

07 March 2023 at 10.30 am  
Council Chamber, Argyle Road, Sevenoaks  
Published: 20.02.23



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[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)

# Licensing Hearing

## Membership:

Chairman: TBC  
Cllrs. Abraham, Bonin and Waterton

## Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. Appointment of Chairman		
2. Declarations of interest		
3. LICENSING ACT 2003 NEW APPLICATION - Oak's Wine Mart, 153 High Street, Sevenoaks, Kent. TN13 1XJ (Sevenoaks Town And St Johns)	(Pages 1 - 34)	Jessica Foley Tel: 01732227480

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk).

## Licensing Act 2003

- 1.1 Hearings shall be conducted in accordance with this Procedure Note which the Sub-Committee may vary at their discretion if considered in the public interest subject to The Licensing Act 2003 (Hearings) Regulations 2005.
- 1.2 The quorum for a Sub-Committee shall be two members.
- 1.3 At the commencement of each hearing the Sub-Committee shall elect one of its members as Chairman.
- 1.4 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) Officer presentation of report
  - (f) Applicant (or his/her representative) addresses the Sub-Committee.
  - (g) Applicant questioned by members. At the discretion of the Sub-Committee, other parties may be permitted to question the applicant.
  - (h) Any representatives of Public or Statutory Bodies 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.
  - (i) 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.
  - (j) Other 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.
  - (k) 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.
  - (l) 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.
  - (m) Applicant (or his/her representative) makes closing address.

- (n) Sub-Committee may grant a short adjournment. The parties may not speak to members regarding the application during adjournments.
- (o) 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.
- (p) The parties will usually be informed of the decision at the Hearing with a decision notice issued thereafter in accordance with Regulation 26 of the 2005 Regulation, along with details of any applicable appeals process.

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**LICENSING ACT 2003 NEW APPLICATION - Oak's Wine Mart, 153 High Street, Sevenoaks, Kent. TN13 1XJ**

**Licensing Sub Committee - Tuesday 7 March 2023**

**Report of:** Chief Officer Planning & Regulatory Services

**Status:** For Decision

**Key Decision:** No

**Portfolio Holder:** Cllr. McArthur

**Contact Officer(s):** Jessica Foley, Ext. 7480

**Recommendation to Licensing Sub-Committee:**

The Sub Committee is asked to determine the application in accordance with the Licensing Act 2003 (as amended), Sevenoaks District Council Statement of Licensing Policy, and the Home Office Guidance issued per Section 182 of the Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.

**Reason for recommendation:**

A new application has been received for a New Premises Licence pursuant to Section 17 Licensing Act 2003. 5 representations against the application have been made by local residents.

**Introduction and Background**

- 1 An application has been made to Sevenoaks District Council for a New Premises Licence for Oak's Wine Mart, 153 High Street, Sevenoaks, Kent. TN13 1XJ. The applicant is Mr Santharaja Pirasath. - **Appendix A**
- 2 Plans submitted with the application can be found at **Appendix B**
- 3 The nature of the proposed New Premises Licence which is the subject of the application is to:

Allow the sale of alcohol for consumption off the premises Everyday from 06:00 to 23:00 hours.

Allow the Opening hours to the public Everyday from 06:00 hours until 23:00 hours.

## Agenda Item 3

- 4 For the attention of Members, a site plan showing the area surrounding the licensed premises is at **Appendix C**.
- 5 The applicant was required to advertise the application by placing an A4 pale blue sign at the premises, and also to advertise in a local newspaper to inform the public of the application.
- 6 A consultation period took place between 14 January 2023 and 10 February 2023. Responsible Authorities were consulted as part of the process. The applicant conformed to all requirements in accordance with The Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005.

### **Representation received from Responsible Authorities:**

- 7 The following Statutory Bodies (described as Responsible Authorities by the Licensing Act 2003) were consulted about this application

Kent Police	No comment made
Environmental Health	No objection
Kent Fire	No comment made
Child Protection	No comment made
Trading Standards	No comment made
Health & Safety	No comment made
Planning	No comment made
Public Health	No comment made
Home Office Immigration	No comment made

### **Representations received from others**

- 8 Representations objecting to this application have been received from 5 local residents. A copy of these representations are at **Appendix D**.
- 9 On the basis of the representations received, it is considered unlikely that this application will be successfully mediated before the Sub Committee Hearing.

