

**From:** [REDACTED]  
**Sent:** 29 June 2015 10:38  
**To:** Licensing  
**Subject:** 15/01679

For the attention of Leeann Leeds

Re: Treetops, Grove Road, Penshurst TN11 8DU  
Ref: 15/01679/LAPRE

I would confirm the response forwarded on behalf of Penshurst Parish Council regarding the above application and list the following issues that particularly concern the members of the PC.

**Public Nuisance:**

This site has historically caused problems for not only neighbouring properties but also those further afield in the parish due to impact of noise due to music played during parties - already organised on numerous occasions over the years, plus firework displays held on occasions after the parties late at night.

The gradual increase in use of the site has naturally generated high volumes of traffic at times when parties are held and the consequent impact this has on residents when those attending events leave late at night are an unacceptable intrusion into their lives.

The site is in very quiet surroundings in the parish and therefore any increase in noise from traffic and/or music has much more impact and therefore causes even more problems for local residents.

In view of its rural setting exterior lighting will naturally have more impact on the area.

It is the understanding of the PC that no systems, such as the use of tannoy systems are permitted, this has however been regularly reported as being used to the PC as a nuisance. A further increase in noise levels would not be acceptable and would cause unacceptable nuisance to the residents both living nearby and generally in the parish.

This site has already caused a considerable amount of inconvenience and nuisance in the parish with unauthorised activities being undertaken and the subsequent impact these have had on local residents who are affected by these activities.

**Public Safety:**

The village approach roads to the site are narrow and the lane in which the access to the site is situated is particularly quiet and narrow and unsuitable for heavy traffic.

The access routes to the property appear to be of a sub standard and have also to date caused problems to the ditching and road surfacing in the adjacent lane, this would further impact on the safety of clients/visitors to the site.

The possibility of the need for emergency vehicles to attend site in the event of a fire or illness of a visitor would be impeded by the quality of the access tracks leading to the property, thereby reducing the safety cover for those using the site.

In view of the above comments the request for a 'cafe' with a licence available daily for more than twelve hours a day is totally unacceptable on a site such as this and cannot be supported by the PC.

For and on behalf of  
Penshurst Parish Council



15/01679/CAPRE  
LICENSING PARTNERSHIP  
29 JUN 2015  
SEVENOAKS DISTRICT COUNCIL

The Licencing Officer  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

24 June 2015

Dear Sir/Madam

**OBJECTION TO AN APPLICATION FOR A PREMISES LICENCE AT PORC,  
GROVE ROAD, PENSHURST, KENT, TN11 8DU. REF: 15/01679/LAPRE**

We are writing to express our opposition to the premises licence application recently submitted by Treetops Penshurst Ltd. The site, a cycle park clubhouse, is already causing local residents significant nuisance when late night parties are held there. Granting a premises licence would exacerbate current distresses suffered, and be wholly out of character within a quiet rural environment located in the Green Belt and High Weald Area of Outstanding Natural Beauty.

We have strong concerns regarding the following Licencing Objectives:

(A) The prevention of crime and disorder

The application refers to CCTV being installed on site, but makes no mention of the impact of potential drunken behaviour on neighbouring property. Residents on Grove Road have been woken in each of the last 2 years by loud, drunken and anti-social behaviour from pedestrians (from which the only likely source is the current PORC party venue). On those occasions there was trespass to property and 2 years ago residents were awoken by revellers banging on doors. We fear that granting a formal premises licence will exacerbate this serious level of nuisance.

(B) Public safety

Grove Road is a quiet, rural road with minimal traffic on weekdays outside of morning and evening rush hour. At weekends, when the current venue's clubhouse is used for private functions, a significant volume of traffic travels up and down Grove Road when events finish late at night, waking up residents on repeated occasions at anti-social hours. Granting a premises licence to a venue that changes it from a cycle park clubhouse to a full time, late night, café/bar will significantly increase the traffic volumes on Grove Road and fundamentally alter the tranquillity of the environment.

