a key aspect of providing control over nuisance and poor behaviour by individuals once they are away from licensed premises.*

I submit that due to the resultant increase in public nuisance and the negative impact on local residents’ amenity and their quality of life (as described below), the granting of this licence application would be wholly against the SDC Policy and as such the licence application must be refused.

The Applicant has a clear intention to increase the use of the premises throughout the day but particularly after 11.30pm and until 2am. If the application is granted it would be tantamount to changing a Private Clubhouse to a Public House with all the consequent public nuisance issues emanating from such establishments.

28 August 2013

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Agenda Item 3

The premises' operators will be licensed to put on non-sport related activities for public entertainment and rent out its rooms for public and corporate use and, during all these activities, will be hoping to increase its restaurant and bar sales of alcohol. All the newly proposed activities at the Bowls Centre will inevitably result in more noise and greater risk from increased road traffic all day and late into the night and early morning.

This will directly affect:

- residents of and visitors to Hollybush Court, a sheltered housing and day care centre for elderly people;
- local residents living in Hollybush Close, Avenue Road, Vine Court Road, Hollybush Lane, Park Lane, Vine Paddocks, Quaker Close, Knole Road, Holmesdale Road and Seal Hollow Road;
- users of the Hollybush Recreational Ground All Weather Pitch and Grassed Areas and The Lodge, whose numbers are increasing. They comprise football and hockey clubs, visiting teams, schools, sportsmen, sportswomen or parents and children and pedestrians using the area and facilities;
- Parents and children using the Childrens' Play Ground beside The Lodge; and
- Clients of the Tennis Academy and Sevenoaks Joggers which are both based at The Lodge.

Already both car parks available for users of the facilities in the Hollybush Recreational Ground and The Lodge are being fully utilised. The car park for the Bowls Centre is appropriate for the size of membership of the Sevenoaks Indoor Bowls Club and the adjacent Sevenoaks Bowling Club. For much of the day the access roads, including part of Hollybush Close, are used for over-flow parking and hence have become single track.

It is likely that the introduction of public entertainment events and provision of late night refreshment open to the public, which attract hundreds more visitors to the Bowls Centre, will increase the number of people driving away from the premises whilst under the influence of alcohol.

Similarly such activities will increase the potential for drink-fuelled anti-social behaviour and petty crime and vandalism, within the Hollybush Recreational Ground and affecting The Lodge and the houses in surrounding streets, by people walking away from the premises.

The private membership-based activities and the opening hours of the bowls centre and the hours for the sale of alcohol within the premises were determined by the Maidstone Crown Court following the Hollybush Residents Association's successful Appeal against the original license application by the Sevenoaks District Council and which was granted by Sevenoaks Magistrate's Court following the opening of the Indoor Bowls Club in 1991. Minor adjustments to the Licence have been made since. I hope the Licensing Partnership agree that the limits set by the Courts, as amended, are still totally appropriate for these premises.

2. Failure of the Applicant to state properly how it will meet the statutory licensing objective to “Prevent Public Nuisance” as set out in the Legislation and the Sevenoaks District Council’s Statement of Licensing Policy.

The SDC Policy makes clear that the Applicant’s Operating Schedule in the application document will need to:

- *demonstrate that suitable and sufficient control measures will be implemented and maintained, relevant to the location of the Bowls Centre in a residential area and near to a sheltered housing complex and*
- *reference will need to be made as to whether additional measures will be taken on a permanent basis or on specific occasions such as when a special event or promotion is planned, which is intended to, or likely to attract, larger audiences.*

I submit that the Applicant’s Operating Schedule fails to meet the stated requirements and therefore the granting of this licence application would be wholly against the SDC Policy and as such the licence application must be refused.

In this Application, the Applicant’s *Operating Schedule (in Section P)* describes its ability to meet the statutory Licensing Objective of *The Prevention of Public Nuisance* in the following terms: *“Appropriate instruction, training and supervision to prevent incidents of public nuisance.”*

This form of words has been extracted verbatim from Appendix F of the *Sevenoaks Statement of Licensing Policy* as an example of an appropriate control measure. I submit that the use of this phrase demonstrates that the Applicant has not thought through fully the implications of how it will manage a much busier and quite different set of entertainment activities. Their curt statement should be insufficient to convince the Licensing Partnership that, as expected in the SDC Policy, the Applicant has adequately reviewed each of the risk factors identified in the SDC Policy as needing particular attention and determined how and the extent to which they can best be mitigated. The factors that should have been addressed because they will undoubtedly increase the impact of public nuisance include:

- the Premises are situated at the heart of a residential area and the only access road to the premises passes the front of Hollybush Court, a sheltered housing and day care centre for elderly people;
- the Applicant wants to keep the club open until 1am on every week day and until 2am every Saturday and Sunday morning and until 3am on Christmas Eve and New Year Eve;
- the Applicant is seeking a licence which would permit it to operate the Bowls Centre as an entertainment facility available for use by the public and corporate users, for:
 - Concerts by live groups
 - Parties and dances
 - Films and Theatre productions
 - Corporate Business and Entertainment
 - Council Business and Entertainment

- these new activities will result in significantly greater occupancy levels than running the private members club for which the Applicant is currently geared up and responsible. Such greater numbers would probably require the employment of staff with different experience and competence to those handling normal club events and 2 or 3 extra events per year;
- the non-existence of public transport means that most people attending events at the premises will travel to and from the premises by car, driving through residential roads and crossing a number of road junctions and going straight past the main entrances of a sheltered housing complex and a busy recreational ground which attracts children;
- the higher number of cars will be putting greater pressure on the available car parking spaces, provided for use by members of both the indoor and outdoor bowls clubs. The road to and beside the bowls club is already single track much of the day due to overflow from the car park by The Lodge.

