

# TREETOPS PENSHURST LTD t/a KINGDOM APPLICATION FOR PREMISES LICENCE





HEALTHY LIVING



KINGDOM

**Mission Statement**

HELP THE YOUNG  
GROW UP,  
HELP THE GROWN UP  
STAY YOUNG,  
NATURALLY.

### How this story could evolve

PENHURST SHOULD BE A PLACE TO ESCAPE FROM THE CITY, TO ESCAPE THE 9-5, EXPLORE YOUR INNER CREATIVITY, FIND YOUR PERFECT LINE, GREAT FOOD, GREAT COMPANY, A CULTURAL PLAYGROUND, SOMEWHERE TO WATCH SOME OF THE COUNTRIES BEST CYCLISTS, SOMEWHERE TO GO SLOW WHILST THE RIDERS GO FAST.

## **APPLICATION FOR PREMISES LICENCE – TREETOPS, GROVE ROAD, PENSURST**

### **ABOUT THE APPLICANT.**

Peter Cornwell is the Managing Director of Treetops Penshurst Ltd. The Company completed the purchase in June 2015. The site will not be ready to trade/operate until March 2016.

The business will be known as Treetops Penshurst Ltd trading as Kingdom.

Mr Cornwell has vast experience in the licensing trade being involved with major food and drink retail outlets – namely

THE SWAN AT THE GLOBE,

THE SWAN AT CHAPEL DOWN,

THE TWENTY SIX (TUNBRIDGE WELLS) and

THE BEACON (TUNBRIDGE WELLS).

### **OFF ROAD CYCLING**

The Applicant will continue the existing use of the premises as a clubhouse. The plan is to enhance the facilities. The area of land includes 13 acres of land within a 43 acre area of woodland. The cycle track is a 1 kilometre run from the premises through the woods and back. There is much congestion on roads. It is intended to:

- Provide a safe off road space to cycle
- A facility for all ages
- Support Local Businesses
- Be sustainable
- Be inclusive
- Provide outdoor activities
- Work with and support the local community.

There will be an off road bike shop where there is a facility to sell and repair bikes with a downstairs cafe located in that area. At the Upper Level there will be an events space. The upstairs room will be used for safety briefings, educational facilities and talks on cycling as well as for event use by members. The Tour de France will be shown. There will be a roof terrace for provision of refreshments. Members can pre-book events in this room.

Pages 9-12 of this presentation illustrate the current site and proposed finished layout of The Lower Level and Upper Level of the premises.

### **Licensable Activities**

Under the Licensing Act 2015 application is made for the sale of alcohol and provision of late night refreshments. The Act requires that if hot drinks or hot food is to be supplied after 23.00 hours an application for Late Night Refreshment is required.

Background music will be supplied. There will be music provided on a temporary basis, but not as a main feature of the operation. The applicant is well aware that if live music or recorded music is provided although currently exempt as a licensable activity this can lead to a review of the licence.

Last week the Applicant received details of concerns of local residents. The Applicant has a track record of working with residents and ensuring their quality of life is not affected. Representations have been received referring to previous unregulated use of the premises by the previous owner. The Applicant had nothing to do with any of those events. Enquiries reveal that they were for 18<sup>th</sup> birthday and 21<sup>st</sup> birthday parties. Such events will not fit in with the style of operation planned at these premises.

**Having read the concerns raised by objectors the Applicant has notified the council that all licensable activities will cease at 2300 hours Sundays to Thursdays and all members of the public will leave the premises by 2330. On Fridays, Saturdays and Bank Holiday Sundays it is proposed that the hours should be until 2400 to 2430. The Application for the provision of Late Night Refreshment is now limited to Fridays, Saturdays, Bank Holiday Sundays and New Year's Eve.**

The Upper Level terrace will close at 22.00 daily. It will be supervised by a member of staff. The Roof Terrace, will be supervised. In that area beverages will only be supplied to persons seated at table.

Any consumption of alcohol outside will be confined to the rear of the premises. The smoking area will be located here. The Applicant has commissioned a Noise Management Report to address any potential noise issues. This report has set out steps the Applicant will implement to ensure there will be no noise nuisance in respect of the licensable activities. A separate report sets out the steps to be taken if Amplified Music is to be provided within the premises so as to prevent any nuisance to local residents and prevent a review of the licence.