Moreover, Grove Road is not a safe road and this issue has been raised already with both Kent County and Penshurst Parish Councillors. Currently streams of traffic emerge from the venue, travelling at speed, downhill round a narrow, sharp bend with an adverse camber. The latest of a number of accidents on the road occurred on June 3<sup>rd</sup> 2015 (on a bend below the premises) when one car was written off and two passengers were taken to hospital. We fear that granting this licence will exacerbate traffic volumes and risk potential for further accidents, seriously endangering public safety (especially during Winter months in adverse weather conditions). Safety is not helped during wet weather by soil and spoil from man-made tracks leading from the venue (made by the current owner) washing down the hill and settling on the road. Furthermore, when taken with the earlier example of drunken pedestrians walking down this dangerous road after the venue has closed, granting a premises licence causes a material increased risk to public safety.

(C) The prevention of public nuisance

The licence application states that "...the premises are located in an isolated area surrounded by trees. It is not anticipated that a public nuisance will be caused". This is completely disingenuous of the applicant and ignores the highly intrusive noise, at incredibly anti-social hours currently, generated by PORC at severe distress to neighbouring residents.

The venue in question is not surrounded by trees. Originally the premises comprised an undisturbed woodland as part of the listed South Park estate. Over the years, significant built development and tree felling by the current owner has opened up the site such that noise from existing parties and

events travels across the hill from Grove Road to Smarts Hill. Neighbouring residents are currently kept awake at weekends by the noise from parties and events at the venue, so much so that Sevenoaks Council has received repeated complaint and has been called out on a number of occasions to witness the noise. This is a serious level of nuisance and is completely alien to an area, outside of any settlement, within a Green Belt and Area of Outstanding Natural Beauty.

The licence application states, in Sections 10 and 11, that the applicant does not intend to provide live or recorded music at the premises. Yet, in Section 18, it states that the "...premises will operate as a café/bar providing facilities...for pre-booked events". We find this disclosure contradictory, and indeed it is highly improbable that a late night venue, catering for private hire, will not provide some form of music for customers. In which case there is a real concern that the applicant will, over time, gradually introduce music to the venue without recourse to the Council.

A granting of this licence will only make the current situation more intolerable for local residents, creating more noise at anti-social hours and materially impacting on quality of life.

It is for the above reasons that we ask this application be rejected.

Yours faithfully

[Redacted signature block containing multiple lines of blacked-out text and names, with some handwritten marks.]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

LICENSING PARTNERSHIP  
30 JUN 2015 JL  
SEVENOAKS DISTRICT COUNCIL

## Bolanle Morafa

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**From:** publicaccess@sevenoaks.gov.uk  
**Sent:** 23 June 2015 12:30  
**To:** Licensing  
**Subject:** Comments for Licensing Application 15/01679/LAPRE

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

Comments were submitted at 12:29 PM on 23 Jun 2015 from Mr Gerard Morris.

### Application Summary

**Address:** Grove Road Penshurst Kent TN11 8DU

**Proposal:** Premises Licence

**Case Officer:** Leeann Leeds

[Click for further information](#)

### Customer Details

**Name:** Mr Gerard Morris

**Email:** Not specified

**Address:** 

### Comments Details

**Commenter Type:** Neighbour

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

**Reasons for comment:** - Noise Disturbance

**Comments:** 12:29 PM on 23 Jun 2015 The site is located on the top of a hill from where sound can be heard in a significant number of local residential areas. The application suggests the use of a roof terrace which, along with the general activity at the site indicates outdoor consumption so encouraging noise that has the potential to be a disturbance to the neighbours. The wide range of the application, that includes late night extensions on every day of the week along with the facility for off sales, is likely to encourage a significant increase in late night activity that is not appropriate in what is otherwise a quiet, countryside, residential area.