### **Licensing Sub Committee Considerations**

- 10 In determining the application with a view to promoting the licensing objectives, the Sub Committee must give appropriate weight to:
- 11 The steps that are appropriate to promote the licensing objectives  
The representations presented by all parties  
The Home Office Guidance issued under section 182 Licensing Act 2003  
The Sevenoaks District Council Statement of Licensing Policy  
Any other relevant legislation  
  
The Licensing Act 2003 requires representations to address the four Licensing Objectives:

Prevention of crime and disorder  
Public safety  
Prevention of public nuisance  
Protection of children from harm

A representation is a 'relevant representation' if it is about the likely effect of the grant of the licence on the promotion of the licensing objectives. The objector must establish that such a consequence is a *likely* effect of the grant (i.e. more probable than not).

- 12 Sevenoaks District Council has produced a Statement of Licensing Policy in order to comply with its duties and powers under the Licensing Act 2003. A link to this Policy is in the Background Papers section at the end of this report.

The aims of the Policy are:

To minimise nuisance and disturbance to the public through the licensing process

To help build a fair and prosperous society that properly balances the rights of people and their communities

To integrate its aims and objectives with other initiatives, policies plus strategies that will reduce crime and disorder, encourage tourism, encourage an early evening and night time economy which is viable, sustainable and socially responsible, reduce alcohol misuse, encourage employment, encourage the self-sufficiency of local communities, reduce the burden of unnecessary regulation on business, and encourage and promote, live music, dancing and theatre for the wider cultural benefit of communities generally.

- 13 The Licensing Sub Committee should be mindful of requirements and responsibilities placed on them by other legislation, in addition to those contained within the Licensing Act 2003. These include, but are not limited to, having due regard to the Equality Act 2010 and the Human rights Act 1998.
- 14 The Licensing Sub Committee is asked to note the procedures relating to this hearing which are contained within The Licensing Act 2003 (Hearing Regulations) 2005 (as amended). A link to these Regulations are in the Background Papers section at the end of this report.

### Options

- 15 When considering this application for a new premises licence, the following options are available to the Sub Committee:
- Grant a licence in the same terms as it was applied for
  - Grant a licence, but modify or add conditions as appropriate for the promotion of the licensing objectives.

## Agenda Item 3

- Grant a licence, but modify the hours of licensable activity as appropriate for the promotion of the licensing objectives.
- Reject the application.

### Right of Appeal

- 16 Under Section 181 and Schedule 5 of the Licensing Act 2003, there is a right of appeal to the Magistrates Court in respect of premises licence applications. This right of appeal is open to both the applicant and to any person who has made relevant representation. The appeal application must be made within 21 days of the written notification of the Sub Committee's decision.
- 17 The Licensing Sub Committee is asked to note that this hearing date will leave only 5 clear days before the start of the Time Limited Premises Licence is to start.

### Key Implications

#### Financial

A decision made by the Sub Committee may be appealed by any party to the proceedings of a Magistrates Court. Costs associated with this matter and incurred by any party, may in certain circumstances be awarded against the Council.

#### Legal Implications and Risk Assessment Statement

This Hearing is regulated by the Licensing Act 2003 (Hearings) Regulations 2005.

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 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.

#### Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

#### Net Zero Implications

The decisions recommended through this paper have a remote or low relevance to the council's ambition to be Net Zero by 2030. There is no perceived impact regarding either an increase or decrease in carbon emissions in the district, or supporting the resilience of the natural environment.



**Appendices**

Appendix A - New Premises Licence Application

Appendix B - Plan submitted with application

Appendix C - Site Plan showing surrounding area

Appendix D - Representations from Local residents

**Background Papers**

[Licensing Act 2003](#)

[Revised Guidance issued under Section 182 Licensing Act 2003](#)

[Sevenoaks District Council Statement of Licensing Policy](#)

[The Licensing Act 2003 \(Hearings\) Regulation 2005](#)

**Richard Morris**  
**Chief Officer Planning & Regulatory Services**

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Licensing Authority: *The Licensing Partnership*

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

## APPENDIX A

Ref:

### Application for a Premises Licence under the Licensing Act 2003

#### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes found at bottom of Page 4 of this form.