I hope the Licensing Partnership will agree that the Applicant has failed to describe in its Operating Schedule whether it carefully and seriously considered each of the major factors which impact public nuisance on the residents living around the Bowls Centre and therefore how it can assure residents that it will be able to “prevent public nuisance”.

3. A new Licence is not necessary for the continued operation of the Bowls Club

I submit that the Applicant is not required to change its licencing regime from its current Club Premises Certificate in order for it to continue operating. Therefore the licence application can be refused without affecting the SDC's original objectives of establishing an Indoor Bowls Club to serve the Sevenoaks community.

The Bowls Club operates satisfactorily under an existing *Club Premises Certificate* (KS0800372) which allows it to meet fully all the needs of its playing and social members whilst being a good neighbour to the residents living close by and on the streets along which users drive to and from the bowls centre.

Mr D. Leake, Chairman of the Bowls Club (the Applicant), emailed Mr E. Oately, in his capacity of Chairman of Sevenoaks Sports Council, on 13 August 2013 and said “*the application has been driven by the loss of the lady member who previously was the named licensee, plus an obvious need to update on technicalities.*” On Friday 16th August, I spoke with an officer at The Licensing Partnership to clarify the reason given. I was told that under a Club Premises Certificate the sale of alcohol was the joint responsibility of all the club's officers and whilst, for example, a club secretary may be named as a responsible person, any change to the officers or the named person could be handled by a simple revision after notification by the club. I also asked what “*technicalities*” may need updating and was told that the only reason a club would wish to change their license from that of *Club Premises Certificate* to a *Premises Licence* was to circumvent the *Temporary Events Notice* process. A club may request up to a maximum of 12 such *Notices* covering 21 days per year. The Bowls Club has requested 3 *Temporary Events Notices* in 2012 and 2 so far in 2013 covering 4 days.



4. The SDC has a significant conflict of interest in determining this application

The SDC is the Licensing Authority under the Licensing Act 2003 and is also the owner of the premises comprising the building and car park.

The Applicant, Sevenoaks Indoor Bowls Club Limited (SIBCL), was set up at the request of the SDC to enable the Bowls Club Membership to take over responsibility for running the premises as a Bowls Centre. The Applicant leases the building and the car park from SDC. The lease has 16 years to run.

It would be normal, as freehold owner, for the SDC to seek to protect the value of its asset.

Should the Bowls Club Members fail to balance their financial books, either SIBCL or SDC could sell the remaining lease period or a new lease to a newly created third party operator. A full Premises Licence would be an attractive and valuable asset for either a new or experienced operator to create a restaurant, bar and late-night entertainment business. That would be contrary to the terms originally set out for these premises by the Maidstone Crown Court.

I submit that due to the SDC's conflict of interest in determining this Application and because the existing Club Membership Certificate licenses the Applicant in similar terms to those originally set by the Maidstone Crown Court, the Licensing Partnership/SDC must refer this Application to the Courts for their independent review and determination.

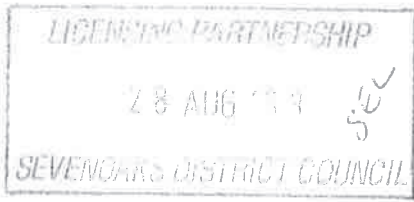
For all four reasons above, I request the Licensing Partnership to reject this Licence Application.

I would appreciate your confirmation of receipt of this letter of objection.

Yours faithfully,

Peter Ashwell

Agenda Item 3



Valid - JB

Sylvia Lewis

From: Victoria Newman <[REDACTED]>
Sent: 27 August 2013 19:14
To: Licensing
Subject: Bowls Club

Reference 13/02319/LAPRE

Dear Sir/Madam,

I would like to register my objection to the application for a new licence by the Bowls Club. It is a Bowls Club, and was built as such, so residents expect occasional functions and some lettings to non-members. 21 per year possible lettings to non-members, which amounts to nearly fortnightly occasions, is compatible with its status as a Bowls Club. To allow it more is potentially increasing the amount of traffic through a quiet residential area late at night plus the associated noise of people leaving the venue to a level incompatible with its co-existence with residents as a Bowls Club. It was never built with the intention of it being a regular party venue for hire.