A meeting has been held with the Environmental Health Officer and Health and Safety Officer. EHO have indicated that if the following conditions are attached to the licence their objections would be met. The Applicant volunteered these conditions and is happy for them to be attached to the licence. They are as follows

1. The Upper Level Terrace and Roof Terrace will be supervised after 19.00 hours,
2. The Upper Level Terrace and Roof Terrace will be closed at 22.00 hours
3. Beverages are only sold or supplied to persons seated at table on the Roof Terrace
4. The rear of the premises will be used for consumption of alcohol off the premises and as the smoking area.
5. No Music will be provided in the Upper Level Terrace and Roof Terrace Area
6. Deliveries will take place after 09:00 hours and before 18:00 hours.
7. Disposal of waste bottles into external receptacles must not occur between 22:00 and 08:00 hours.
8. Waste collection will take place after 09:00 and before 18:00 hours.
9. Notices to be displayed requesting customers to be quiet and considerate when leaving the premises.
10. All lighting shall be designed to limit sky glow and minimise visual impact on neighbours.
- 11 All lighting shall be switched off when the premises is not in use

### **Food**

At Pages 13-14 of this presentation is the Sample Breakfast and Lunch/Dinner Menu.

## **HEALTH AND SAFETY, ACCESS TO THE SITE**

Meetings have taken place with the Fire Authority, Health and Safety Officer and Environmental Health Officer. At the moment the site is not subject to regulation. If the application is granted then the Regulatory framework applies. Enforcement action can be taken by The Fire Authority, Health and Safety, Environmental Health as well as Licensing Authorities.

It is not necessary to duplicate legislation in the Premises Licence. However the Applicant is well aware that if this application is granted the Fire and Health and Safety legislation will be in force and improvements to the site as a whole will be made.

This includes the means of access and egress from the roadway.

There will be low level ambient lighting along the access road to the main road.

It will take several months to get the site ready – hence the proposed March 2016 opening date.

## **CLUB RULES**

The Applicant is in the process of drawing up rules relating to the use of the site by cyclists. Before any person can use the site he/she will be required to sign up to the club rules.

## **STAFF**

Members of staff will be on site throughout the opening hours of the premises.

## **HOURS OF OPERATION**

The Licensing Act requires that an Applicant apply for the maximum hours irrespective of whether they will in fact be used. Having considered the concerns of the residents the Applicant has reconsidered whether the period applied for will be necessary and has modified the Application accordingly. Staff will not remain at the premises if they close before the allotted time.