Use the blank page at the end of the form to provide further details if necessary.

When it is complete you can submit the form directly to us - click on the Submit Form button.

You may wish to print and keep a copy of the completed form for your records.

For help information about filling in this type of electronic form, click on the help information button.

I / We **PIRASATH SANTHARAJA** apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

#### Part 1 - Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

153 High Street  
Sevenoaks  
Kent  
TN13 1XJ

Post town

SEVENOAKES

Post code

TN13 1XJ

Telephone number of premises (if any)

Non-domestic rateable value of premises

£ 8300

If the premises is under construction please check here

If the premises hasn't been assigned a rateable value yet, please check here

#### Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

*Please make selection with an "x"*

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) An individual or individuals*                | <input checked="" type="checkbox"/> | please complete section (A) |
| b) a person other than an individual*           |                                     |                             |
| i as a limited company                          | <input type="checkbox"/>            | please complete section (B) |
| ii. as a partnership                            | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or        | <input type="checkbox"/>            | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/>            | please complete section (B) |
| c) A recognised club                            | <input type="checkbox"/>            | please complete section (B) |
| d) a charity                                    | <input type="checkbox"/>            | please complete section (B) |

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

*Please make selection with an "x"*

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a:
  - statutory function or
  - a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Title

Mr

Surname

Pirasath

First names

Santharaja

Are you 18 years or older?

- Yes
- No

Date of Birth

[Redacted]

Nationality

[Redacted]

Current postal address if different from premises address

[Redacted]

Post Town

[Redacted]

Postcode

[Redacted]

Daytime contact telephone number

[Redacted]

Email address (optional)

[Redacted]

**SECOND INDIVIDUAL APPLICANT (IF APPLICABLE)**

Title

Surname

First names

Date of Birth  
(you must be 18  
years old or over)

Nationality

Current postal  
address  
if different from  
premises address

Postcode

Post Town

Daytime contact telephone number

Email address  
(optional)

**(B) OTHER APPLICANTS** *You do not have to fill in this section.*

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name

Address

Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)

Telephone number (if any)

E-mail address (optional)

**Part 3 - Operating Schedule**

When do you want the premises licence to start?

01/03/2023

If you wish the licence to be valid only for a limited period, when do you want it to end?

If 5,000 or more people attend the premises at any one time, please state the number expected to attend

**General description of premises (please read guidance note 1)**

**THIS PREMISES WAS PREVIOUSLY OPERATED AS A CARPER SHOP. THIS IS A SMALL STORE SITUATED IN BUSY HIGH ST. THE STORE WILL NOW BE A SMALL CONVENIENCE STORE, WITH ALCOHOL PART OF THE BUSINESS. THE STORE WOULD LIKE TO STOCK SPECIALIST WINES. APPLICANT HAS BEEN MANAGING SMALL RETAIL STORES OVER 5 YEARS. THIS IS HIS NEW VENTURE TO STEP INTO RETAIL. THE STORE WILL BE REFITTED NEWLY INCLUDING NEW CCTV SYSTEM ETC. THE STORE WILL ALSO DO DELIVERIES VIA 3RD PARTY COMPANIES SUCH AS UBER, JUST EAT ETC.**

What licensable activities do you intend to carry on from the premises?  
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

*Please check all relevant boxes*

**Provision of regulated entertainment (please read guidance note 2)**

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Supply of alcohol** (if ticking yes, fill in box M)

**In all cases complete boxes N, O and P**

## M

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption please make selection with an "x"</u> (please read guidance note 8).	On the premises	
Day	Start	Finish		Off the premises	X
Mon	06:00	23:00			
Tue	06:00	23:00	<u>State any proposed seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Wed	06:00	23:00			
Thur	06:00	23:00			
Fri	06:00	23:00			
Sat	06:00	23:00	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun	06:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as premises supervisor. (Please see declaration about the entitlement to work in the checklist at the end of the form):

Title	Mr
Surname	SANTHARAJA
First Name(s)	PIRASATH
Date of Birth	██████████
Address	██████████ ██████████
Postcode	██████████
Personal Licence number (if known)	2000463LAPER
Issuing licensing authority (if known)	LB OF BROMLEY

Please print the 'Consent of individual to being specified as premises supervisor' form (shown on pages 19 and 20), and have the person specified above sign and confirm the details given.