Page 31

Yours faithfully,

Vicki Newman

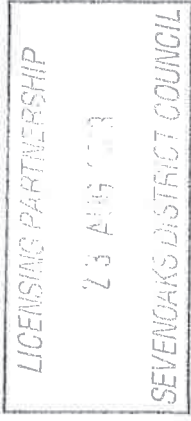
13/02319 /LAPRE

Sylvia Lewis

SEL

Agenda Item 3

From: Indeg Robinson <[REDACTED]>
Sent: 21 August 2013 15:14
To: Licensing
Subject: licence application bowls club



Ref. 13/02319/LAPRE

Dear Sir,

I live in number 9, The Paddocks and the Bowls Club is behind my back garden. I am very concerned about the new licence applied for by the club. This is a residential area and the new licence would make a huge impact on the community in terms of noise, traffic and disruption. People of all ages live here. It is damaging for children to see and hear adults behaving irresponsibly. I object strongly to this licence being granted and spoiling one of the most pleasant areas in Sevenoaks.

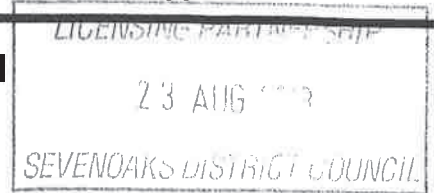
Yours faithfully,

Indeg Robinson (Mrs)

Janet Lockie

Appendix A

From: [REDACTED]
Sent: 20 August 2013 12:14
To: Licensing; Town.Council, Planning 7oaks
Subject: Bowls Club application



We wish to object to the application made by the Bowls Club at Hollybush Close (Ref: 13/02319/LAPRE).

The current "Club" licence held by the Club does not prevent their holding one-off events if they apply for a Temporary Event Notice. Our principal objection is to the blanket request to extend the hours during which they would sell alcohol. This would be a significant change of use and introduce the possibility of major late night disruption to people living in the middle of a residential area with a sheltered housing complex nearby.

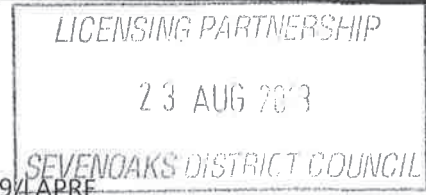
In addition, if the request were allowed, it would set a precedent for other organisations in the locality (eg, the Vine Cricket Club) to seek similar extensions to their current usage.

Overall, we feel that the Bowls Club is not currently restricted in the sort of events it can mount, but any extension to its alcohol licence would severely degrade the quality of life for local householders.

Frank & Ann Matthews,
Bayham Road, Sevenoaks (within the boundaries of the Hollybush Residents Association)

Janet Lockie

From: Cllr Purves, Elizabeth
Sent: 20 August 2013 10:49
To: Licensing
Cc: Cllr Walshe, Roger
Subject: Sevenoaks Indoor Bowls Centre. 13/02319/LAPRE



Dear Licensing Team

Sevenoaks Indoor Bowls Centre. 13/02319/LAPRE

As the local District Councillor for Sevenoaks Eastern, I have been contacted by many local residents who are extremely concerned about the Hollybush Indoor Bowls Club licence application.

The Club Premises Certificate the Bowls Club hold at the moment, allows them to serve alcohol to their members and guests, plus a number of hire events per year. By asking for an Open Licence, the Club would be able to serve anyone who came in to the Club from 9am to midnight on Mondays to Thursdays and Sundays, and from 9am to 1 am in the morning on Fridays and Saturdays. I believe this to be totally unacceptable. It would be basically running a pub in the Hollybush Recreation Ground.

The Bowls Club is situated in the middle of a residential area and close to Hollybush Court Sheltered housing complex. The Bowls Club seem to be completely unaware of the ramifications of their licence application. To serve alcohol, have live concerts, parties, dances, film and plays would have a serious and detrimental impact on the neighbourhood. People leaving the premises at such late hours would cause noise and disturbance to local residents. The Club have requested an extra hour for drinking up time, so people could be leaving at 2am on Fridays and Saturdays, and at 1am on the other days.

I very much hope that the Licensing Officer will recommend Refusal for this Open Licence application. The Club licence the Indoor Bowls Club already hold allows them to serve drink to a reasonable hour to their members and guests, and this I believe should be sufficient for their needs.

Elizabeth Purves

Sevenoaks District Councillor. Sevenoaks Eastern ward.



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Janet Lockie

LICENSING PARTNERSHIP
23 AUG 2013
SEVENOAKS DISTRICT COUNCIL

From: Gail Rock [REDACTED]
Sent: 20 August 2013 11:35
To: Licensing
Subject: Increased Public Nuisance

I understand that the Bowls Club in Hollybush Close has applied for a licence to allow the club to be rented out with extended opening hours - ref 13/02319/LAPRE.

As a resident of Hollybush Close, I strongly object to this application. This is a quiet area inhabited mostly by families with children and, as you will be aware, there is a residential old peoples' home located at the entrance to the Close. Noise travels easily from events currently held in the Hollybush recreation grounds and the idea that the Bowls Club might be host to functions ending at midnight or later is surely one that is wholly inappropriate to its peaceful residential surroundings.