**Sylvia Lewis**

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**From:** Jessica Bolton  
**Sent:** 25 June 2015 13:25  
**To:** Licensing; Leeann Leeds  
**Cc:** Sylvia Lewis  
**Subject:** RE: Comments for Licensing Application 15/01679/LAPRE

Hi Sylvia,

Yes, this is valid.

Thanks,  
Jess

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**From:** Licensing  
**Sent:** 25 June 2015 13:24  
**To:** Leeann Leeds; Jessica Bolton  
**Subject:** FW: Comments for Licensing Application 15/01679/LAPRE

Please confirm if this is a valid rep  
Thanks Sylv

**From:** [publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk) [mailto:[publicaccess@sevenoaks.gov.uk](mailto:publicaccess@sevenoaks.gov.uk)]  
**Sent:** 25 June 2015 13:19  
**To:** Licensing  
**Subject:** Comments for Licensing Application 15/01679/LAPRE

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

Comments were submitted at 1:18 PM on 25 Jun 2015 from Mrs Julie care.

**Application Summary**

**Address:** Grove Road Penshurst Kent TN11 8DU



**Proposal:** Premises Licence

**Case Officer:** Leeann Leeds

[Click for further information](#)

### Customer Details

**Name:** Mrs Julie care

**Email:**

**Address:**



### Comments Details

**Commenter**

**Type:**

Neighbour

**Stance:**

Customer objects to the Licensing Application

**Reasons for**

- Noise Disturbance

**comment:**

- Traffic

**Comments:**

1:18 PM on 25 Jun 2015 The application states that no noise disturbance is anticipated as the premises lie in woodland. This is an inaccurate statement as when there is the rare private event in the area the noise resounds and amplifies due to the lay of the land. Otherwise it is an absolute silent and peaceful area with only wildlife sounds. We live in a tunnel at water level and any additional sound reverberates around the area. If this license is granted noise will be a very serious nuisance to us as local residents. It is purely a residential area with no other recreational or business premises. There will also be disturbance to local wildlife- deer, rare birds such as heron, Kingfisher, birds of prey, badgers, bats and stoats. There will also be additional traffic in Grove Road which it cannot accommodate. Please don't let this very beautiful and quiet area of Kent be ruined by noise.

## Kerry Holloway

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**From:** [REDACTED]  
**Sent:** 29 June 2015 10:53  
**To:** Licensing  
**Subject:** Objection to application

Dear Licensing department,

I would like to object to the application by Tree Tops 15/01679 for an alcohol license till 12pm weekdays and 2pm occasionally, on the basis of a public nuisance. This will cause unacceptable noise and traffic to the surrounding houses. There is also likely to be crime and disorder caused by alcohol consumption late at night, and a fear for public safety.

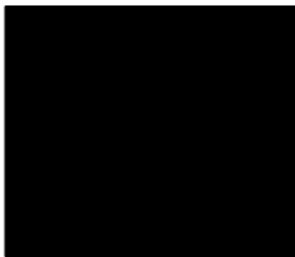
Yours faithfully,  
Lindsey Frederick

[REDACTED]

Sent from my iPad

15/016 79/LAPRE.

LICENSING PARTNERSHIP  
29 JUN 2015 ~~SE~~  
SE.  
SEVENOAKS DISTRICT COUNCIL



The Licensing Authority  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks TN13 1RS

Dear Sir / Madam

**Application for grant of a premises licence at PORC / TREETOPS, Grove Road, Penshurst TN11 8DU**

I write to object to this application.

**The prevention of crime and disorder**

We live one field away from the premises. For the last 2 years Mike Westphal has hired out the existing cycling club house for parties, often going late into the night. We have on several occasions seen torches and/or heard voices from people that have walked down the hill and across the field. Recently my wife, who was on her own late at night, had to call a neighbour to come and safeguard her due to the number of people who were trespassing. These incidents would no doubt become more frequent and more criminal with the sale of alcohol.