**N**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9)

**O**

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variation</b> (please read guidance note 5)
Day	Start	Finish	<b>Non standard timings. Where you intend to use the premises to be open to the public at different times to those listed in the column on the left, please list</b> (please read guidance note 6)
Mon	06:00	23:00	
Tue	06:00	23:00	
Wed	06:00	23:00	
Thur	06:00	23:00	
Fri	06:00	23:00	
Sat	06:00	23:00	
Sun	06:00	23:00	

**P** Describe the steps you intend to take to promote the four licensing objectives:

a) **General - all four licensing objectives (b,c,d,e)** (please read guidance note 10)

as detailed below

b) **The prevention of crime and disorder**

1. A CCTV system shall be installed and maintained at the premises to cover the entrance and internal public areas, recorded images shall be kept for 31 days and provided to Police or Council Officers, in a useable form, upon request.

2. Ensure an incident book is maintained at the premises to record details of any incidents the nature of which may have compromised any of the licensing objectives under the Licensing Act 2003. CCTV recording dates & times shall be linked to incident book entries.

c) **Public safety**

The store will implement health & Safety & Fire safety, requirements for convenience stores.

d) **The prevention of public nuisance**

The store will maintain the area in the front clean.

e) **The protection of children from harm**

3. Ensure that a Challenge 25 policy is operated at the premises with appropriate signage displayed inside and outside the premises.

4. Ensure that all staff are given regular training in relation to the Licensing Act 2003. Training records will be kept at the premises and refresher training will be given to all staff at least every 12 months.

5. Ensure a 'refusals register' is in use at the premises to record age related and other refused sales in electronic form or in a hard copy

Please make selection with an "x"

I have enclosed the plan of the premises

I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable

I understand that I must now advertise my application

I understand that if I do not comply with the above requirements my application will be rejected

[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships.] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

#### Part 5 - Declaration (please read guidance note 11)

**Confirmation of applicant or applicant's solicitor or other duly authorised agent.** (See guidance note 12) **If confirming on behalf of the applicant please state in what capacity.**

• [Applicable to all individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

• The DPS named in this application form is entitled to work in the UK, (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Confirmation

Name  Date

Capacity

**Please print the 'Consent of individual to being specified as premises supervisor form (shown on pages 19 and 20), and have the person specified above sign and confirm the details given.**

**For joint applications confirmation of 2nd applicant or 2nd applicant's solicitor or other authorised agent.** (please read guidance note 13) **If confirming on behalf of the applicant please state in what capacity.**

Confirmation

Name  Date

Capacity

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 14)

Name

Address

Post Town

Postcode

Telephone number (if any)

If you would prefer us to correspond with you by e-mail your e-mail address (optional)

Use this page if there is any other information that you think we should know about. Information entered on this page will be sent to us, along with the data on the rest of the form when you use the "Submit" option.

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for users to enter additional information related to the agenda item.

Notes for Guidance are available online

**Consent of individual to being specified as premises supervisor**

Please print this form and ask the person being specified as premises supervisor to fill in the below.

Certain details have been pre-populated from data given on this online form. Please amend any incorrect information or add details where necessary.