Gail Rock
[REDACTED]

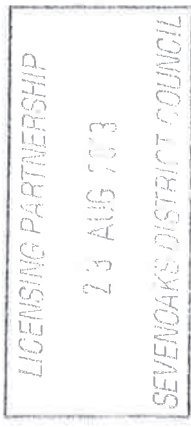
13/02319/LAPRE

SEL

Agenda Item 3

Sylvia Lewis

barry may <[REDACTED]>
17 August 2013 16:04
Licensing
bowls Club in Hollybush Close



Ref. 13/02319/LAPRE

We are residents of 3 Holly Bush Lane. We object to the new proposed licence for the Bowls Club on the ground of increased public nuisance. The Centre is situated near a quiet residential area and is immediately adjacent to a home for the elderly. The Centre should remain as a Club for its members and its existing certificate is ample for their needs and for the temporary needs of any non-members. The granting of a new licence would permit the Centre to be rented out for use by Companies and the Public for many purposes including concerts by live groups etc with closing times on Fridays and Saturdays of up to 2am. The clear object is to maximise income from alcohol sales and the extended times proposed far exceed what is reasonable in this locale. The Club should not be permitted the opportunity to generate extra income for itself at the expense of causing a nuisance to its neighbours.

Mr. and Mrs B. May

Sylvia Lewis

From: Gill Saunders <[REDACTED]>
Sent: 19 August 2013 16:16
To: Licensing
Subject: 13/022319/LAPRE



As a resident of Knole Rd, in very close vicinity to the Bowls Club, I wish to protest very strongly against the granting of a new licence to the Sevenoaks Indoor Bowls Club. The extension to midnight and 1 am, with probably later times for Christmas and the New year, would undoubtedly generate undesirable extra noise and be a considerable nuisance to all of us in the neighbourhood. Mrs Gillian Saunders

LICENSING PARTNERSHIP
19 AUG 2013
SEVENOAKS DISTRICT COUNCIL

Valid .

Uni
Adh

LICENSING PARTIAL CLIP
19 AUG 2013
SEVENOAKS DISTRICT COUNCIL

Sylvia Lewis

From: David Warry <[REDACTED]>
Sent: 18 August 2013 17:41
To: Licensing
Subject: Licence application - Bowls Club in Hollybush Close ref: 13/02319/LAPRE

Dear Sir,

Re: Licence application - Bowls Club in Hollybush Close ref: 13/02319/LAPRE

I live in The Paddocks and my rear garden backs on to the car park at the Bowls Club.

I am very concerned about the increased noise and disturbance in the early hours of the morning that I would experience from an extension to bar hours either from people leaving the premises/ car park or from events that might be held there . In particular, if the move from a private club certificate to an open certificate leads to late night amplified music and other noisy more commercially related events.

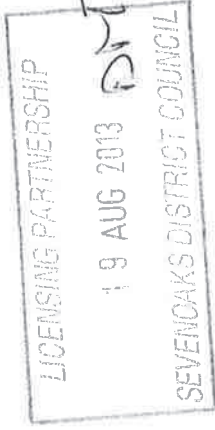
The Bowls Club is located in a residential area and I believe the licensing hours should remain as currently as a private club certificate for the enjoyment of their members. I object to the application for a new open licence with extended bar hours.

Yours faithfully,
David Warry

[REDACTED]

Sylvia Lewis

From: publicaccess@sevenoaks.gov.uk
Sent: 19 August 2013 15:01
To: Licensing
Subject: Comments for Licensing Application 13/02319/LAPRE



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

Comments were submitted at 3:00 PM on 19 Aug 2013 from Mr Anthony Marks.

Application Summary

Address: Sevenoaks Indoor Bowls Centre Hollybush Close
Sevenoaks Kent TN13 3UX

Proposal: Premises Licence

Case Officer: Jessica Bolton

[Click for further information](#)

Customer Details

Name: Mr Anthony Marks

Email: [Redacted]

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Noise Disturbance
- Opening Hours
- Traffic

Sylvia Lewis

From: John Hunter <[REDACTED]>
Sent: 27 August 2013 14:10
To: Town Council, Planning 7oaks; Licensing
Subject: Bowls Club

I wish to register my strong objection to the application for licence extension by the Bowls Club in Hollybush Close, Sevenoaks. If granted, this extension would tend to:

unacceptable noise and nuisance, especially late at night;

damage to the local amenity;

parking pressure in an area already pressed for parking facilities;

P **a** **s** **s** **a** **n**
change in the use for which planning permission and licence were originally granted;

m
introduction of commercial activities into an area scheduled as residential.

I trust we can depend on our public representatives to reject this application.

Best regards

John Hunter
[REDACTED]

Sylvia Lewis

From: Sheelagh [REDACTED]
Sent: 23 August 2013 20:21
To: Licensing
Subject: ref 13/02319/LAPRE

Dear Sir

I wish to protest against the granting of planning permission to Hollybush Bowls Club, reference 13/02319/LAPRE, on the grounds that the increase in drinking hours will cause a public nuisance to the Old People's Home at Hollybush Court and other residents in the vicinity, by increased late traffic on the only access road.

Peter Mayes.

Sylvia Lewis

From: Declan Robinson [REDACTED]
Sent: 27 August 2013 14:08
To: Licensing
Subject: Licence Application 13/02319/LAPRE

Dear Sir or Madam,

I live at 7 The Paddocks and it has recently been brought to my attention that the Hollybush Close Bowls Club has applied for a licence (ref 13/02319/LAPRE) allowing it to hold an unlimited number of public events during the year including live music with extended bar hours of up to one a.m. on Friday and Saturday nights and not closing until two a.m. This is something I absolutely object to, the Bowls Club is based in a residential area and I am already regularly disturbed by noise from the adjacent car park, lengthening bar opening hours and opening the premises to the public on a regular basis is going to result in a completely unacceptable increase in public nuisance.