**The prevention of public nuisance**

The statement on the application '...the premises are located in an isolated area surrounded by trees. It is not anticipated that a public nuisance will be caused.' is outrageous. The premises are located on the brow of a hill, above any remaining trees (the clue's in the new name – 'Treetops'). The area is not 'isolated'; it is on the edge of a very peaceful village, in an AONB. Being on the top of a hill noise travels far and clearly. We have often not been able to sleep when the premises have, over the past 2 years, been used for parties. We have complained to environmental health on several occasions. Many others have been similarly disturbed, but as I am sure you are aware, most people do not make official complaints. However I can assure you that there is a high level of annoyance and disturbance in the village.

I see that they are even planning an open air rooftop bar. The noise from the

enclosed first floor is unacceptable; the noise from an open rooftop bar will be unimaginable. This is simply inexcusable in such a peaceful location. The building was granted planning permission for a cycling clubhouse (which I supported) and it really must not be allowed to turn into a café/party venue/ night club etc.

I understand that the applicant believes that they can state that no live or recorded music will be played because the previous parties there did so. The intention is to have recorded music (obviously, with a party venue) but they feel they do not need to admit this. Surely this gross misrepresentation of the facts should invalidate the application?

They plan to open 08.00 – 00.30 7 days a week, with alcohol from 10.00 (why?!) to 00.00. 16½ hours a day of noise. An extra 2 on New Year's Eve. And they state that 'it is not anticipated that public nuisance will be caused'. Absurd; a clear case of lying to try and get what they want.

### **Public Safety**

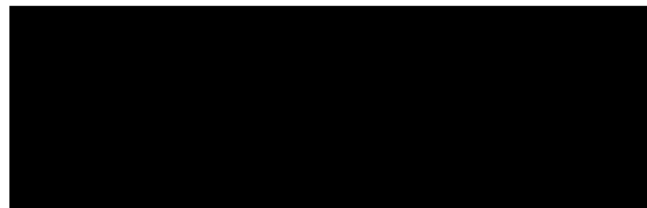
Grove Road is too small and narrow a road to safely have this quantity of traffic envisaged.

Off road cycling is dangerous – the number of ambulances and air ambulances that already attend the site is incredible. To allow easy access to alcohol to these cyclists is madness, and very dangerous.

I see that they hope to start causing mayhem on 1 August. However, a planning change of use is obviously required to change a clubhouse to an A3 café/restaurant/party venue and none has been applied for.

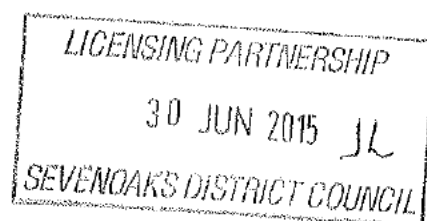
I trust that this totally inappropriate application will be refused.

Yours faithfully



Anthony and Alison Shamash

27 June 2015



The Licencing Officer  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

19<sup>th</sup> June 2015

**Objection to an application for a premises licence at PORC, Grove Road, Penshurst, Kent, TN11 8DU. Ref 15/01679/LAPRE**

We are writing to express our opposition to the premises licence application submitted by Treetops Penshurst Ltd. The site is currently used as a cycle club and recently has regularly been a private hire late night party venue. Granting a premises licence would, we fear, significantly increase the level and regularity of nuisance suffered, and is wholly out of character with an environment located in the Green Belt and High Weald Area of Outstanding Natural Beauty.

Our concerns:

**The Prevention of crime & disorder**

The application refers to CCTV being installed on site but makes no mention of controls over the impact of potential drunken behaviour on neighbouring property. We believe that granting a late into the night formal premises licence and allowing internal and external alcohol consumption will exacerbate the potential for disorder particularly as people exit the site.

**Public Safety**

Grove Road is a quiet, rural road with minimal traffic on weekdays outside of morning and evening rush hour. At weekends, when the current venue's clubhouse is typically used for private functions, a significant volume of traffic travels up and down Grove Road when events finish. Granting a premises licence to a venue that changes it from a cycle park clubhouse to a full time, late night café and bar will significantly increase the traffic volumes on Grove Road and fundamentally alter the tranquillity of the environment.