Please return this completed form to:

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

I, **Mr PIRASATH SANTHARAJA**

[Full name of prospective premises supervisor]

of

[Redacted address]

[Home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

**A premises licence**

[Type of application]

by **PIRASATH SANTHARAJA**

[name of applicant]

relating to a premises licence

[Number of existing licence, if any]

for **153 High Street  
Sevenoaks  
Kent  
TN13 1XJ  
SEVENOAKES**

[Name and address of the premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

**PIRASATH SANTHARAJA**

[Name of applicant]

concerning the supply of alcohol at

**153 High Street  
Sevenoaks  
Kent  
TN13 1XJ  
SEVENOAKES**

[Name and address of the premises to which the application relates]

**Consent of individual to being specified as premises supervisor (cont.)**

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

**2000463LAPER**

[insert personal licence number, if any]

Personal licence issuing authority

**LB OF BROMLEY**

[Name and address and telephone number of personal licence issuing authority, if any]

**Signed**

[Signature area]

**Name (please print)**

[Name area]

**Date**

[Date area]

## **Form end**

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**You have now reached the end of the form. If you have entered all the necessary information, and read all the guidance notes, please now submit the form.**



XML Specific

Application Type

Licence Case Type

Licence Status

XML Template

CAPS Reference

Payments request

CallingAppID

CallingAppRef

PaymentSourceCode

Response response

PaymentAuthorisationCode

IncomeManagementReceiptNumber

OriginatorsReference

CardScheme

CardType

PaymentAmount

ResponseCode

ResponseDescription

Number of payment lines

Customer Message

Empty text area for Customer Message

Service Message

Empty text area for Service Message

Payment 1

Receipt Number

DueDate

PaymentType

Pay Description

XML Description

PaymentDue  VAT

Paid

Payment Date

Fund

Reference

Payment 2

Receipt Number

DueDate

PaymentType

Pay Description

XMLDescription

PaymentDue  VAT

Paid

Payment Date

Fund

Reference

Payment 3

Receipt Number

DueDate

PaymentType

Pay Description

XML Description

PaymentDue  VAT

Paid

Payment Date

Fund

Reference

Payment 4

Receipt Number

DueDate

PaymentType

Pay Description

XML Description

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Paid

Payment Date

Fund

Reference

Payment 5

Receipt Number

DueDate

PaymentType

Pay Description

XML Description

PaymentDue  VAT

Paid

Payment Date

Fund

Reference

Case Overview

Form file name: [ ] Current Date [ ]
Form data set reference: PIRASATH SANTHARAJA/ [ ] Date From [ ]
Has been E-Signed [ ] Date/Time E-Signed [ ]
Date/Time Submitted to main server [ ] Data Validation Reference [ ]
Date/Time Submitted to external server [ ] Date/Time form Started: 13/01/2023 16:14:37

Automatic Messaging

Receipt Email Address [ ] Notification Email Address [ ]
Receipt Email Subject [ ] Notification Email Subject [ ]
Receipt Email Message [ ] Notification Email Message [ ]
Mobile Number [ ]

Case Notes

[ ]

CRM Integration

CRM Case Ref [ ]

Form History

13/01/2023 16:45:27 | Received on Remote Server
13/1/2023 16:47:25 | Submitted | ( , ) | Application for a premises licence (1.0).wdf, 131655, Licence Inc Bexley, new | Ref: 131655-30113-79LJ196
13/01/2023 16:45:27 | Received on Remote Server
13/1/2023 16:47:25 | Submitted | ( , ) | Application for a premises licence (1.0).wdf, 131655, Licence Inc Bexley, new | Ref: 131655-30113-79LJ196

Form Database

Primary Record ID [ ] Secondary Record ID [ ]
Department Name [ ] Form Status [ ]
Depart Classification / Priority [ ]
Dept Case Reference [ ] Search Field 3: 153 High Street, Sevenoaks, Kent, TN13 1XJ, TN13 1XJ
Date Record Started [ ]
Date Last Modified [ ]

Current User

Title [ ] Surname [ ] First Name [ ] User Record Id [ ]
Tel No [ ] Email address [ ] Address [ ]
User Classification [ ]
Portal Username [ ] Expert for this form [ ]

System Data

Pages active with dynamic paging: 1,2,3,4,5,13,14,15,16,17,20,21,22,12,18,19
Data Locked for Editing [ ] Date of offline forms creation [ ] Enable high-quality print (WDF) [ ]
Type of form - ufx, wdf or txt [ ] If TXT - Optimised for screen-readers [ ] Enable top controls on opening [ ]
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Pages that override forced error checking [ ]
Last visible page: Unregistered users [ ] Registered users [ ] Expert users [ ] Override for TXT version [ ]
Default branding file: UK Revenues & Benefits Branding (1.0) e.g. 'UK Revenues & Benefits Branding (1.0)'
Shared Data Dictionary: Victoria Forms UK Licensing Data (1.0) e.g. 'Victoria Forms UK Government Data (1.0)'
HTML pages within WDF: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,20 Page no for thumbnail [ ]

APPENDIX B

OAK'S WINE MART  
153 HIGH ST  
SEVENOAKES  
TN 13 1XJ

SCALE 1:100


A: MAIN ENTRANCE.