Please reject this application.

Sincerely,
Declan Robinson

Sylvia Lewis

From: Jane Bamfield <[REDACTED]>
Sent: 28 August 2013 12:35
To: Licensing
Subject: Licensing application ref 13/02319/LAPRE Bowls Club in Holly Bush Close

We understand that the Bowls Club has submitted an application for a new licence which would extend their opening hours and bar hours.

As nearby residents, we object on grounds of increased public nuisance.

Jane and Nick Bamfield

[REDACTED]

Donna Thorne

From: Yvonne Percival
Sent: 03 September 2013 09:24
To: Licensing
Subject: Objection to Licence Application 13/02319/LAPRE

Reference 13/02319/LAPRE

Objection to licence application by Sevenoaks Indoor Bowls Centre, Hollybush Close, Sevenoaks

To whom it may concern,

As residents of Avenue Road, Sevenoaks, we wish to **object** to the extended licence application by the Sevenoaks Indoor Bowls Centre in Hollybush Close.

- Avenue Road is the main exit road for drivers leaving the Bowls Centre. As such, we would be greatly affected by the increased traffic noise and increased public nuisance.
- The late-night drinking hours would be disruptive to local residents and detrimental to the quiet environment of this residential Conservation Area. Late night-revellers leaving the club either by car or on foot would create extra noise, with an associated risk of anti-social behaviour.
- Road safety is also a consideration, given that drivers who have been at the club (and who may have been drinking) will be exiting onto a crossroads at the top of Hollybush Close, one exit of which is a one-way street, and then straight onto another crossroads at the Avenue Road and Vine Court Road junction.
- The Age Concern residential care home in Hollybush Close would be directly affected by noise and public nuisance. Is this really fair on the elderly residents?
- The fact that the extended opening hours would be permitted every night of the week – and almost 365 days a year – means that we could never be guaranteed a quiet night without traffic (and pedestrians) passing late at night, potentially as late as 2am on Friday and Saturday nights and 1am on all other nights, including Sundays.
- We are already woken early on several mornings a week (between 5.30am and 6am) by a large food delivery lorry passing along Avenue Road to make a regular delivery; the Bowls Centre application could therefore reduce our uninterrupted sleeping time to around four core hours a night, which we consider to be unacceptable in a quiet residential road.
- This application could have a serious impact on the quality of life – and even the health – of local residents.
- This application is totally inappropriate in this quiet, residential area of the town.

We strongly urge you to reject this application.

Yours faithfully

Mr R. Percival and Mrs Y. Percival

Kerry Holloway

From: Michael Spencer [REDACTED]
Sent: 14 September 2013 17:11
To: Licensing
Subject: Objection to licence application

Licence Application 13/02319/LAPRE (Sevenoaks Indoor Bowls Centre)

As a nearby resident with long-standing knowledge of the area I wish to object very strongly to the above licence application on the following grounds:

1. Although the new activities that would be permitted under the terms of the licence are all within the premises of the Bowls Club, the building was not designed to contain the noise levels that would be generated by such functions as live concerts, parties and so on. These will be allowed to continue long after most local residents will have retired for the night (particularly on Fridays and Saturdays, when the sale of alcohol will be allowed until 1 a.m.). For a substantial period after such times, those who attended the evening functions will be driving home and creating further noise in adjacent residential streets.
2. Perhaps the worst aspect of the proposal is that there is only one narrow access road to the club, which passes very close to houses in the southern (cul de sac) branch of Hollybush Close, and worst of all to within a few yards of sheltered accommodation in the residential home at the junction of Hollybush Close and Hollybush Lane. One of windows of this home is visible next to the corner where cars will be turning right into Hollybush Lane.
3. I understand that the club is already able to apply for permission to hold occasional events with extended licensing hours and to include non-members. The club management appears not to have used this permission to the full, which makes one feel that it should make full use of this before applying for a virtually unlimited licence to create noise and disturbance whenever it chooses.

Yours faithfully

Michael Spencer
[REDACTED]

Sylvia Lewis

From: Sevenoaks Town Council Planning <planning@sevenoakstown.gov.uk>
Sent: 28 August 2013 10:57
To: Licensing
Subject: 13/02319/LAPRE - Sevenoaks Indoor Bowls Club, Hollybush Close

Please could it be noted that Sevenoaks Town Council objected to the above application on the following grounds:

Sevenoaks Town Council objected to the licensing application on the grounds that the proposed application would be contrary to the following licensing objectives:
1) *The prevention of public nuisance*
2) *The protection of children from harm.*

Kind regards,

Hugh D'Alton
Planning Committee Clerk
Sevenoaks Town Council
e
planning@sevenoakstown.gov.uk
01732 459 953

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Contact Sevenoaks Town Council by email at council@sevenoakstown.gov.uk or telephone 01732 459953

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Vanessa Etheridge

From: Jessica Bolton
Sent: 10 October 2013 10:51
To: Vanessa Etheridge
Subject: FW: Sevenoaks Indoor Bowls Centre - New Premises Licence application

From: Mark BERESFORD PC 9923 [mailto:mark.beresford@kent.pnn.police.uk]
Sent: 20 September 2013 14:22
To: Sevenoaks IBC
Cc: Leeann Leeds; Jessica Bolton <jessica.bolton@sevenoaks.gov.uk>
Subject: RE: Sevenoaks Indoor Bowls Centre - New Premises Licence application

Dear Glynis,

Thank you very much for your response. I have passed your email to the licensing authority.