IMPROVE

# CURRENT FACILITIES

ROOF TERRACE

FIRST FLOOR

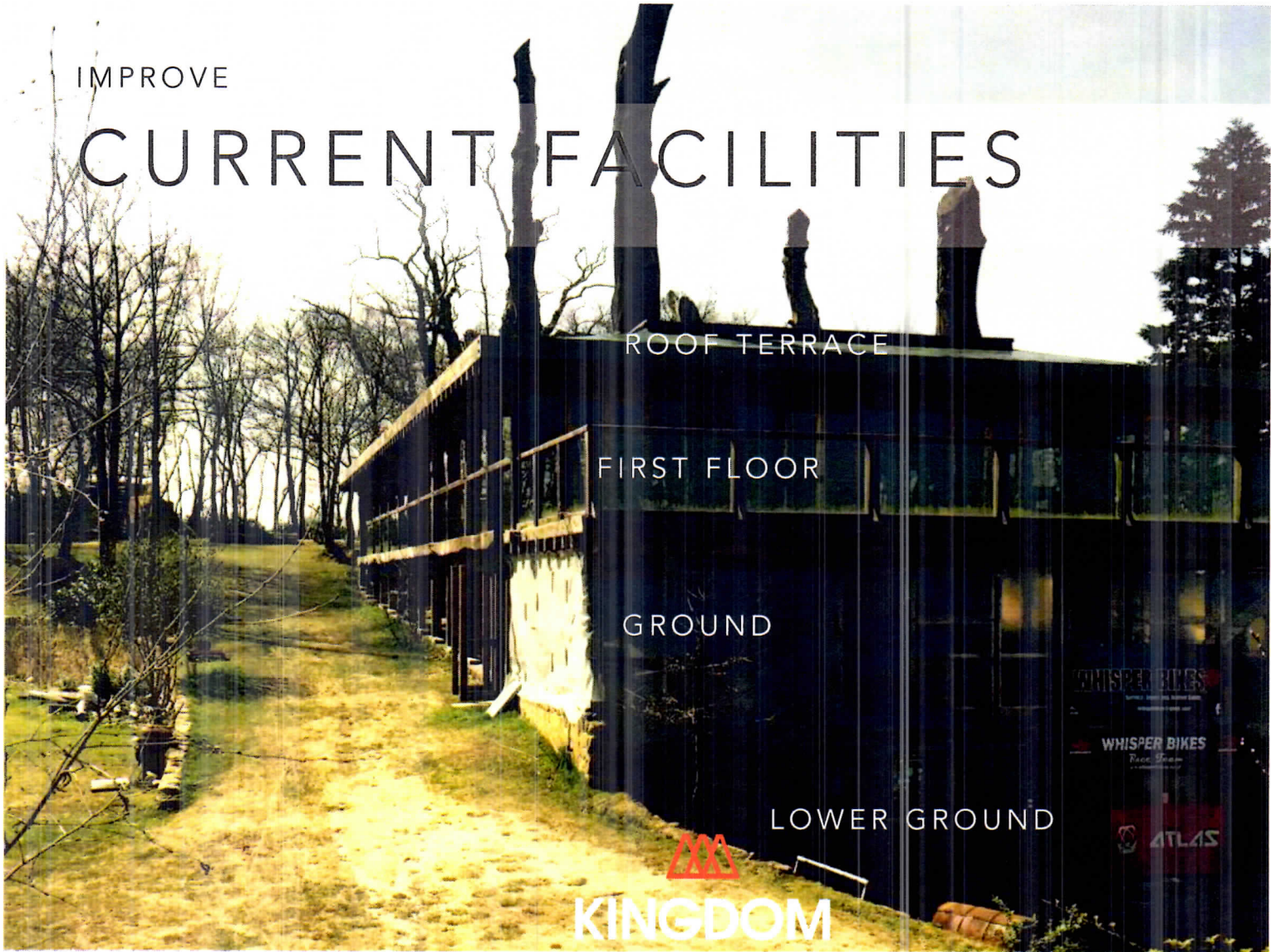
GROUND

LOWER GROUND



KINGDOM

WHISPER BIKES  
WHISPER BIKES  
Race Team  
ATLAS



LOWER FLOOR

# BIKE FOCUS

- Bike Hire
- Bike Fit
- Bike Sales



LOWER FLOOR

# CAFE/RETAIL

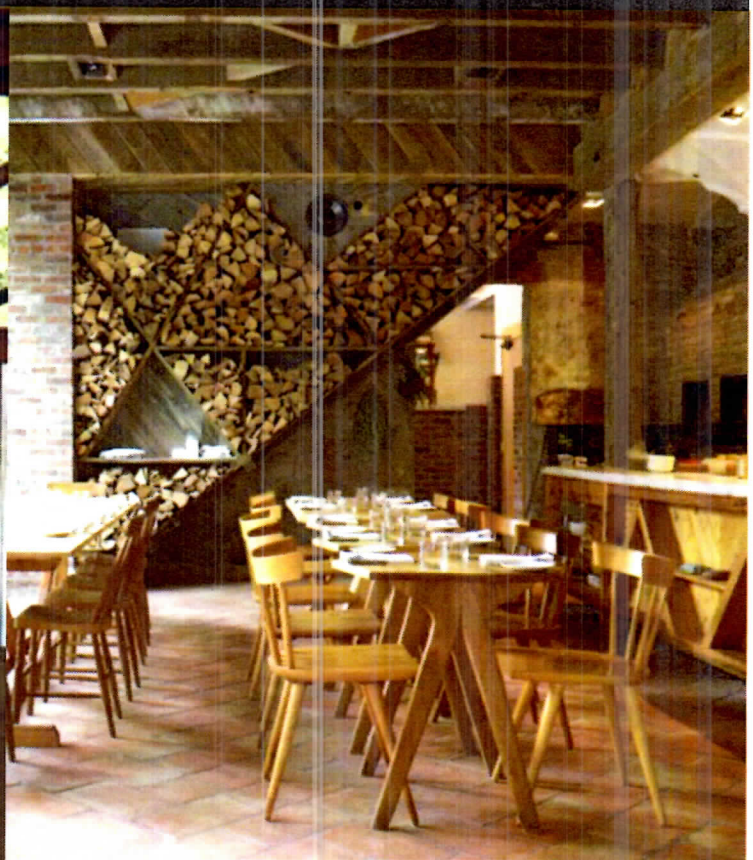
- Cafe space
- Retail space
- Gallery space



UPPER FLOOR

# EVENT SPACE

- Meeting space
- Briefing Space
- Club Room



# MENU

*(Sample menu)*

## BREAKFAST

Breakfast – Sourdough toast with baked beans & slow cooked egg – £6  
Treacle cured bacon – £2  
Espresso Mushroom – £2

Yoghurt with freshly rolled oats, poached quince and frozen plum juice – £5

Porridge of various activated grains, Bramley apple and Earl Grey jam – £5.50

Spelt or rye sourdough with Silo butter & apple and Earl Grey jam – £2.50

Pastries – £2-3





# LUNCH/DINNER

Beetroot soup & wild horseradish

Jerusalem artichokes & blue goats cheese

salad

*Plant* – Potato steak, elephant garlic, Alliums & herbs

*Dairy* – Fermented brown rice risotto, Silo's fresh cheese & Espresso mushrooms

*Fish* – Catch-box fish, poached leeks & slow cooked eggs

*Meat* – Poached chicken, Sprout tops, mustard & rye breadcrumbs

*Wild* – Venison haunch, lentils & fermented ramson, scarlet kale

Steamed molasses sponge with goat's milk custard

Sea Buckthorn and elderberry Fool

Chocolate nib cake (N)

(N) – May contain nuts.

12% surcharge applies for parties of 6+