B: RETAIL FLOOR.


C: SALES COUNTER.

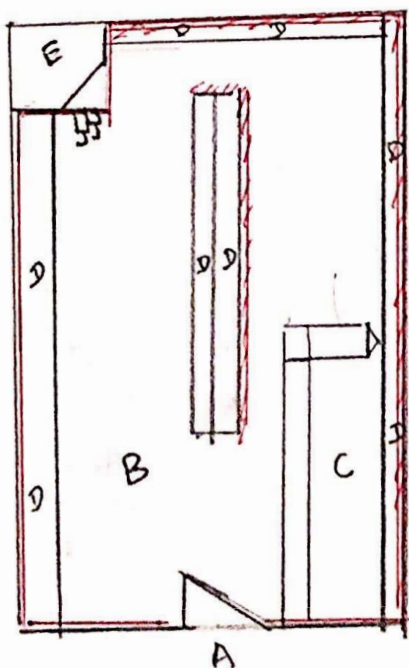
D: DISPLAY SHELVES / FRIDGES

E: TOILET

: FIRE EXTINGUISHERS

: LICENSABLE AREA

: ALCOHOL DISPLAY SECTIONS



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Agenda Item 3



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Ordnance Survey 100019428

\*\* Map Title \*\*

Any Aerial Imagery is © Copyright Getmapping PLC or  
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Scale: 1:1,250 @ A4  
Date: February 2023

Map generated from SDC GISMO.  
Produced by the GIS Team, Sevenoaks District Council

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**From:** Alexander Jaye  
**Sent:** 25 January 2023 00:06  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Representation

Dear Licensing Team,

I would like to make a representation for licensing application for Oaks Wine Mart @ 153 High Street, Sevenoaks, TN131XJ.

My name is Alex Jaye and I live at [REDACTED]  
[REDACTED]

As my 4 year old daughter sleeps [REDACTED] extending the opening hours from 17:00 to 23:00 will increase the noise late into the night. She goes to bed at 7pm every night so this would mean additional noise for 4 hours a night, which will undoubtedly cause issues with her health, school attendance and so on. Also, if our daughter can't sleep then we can't sleep. Considering I am a life long sufferer of insomnia, once I am awake I will likely stay awake the remainder of the night, which impacts my ability to perform my job as Chief Revenue Officer of Valerian Funds.

In addition to the late opening hours, the license is to sell alcohol, which will attract people leaving the pubs/restaurants on their way home. We have had real issues with noisy drunks walking back home as you can imagine. In fact, we had to use our savings (c. £20k) to pay for new sound proof windows to mitigate the impact this issue had on our quality of life. Allowing these noisy parties into our building will make the sound proofing redundant.

We have also had major issues with people sitting on our stairs to drink alcohol, smoking cannabis, filling our bins with rubbish and urinating on our doorway. This is an ongoing issue during Sevenoaks events, such as the fireworks night and Christmas lights night. I have installed CCTV but I cannot record the total area as it is not my property. I will continue to confront trespasses and envisage that it is only a matter of time before I am physically attacked (as this has now happened on a number of occasions). I should add that my wife is too scared to enter/leave the flat whenever these town events are on.

The area at the back of 151 and 147 High Street is dark and does attract the worse kinds of people. By putting an off license next to this area is like putting a bullseye on it.

I cannot fathom why the council are considering this license request. The only other shop in the town centre to have a late license is the new Amazon Fresh store. Most people would choose to go here as it is more central, sells food and is next to a car park. The only clientele 'Oaks Wine Mart' will attract are those who don't have Amazon, those who pay in cash (not the usual Sevenoaks resident) and those who are underage.