Kind regards, and have a nice weekend,

Mark

PC Mark BERESFORD
Licensing Officer
Sevenoaks District
telephone 101
mobile 07581 209912

>>> [REDACTED] 20/09/13 11:34 >>>

Dear Mark

After speaking to our Board of Directors we would like to go ahead and amend our Licence Application as detailed below. We would like to point out the both Christmas Eve and New Years Eve would only be a club function and not a public event.

Could you please advise me on what I need to do now regarding Sevenoaks District Council.

Kind regards

Glynis

Date: Fri, 13 Sep 2013 14:59:36 +0100
From: mark.beresford@kent.pnn.police.uk
To: [REDACTED]
CC: leeann.leeds@sevenoaks.gov.uk; Jessica Bolton <jessica.bolton@sevenoaks.gov.uk>
Subject: Re: Sevenoaks Indoor Bowls Centre - New Premises Licence application

Dear Glynis,

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It was good to meet you today, and thank you for your time in going through the application.

I've spoken with Leeann, who will further consult with the licensing manager, but thinks probably likely that any changes / conditions can be amended on the application.

She has said that it is likely they will need any confirmation of the below direct from you. However i will cc this initial email to them so that they are aware.

Once you have had a chance to look over this and take it to the board, please can i ask that you send me a reply, either agreeing in full or otherwise. I will then consult further with the licensing authority on what needs to happen next.

Kind regards,

Mark

Based on our meeting, you want to amend the hours on your application to the following:

Hours premises is open to the public: Monday - Sunday 09:00 - 23:30

All other activities that have been applied for in the application: 09:00 - 23:00 (ie. sale of alcohol, recorded music etc.)

Non standard timings: to clarify Christmas and New Years eve - finish at 01:00 hours

From our meeting there are also some other parts of the application that you wish to amend:

Please give a general description of the premises

(page 4 of the application)

This premises is currently operating under a Club Premises Certificate, as a members indoor bowls club. The intention is very much to keep the premises primarily as a club, and run in the same manner as it has been for many years. The application for this premises licence is made with the intention, and in good faith, of holding the following activities:

- Wedding functions
- Sunday Lunches open to the public
- renting out of the premises for private functions
- use of the premises by local clubs with access to the bar and sale of alcohol
- Christmas and New Years Eve parties
- Other bowling clubs using the premises

There is no intention to use the bar as a public bar for general access during the opening hours stipulated. The premises will primarily remain a members club, and as such with the exception of the above activities and similar, will continue operating in the manner of a members club. The primary customer base for this premises is likely to fall within an older demographic, which is currently the case.

Licensing Objectives

a) General - all four licensing objectives

The premises has been operating as a club for many years without any failings in the promoting of the licensing objectives.

There are 2 paid staff, including the applicant, and 4 volunteers who are also members of the club who have previous experience working in the alcohol licensing industry. The applicant has started training staff and the volunteers, using the personal licence training documents as a template, and will be maintaining records of this training.

Both paid staff also have full CRB certificates.

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Private Functions (including wedding receptions) - These will be operated under a written standard operating procedure, to be produced and agreed by the premises supervisor, and will be made available for inspection by the police or licensing authority.

Birthday parties will only be accepted when the birthday party is for someone who is celebrating being 30 years old or over.

Bookings will only be taken in person, not over the phone or by any other method.

There will be an option available whereby a deposit can be required if deemed necessary.

The person taking the booking will ensure that full contact details including phone number are taken for the person making the booking.

The maximum attendance for any function will be 150 people.

Incident Log - a written incident log will be kept and maintained.

The applicant has demonstrated a willingness and desire to work with the local community previously by regularly contacting police about congregating youths in the nearby public car park (totally unconnected with the premises). This robust approach to any nuisance behaviour outside of the premises will continue.

b) The Prevention of crime and disorder

The premises has one CCTV camera which covers the outside of the entrance. This is monitored in the staff office. The entrance door has a security control lock, which can be utilised when needed.

There is also Sevenoaks District Council CCTV operating in the adjacent car park, which is capable of overlooking the entrance of the premises, and monitoring the front part of the premises. This CCTV system is controlled and monitored by Sevenoaks CCTV control room.

The premises is an existing paying member of the Sevenoaks Safer Town Partnership, and will continue to play an active part in this. As such, the premises has a town centre radio, and the ability to contact the CCTV control room when required.

There is no history of drink driving associated with this premises to the best of my knowledge, and currently there is a very strict zero-tolerance on any kind of drink driving.

There is a secure and lockable staff office, which is easily accessible from the reception area. The reception is located close to the entrance, and needs to be passed in order to gain further access to the premises.

c) Public Safety - in addition to the measures already stated, 3 persons have been trained and issued certificates in 1st aid. 16 people have been trained in the use of a defibrillator available at the premises.

d) The prevention of public nuisance - The applicant and premises generally have good working relationships with the local community, and wish this to continue.