Moreover, Grove Road is not a safe road and this issue has been raised already with Kent County and Penshurst Parish Councillors. Streams of traffic emerge from the venue particularly at weekends and after events and travel downhill at speed, round a narrow sharp bend. Granting this licence we fear will more frequently exacerbate traffic volumes and risk for further potential accidents and endanger public safety.

Safety is currently not helped by the spoil during wet weather that emerges onto Grove Road from the man-made cycle tracks and car access tracks on the site, again we fear that the potential for increased volumes of traffic that could result from granting this licence and introducing a bar to the site will exacerbate the level of soil being disturbed on the site and washing onto Grove Road.

#### The Prevention of public nuisance

We fear that granting the premises licence will increase the volume of waste produced from a café and bar; current consumption of alcohol off premise produces consistent litter in Grove Road and already causes nuisance to users of Grove Road.

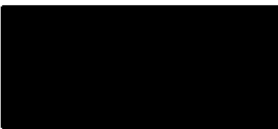
Contrary to the detail contained in the licence application the café and bar is not surrounded by trees and being located on the crest of a hill it is feared that the level of noise pollution particularly as a result of the application for late night opening will exacerbate the levels of nuisance further.

The exclusion of music and entertainment stated under Sections 10 and 11 of the application seems contrary to the intent of the café and bar to provide facilities, under Section 18, for events. Events currently organised by the cycle club are an example of the public's expectation for music and entertainment as music is always a feature of such events. It is a genuine and real concern that the applicant will have to comply with visitor request to provide music and entertainment both during general use of the café and bar and most particularly for any events. The granting of the premises licence could alter the current level of nuisance from occasional to potentially daily nuisance, create more noise at anti-social hours, and potentially increase the current level of complaints (thus increasing the burden and cost to the authorities)

It is for these reasons that we ask for this application to be rejected.

We would whilst writing enquire as to why a cycle club is requesting a premises licence for a late night café and bar? Do we take this application as an indicator that there has been a fundamental change of use of the site with the appropriate applications being required before this premises application should be made? We appreciate that this may not be part of your remit. Could you let us know the department that this question should be referred to.

Nick Blofeld & Sophie Curra



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

The Licensing Officer  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

21 June 2015

Dear Sir/Madam,

OBJECTION TO APPLICATION FOR PREMISES LICENCE:

At: PORC , Grove Road, Penshurst, Kent

REF: 15/01679/LAPRE

We live opposite one of the entrance/exits to PORC and have just observed the application for a licence which was posted on another entrance further away.

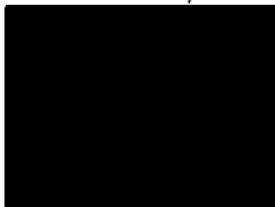
This venue is already used for large private parties with late night drinking, loud music, and drunken people shouting well into the early hours of the morning. The location of the site is high on the hill, with little tree coverage and as a result the noise travels surprisingly far.

We have experienced lots of litter, empty beer cans and bottles thrown in the road and over our hedge into our drive. We have collected multiple black bags full of it on occasions.

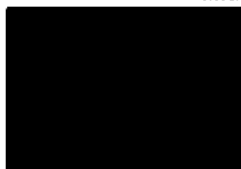
Cars leaving the venue often drive far too fast for a small country lane like this, although luckily as far as we know no serious accidents have happened to date.

In summary we believe that this out of town location is not suitable for a licensed premise like this and we object on the grounds of public nuisance, public safety and the prevention of crime and disorder.

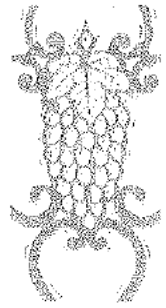
Yours Sincerely



Mr and Mrs G Ballard







The Licensing Authority  
Council Offices,  
Sevens Oaks.