If this license is to go ahead then it is safe to say that it will materially devalue our property, detriment our quality of life, increase the likelihood of dangerous confrontation and make continuing to live in our comfortable home a nightmare. If this license was to go ahead then we will undoubtedly have to leave Sevenoaks where we have been happy and an active part of the local community for 6 years.

I am obliged to therefore contend this application as strongly as possible and I hope that you will act responsibly and fairly in your decision making process.

Please do let me know what next steps to take and when it is advisable to instruct my solicitor.

Many thanks

Kind regards

Alex Jaye



From: Paul Owen  
Sent: 01 February 2023 09:17  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: 153

Application For A New Premises Licence: for retail sale of alcohol at  
153 High Street, Sevenoaks, TN13 1XJ

Dear Sirs,

I must object most strongly to the above Application as I have a business in this small block of three shops at [REDACTED]

My main concerns are of late night noise disturbing the residents, with children, of the two apartments above the shops but more so the security of the our shops and that of our neighbours which does include a number of Alms Houses which house elderly people. There is easy access to the rear of our properties and a shop with flats above to the other side of this access with a small self contained office further back.

This is a perfect secluded spot for drinkers to hang around undetected as it is already used by drinkers, and drug users, who come down after the High Street pubs have closed and just hang around till late into the night. With alcohol available on site this situation can only increase. It would only be a matter of time before the vulnerability of these properties was tested. On top of all this there would rubbish including empty and probably broken bottles for us to clear up in the morning.

I hope you can understand how unpleasant this would be for those concerned, especially the elderly.

I would appreciate confirmation of you receiving my comments.

Yours sincerely,

Paul Owen

From: David Cousins  
Sent: 09 February 2023 06:00  
To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
Subject: Application for Premises License – 23/00148/LAPRE, Oak's Wine Mart, 153 High Street, Sevenoaks Kent. TN13 1XJ.

Dear Sir/Madam,

I am writing to strongly object to the application reference 23/00148/LAPRE for a new premises licence at 153 High Street for the following reasons:

The area already has nuisance issues with under age drinking in addition to anti-social behaviour, use of drugs, littering and smashing bottles that need to be cleaned up. This will only increase.

The sale of alcohol directly from the premises at this location has the potential of increased nuisance of noise with the very early and late opening having extended opening times from from 6am to 11pm (17 hours) causing noise and disturbance to neighbouring residents and increased access to alcohol. Deliveries may also take place outside of these hours increasing the disturbance even more.

A traffic and parking nuisance may also be caused by the likely stopping of on-demand food collection/delivery services, product deliveries, and people waiting in a location where stopping is prohibited by double yellow lines on the busy A225 High Street in Sevenoaks.

The premises operating as a retail store selling alcohol and other goods will increase the risk to public safety due the shops proximity to a busy road junction, no parking for deliveries, or on-demand food collection/delivery services, no customer parking and no parking for people with mobility issues, all of whom may stop or park on the street anyway causing serious safety obstructions.

This is an inappropriate type of retail use for the location of the property.

This retail use would substantial increase the volume of waste due to cardboard packaging and glass at a property that has no external storage for large waste containers associated with this type retail business causing extreme nuisance for adjoining premises and residential homes.

Granting a licence for these premises will not promote the licensing objectives, particularly those of public safety, nuisance, the protection of children from harm, and the prevention of crime, disorder and antisocial behaviour.

Yours Faithfully

David Cousins  


**From:** Robina Cousins  
**Sent:** 09 February 2023 06:48  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Application reference 23/00148/LAPRE. 153 High St, Sevenoaks

Dear Sir or Madam

I am writing regarding the above licensing application for premises 153 High St, Sevenoaks by Oak's Wine Mart.

[REDACTED] I am extremely concerned by this application and the implications of it being approved. A liquor/convenience store is an entirely unsuitable type of business for this building and location, and I will set out the reasons for my objections below.

On your own Licensing Partnership website, I refer to your four 'licensing objectives' and will address each one in order.