It is recognised that the premises is situated near to a care home, and this is along the only access route to the premises. There is a good working relationship with the manager and staff at this facility, and a number of persons use both of the facilities. It will be ensured that there is an appropriate contact policy to ensure staff at the care home can contact the staff at this premises should there be any issues that need addressing urgently.

A sign will be placed in a visible location reminding any patrons leaving the premises that they need to respect neighbours and leave quietly.

As a club, this premises already has a robust approach to nuisance youths and disorder.

The smoking area is situated at the front of the premises, with the premises as a physical barrier between this area, the care home and residents.

Taxi numbers will be available upon request.

e) The protection of children from harm - A Challenge 25 policy will be operated and maintained at the premises, to a standard agreed by Police and/or trading standards officers. This will include a refusal register, which we already currently operate.

We also have a source of expert information on children and vulnerable persons, who is an existing member of the club who we are able to consult.

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telephone 101

[Redacted]



[Redacted]

[Redacted]

NOTES
 DO NOT SCALE
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS
 ALL BUILDING MATERIALS, COMPONENTS AND FIXTURES TO BE SPECIFIED IN THE BUILDING REGULATIONS, BUILDING ACT AND THE APPROPRIATE MANUFACTURERS RECOMMENDATIONS
 DRAWINGS SPECIALIST WORK SEE RELEVANT ALL SCHEMES TO BE SET OUT COMPLETELY INCLUDING BUILDINGS TO THE COMMENCEMENT OF WORKS SITES TO BE CHECKED AGAINST LAND REGISTRY PLANS AND ANY NECESSARY EASEMENTS TO BE ESTABLISHED
 ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE COMMENCEMENT OF WORKS CONSULT WITH DRAWING NUMBERS

F	+ fire Exits	
E1	W16 & W17 REDIMENSIONED	NOV. 89
D1	SECTION LINES ADDED	NOV. 89
C1	GLAZED SCREEN REDIMENSIONED	OCT. 89
E1	LOAD BEARING WALLS ADDED	
E1	RINK STORE ENLARGED	SEPT. 89
A1	DOOR ON OPENING	
A1	HANDBAR 0.42 RE-SET	SEPT. 89