CLERK OF THE COUNCIL  
22 JUN 2015  
SEVENOAKS DISTRICT COUNCIL



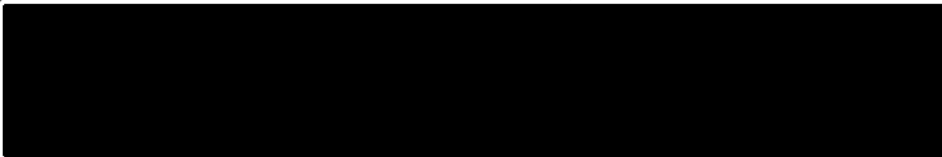
18.6.15

Dear Sirs,

Regarding Application for a Premises  
License by treetops Ltd.

Please find enclosed our objection  
to above application:

Yours faithfully,



OBJECTION to the grant of a Premises Licence made by Treetops Ltd at premises formerly known as PORC, Grove Rd, Penshurst, Kent TN118DU.

Introduction.

The premises in question has planning consent granted ref 04/02527/full for a club house. The clubhouse is associated with the use of Penshurst Off Road Cycling. The centre is used daily by children and teenagers. Events have occasionally been held day and night without the necessary appropriate consents causing nuisance to us.

The location of The Premises whilst being out of general view is none the less surrounded by properties set in a rural landscape. The residents enjoy the relative peace of the location and it for this reason that they have chosen to live here.

Comment upon The Application.

Section 4. Details redacted

Section 5. Inadequate and misleading detail. A cafe by definition is 'a small or inexpensive restaurant serving light or easily prepared meals and refreshments' A cafe does a) not need to be licensed to sell alcohol b) not keep open until 0.30 seven days a week c) not have the capacity to entertain so many people over three stories of the building and outside.

Section 6--13. The answer NO to each section whilst purporting to be accurate at the time of application is clearly not the ultimate intent. It is very unlikely that a premises licensed until 24.00 seven days a week and 2.00 on New Years Eve would be devoid of music and dance.

Section 14. The activity to be authorised is stated 'to permit the provision of hot food and beverages' This is insufficient detail.

Section 16. The proposed use is incompatible with the use of a young persons cycle track.

Section 18.( d ). The premises is not located in an isolated area. The site is secluded but surrounded by residential properties in their own grounds. The land is elevated and sound travels long distances. Nuisance will be caused.

( e ) unusual risks to children will apply.

Grounds of Objection.

1. Protection of children from harm.

The serving of alcohol on a daily basis from 10.00 am is not conducive to the use of the site for cycling and other activities. The cycle tracks can be dangerous and accidents occur.

2. Prevention of crime and disorder.

The consumption of alcohol in the evenings and night time ( after the many local Pubs have closed )will inevitably attract 'late night drinkers'. The visual seclusion of the premises will encourage disorder and will do nothing to deter crime.

3. Prevention of public nuisance.

Unauthorised public nuisance already occurs on an irregular basis. Music and tannoy daytime and loud music during evenings. Sometimes so loud that sleep is impossible. The application catagorically states that music, both live and recorded will not be played and there will be no provision for dance. Should a license be granted, music of course will follow.

The only reason why a premises would want to open until 0.30 am every day is to satisfy its wish to be party venue, with all that that entails. This is not the location for this type of use.

Additional traffic movement will spoil the enjoyment of our house and garden. Grove Rd is a rural lane, and one that suffers from speeding cars. The additional traffic caused by the changed use of the premises will cause noise and danger.

Litter is already a problem along the verges of Grove Rd from PORC to the Fordcombe Rd due to the existing use of the site. Greater usage will inevitably mean *more litter*.

4. Public Safety.

The proposed use of the facility will introduce a considerable additional number of vehicle movements along Grove Rd. A danger to residents,walkers and cyclists.

Mr & Mrs Dennard,



18.6.15<sup>th</sup>

15 / 01679 / LAPRE

Valid - JB

LICENSING PARTNERSHIP  
22 JUN 2015 JL  
SEVENOAKS DISTRICT COUNCIL