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

#### 1) THE PREVENTION OF CRIME AND DISORDER

It cannot be disputed that alcohol and crime are closely linked. Of particular concern to me is the risk of customers hanging around the store to consume their alcohol which in turn results in disorderly, disturbing & criminal behaviour. If they were to come round to the back of the store near to the residential access I am extremely worried that myself or anyone else needing to enter or depart our property via the rear staircase will be unable to do so for fear of encountering a drunk and disorderly individual committing crime, such as drug-taking or abuse to themselves or another person. These highly possible scenarios conflict with your first licensing objective above.

#### 2) PUBLIC SAFETY

The property is directly on the busy road close to a 4-way junction on double-yellow lines and I am very concerned about the risk of illegal parking right outside the front of the store particularly blocking the pavement, which puts the safety of pedestrians and drivers at risk.

There is no customer parking for the property at the rear or close by, which for the current 'services' businesses such as the nail salon and hairdressers is managed by customers finding a suitable legal parking space for the duration of their appointment. But with a liquor/convenience store it is bound to happen that customers will pull up right in front of the store blocking the pavement for pedestrians and blocking the nearside lane of traffic while they 'just pop in for their bottle of wine'. Not only that, the application states that food-delivery service drivers will be part of the business, so I wonder where does the applicant intend them to park their vehicles when they are collecting an order? And the same applies for deliveries - there is no rear parking for this to happen either. This is a dangerous prospect and certainly not safe for the public, hence it conflicts with your second licensing objective above.

#### 3) THE PREVENTION OF PUBLIC NUISANCE

The proposed opening hours of this store between 6am and 11pm are alarming to me. Whilst I accept that I have chosen to purchase a property above shop units, it is grossly

unfair to have this length of shop hours underneath residential homes for such an extended proportion of the day. The consequences that will cause a public nuisance will range from the unloading of deliveries, re-stocking of shelves, staff and customer noise, traffic noise, odour from alcohol spills and other related disruption. Normal shop hours are fair enough, but 17 hours out of a 24 hour day is totally unreasonable in this location and in this building. The other area of public nuisance is the quantity of packaging, which will be immense for alcohol deliveries and a convenience store. There is already a problem with the number of wheelie bins and lack of space for rubbish generally to the rear of the shop units. For these reasons this application clearly conflicts with your third licensing objective above.

#### 4) THE PROTECTION OF CHILDREN FROM HARM

The area behind the property already has an issue with young people intoxicated with alcohol and vomiting which has needed clearing up by residents. We are extremely concerned these unsafe situations for children would increase if this application gets approved with it being a dark and hidden area for young people to congregate. This situation clearly conflicts with your fourth licensing objective above.

Thank you for considering my objections to this application.

Robina Cousins

**From:** Jessica Williams  
**Sent:** 10 February 2023 21:36  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Application reference 23/00148/LAPRE 153 High St, Sevenoaks

Dear Sirs

I wish to object to the above application for the following reasons:

- 1) There is a risk of disorderly and criminal behaviour in the vicinity. With the unit having historically been a carpet shop, there was no such risk previously. There is already an issue with trespassers straying off the high street and carrying out disorderly behaviour to the rear of the property and my concern is that this will become a consistent and sustained issue, causing a serious nuisance to the residents of the flats above the shops, especially considering the proposed opening/license hours. The area behind the property is easily accessible and likely to become a natural place for substance abuse, resulting in intimidation of and increased likelihood of theft from local residents of the surrounding properties.
- 2) The lack of customer parking will result in illegally parked cars on the pavement by a) customers making purchases and b) food delivery drivers (as referred to in the application). This will cause blocked traffic and detriment to the safety of the public, as well as the residents of the flats above the shops.
- 3) This section of the high street does not have a history of housing businesses of this type. The proposed long 17 hour opening hours are extremely unreasonable and there is a significant risk of public nuisance under the proposal. The potential deliveries out of opening hours will result in them occurring at unreasonable hours of the day and there is already a lack of space for rubbish bins to the rear of the property for the level of packaging that will be produced. Again, the residents of the flats above the shops will suffer enormously.
- 4) There is already an issue with young people hanging around the rear of the property, getting drunk and vomiting. The proposal risks this problem being exacerbated and therefore the potential for underage drinking.

I would urge you to reject this application.

Yours faithfully

Jessica Williams

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