SCHEME
 INDOOR BOWLS CENTRE
 HOLLYBUSH SEVENOAKS

SHEET
 GROUND FLOOR PLAN
 DIMENSIONS

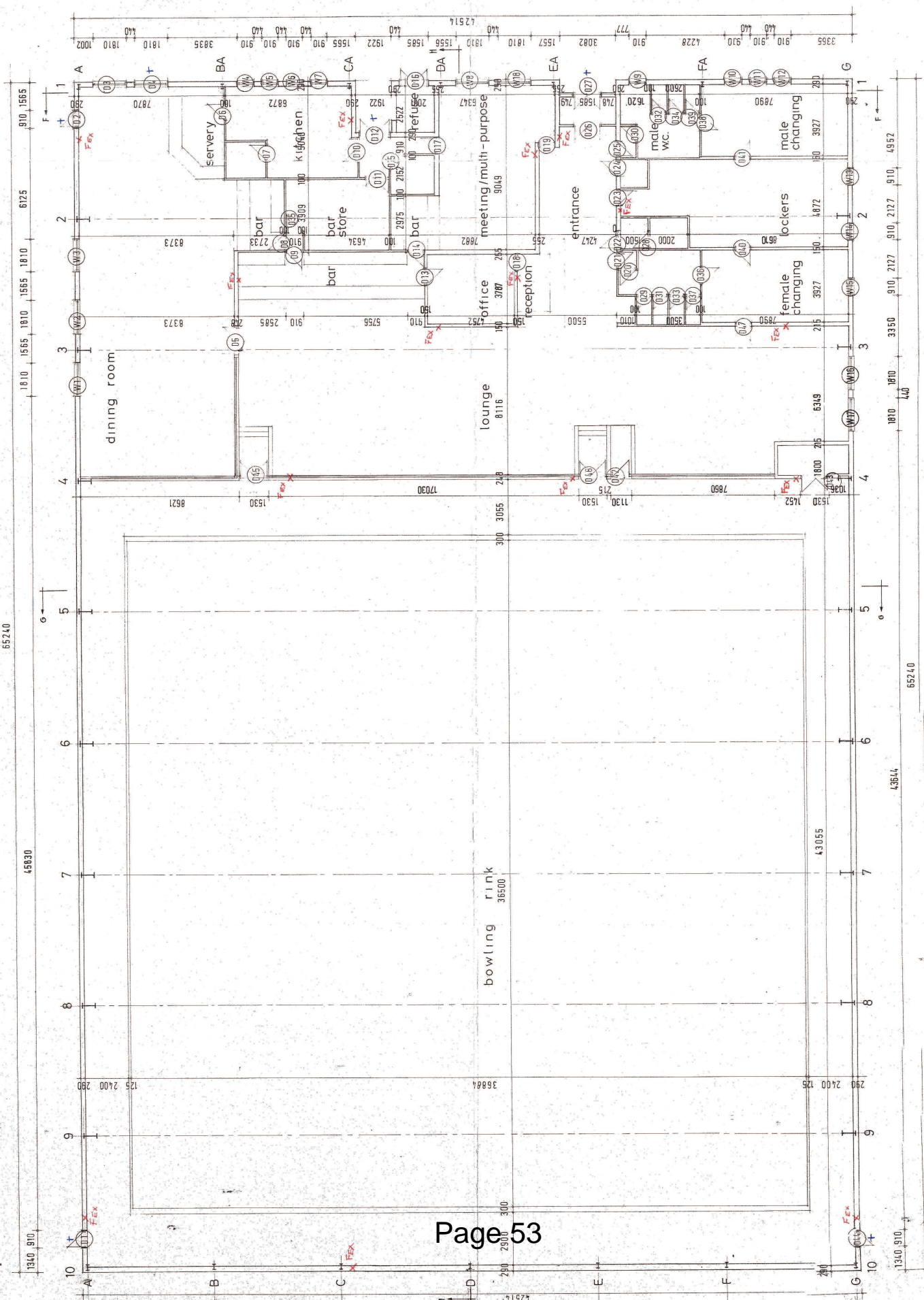
SCALE
 1 : 100

DATE WHEN DRAWN
 AUGUST 1989

DAVID A CROYDON ARCHITECT

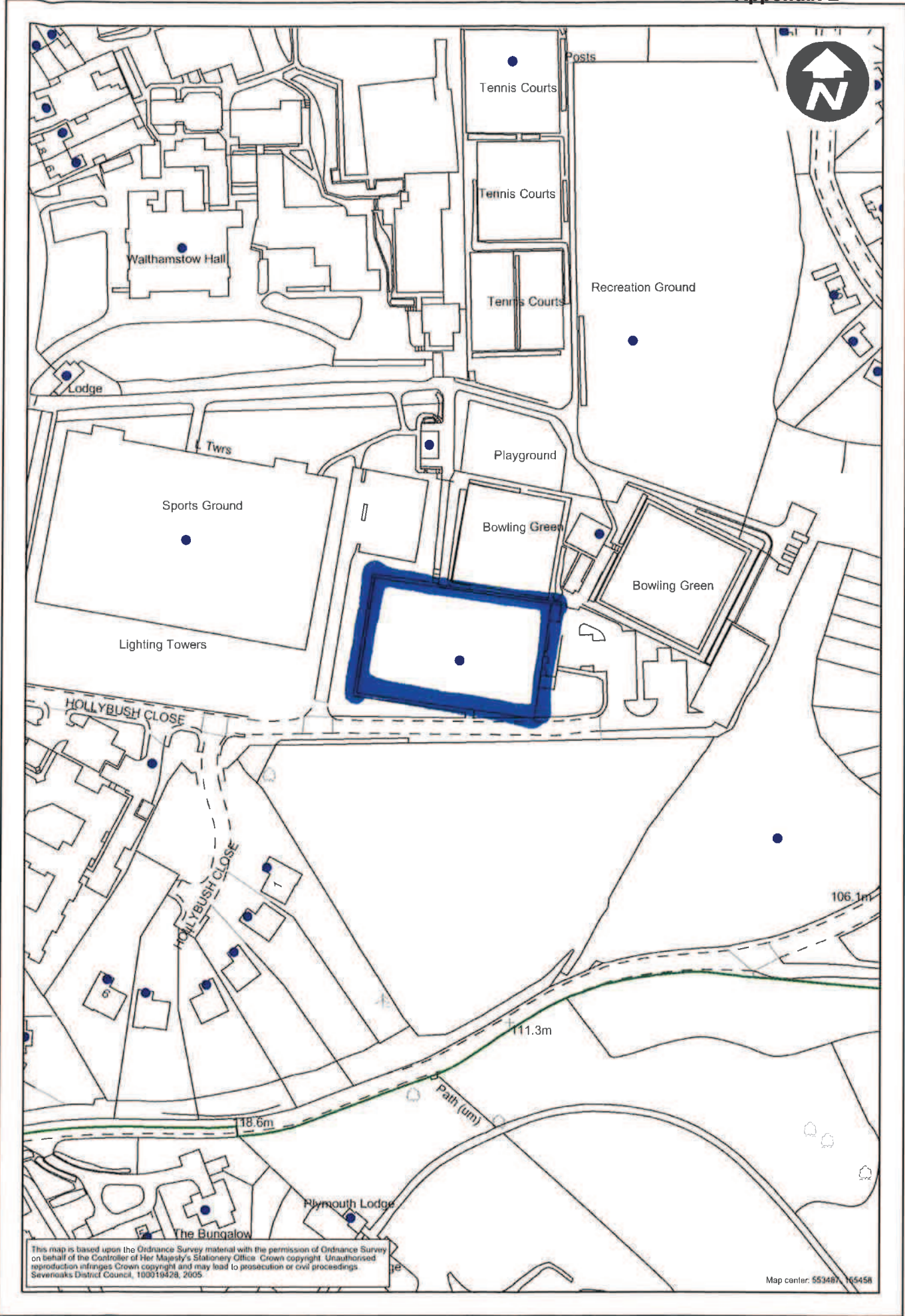
2681 | WD 20 | E1

DRAWING NUMBER



Fex = FIRE EXTINGUISHER

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Map center: 553487, 165458

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