



— Moveable furniture -
tables and chairs

Plan of Reception Barn 1:100

Terrace



This drawing is for planning purposes.
Contractor to take all safety dimensions
on site before work commences.
Dimensions to be reported to the
subcontractor to verify all dimensions
before making a shop drawing or final
material cut.

This drawing is copyright and must not be
reproduced without permission.

Block Plan showing Reception Barn in relation to
Toilets
1:500



P E T E R H U L B E R T

12 11 5 2 7 10 8 9 0 4 3 6 11 1 7 10 2 9

The Studio, Leyswood Farm, Corsley Road, Groombridge, East Sussex, TN2 9TH. Tel 01422 460130 Fax 01422 560139
 peter.peterhulbert@aol.com www.peterhulbert.co.uk

24.07.17 H. show fire safety measures

Refracton 130717 A, reduce covers to 100, move position of band

Project: Chafford Park - Licensing Plan

For: Vls S Thompson

Drawings: Plan of Granary (Reception) Barn

Scale: 1 = 100 and 1,300 g AS

Date: July 2017

Drawing No.

1610/ 100B

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)

Please see page 16

b) The prevention of crime and disorder

The applicant considers that this operation will be Low Risk in terms of Crime and Disorder and will implement a full programme of staff training to ensure that regular, documented training is given to staff involved with the supply of alcohol.

The applicant will complete booking forms for each event at the site and ensure that appropriate details are recorded and that the forms are retained in an appropriate format.

The applicant will keep an incident register at the site and ensure that any incidents are fully recorded.

c) Public safety

A challenge 25 policy will be implemented at the site with appropriate signage and training.

Appropriate signage will be displayed at the site to support this objective.

d) The prevention of public nuisance

The applicant has agreed to install a noise limiter, available for calibration by the Environmental Health Officer, to respond to any local concerns.

The applicant will provide a phone number so that residents are able to contact the operator and express points of feedback in relation to the operation.

The applicant is willing to implement agreed noise attenuation measures at the site

e) The protection of children from harm

A challenge 25 policy will be implemented at the site with appropriate signage and training.

It will be made clear to clients booking wedding events that they must specify whether persons under eighteen years of age will be present.

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.

Chafford Park is a working farm, having developing, converted facilities for hosting a full range of private and corporate events including meetings, training, other functions and wedding celebration events.

The Sale of Alcohol and provision of Regulated Entertainment are not the principal activities at this site and this application seeks only to licence the Granary Barn for those Licensable Activities, to allow events with a full catering and entertainment service in the afternoon and evening.

The applicant is fully engaged in the Planning process and has had contact with the Environmental Health officer, the Licensing Authority and Kent Police.

The applicant has been encouraged to apply for a Premises Licence for this site, following contact with the Responsible Authorities and believes this to be a modest proposal in support of a local business that uses as many local services as possible.

The applicant believes that this application contains proposals that are unlikely to undermine the Licensing Objectives in the Licensing Act 2003 and notes the current Statement of Licensing Policy as follows:

*3.1 The Licensing Authority encourages premises that are NOT alcohol led, have other non-alcohol based offers, cater for diverse age ranges and include cultural or other activities. Venues based in local communities providing employment are also encouraged.

The applicant has carried out a Fire Risk Assessment of the site.

The applicant has sought the opinion of a Noise Consultant and is implementing noise attenuation measures.

The applicant has agreed to install a noise limiter, available for calibration by the Environmental Health Officer, to respond to any local concerns.

The applicant is willing to meet with the Responsible Authorities and any other parties to the Licensing Process at the site to discuss support for the Licensing Objectives in the Licensing Act 2003.

The applicant is developing a list of approved suppliers for all wedding related services and will ensure that such suppliers are fully aware of any restrictions that apply to the site including the authorised hours for Licensable Activities in advance of any event.

The applicant will ensure when booking for an event at the site is made, the client is made aware of any restrictions that apply to the site, including the authorised hours for Licensable Activities in advance of any event.

From: SALLY JOLLY <[REDACTED]>
Sent: 04 August 2017 09:40
To: Licensing
Cc: [REDACTED]
Subject: 17/02742/LAPRE Chafford Park Granary Barn

The above has applied to Licence the Premises at Chafford Park, Fordcombe.

Although in essence I have no objection, providing all regulations and limitations are adhered to, evidence is that they won't be.

Over the past 18 months many events have been held at the site, this year almost exclusively in a Marquee, which has meant volume of music has been totally unacceptable and complaints made. Environmental Services have attended 3 times and a Noise Abatement Order made. The 3rd call out was made AFTER the Noise Abatement Order indicating that Chafford Park Ltd., Chafford Estates Ltd., and/or Sarah Thompson, have not taken seriously the impact their site is having on local residents.

Despite use of Chafford Lane being already indicated by Highways as unsafe for use of access to the site (made to Planning Application in June 2016) Chafford Park Ltd (etc. etc.) not only have not managed to stop their clients using this tiny lane for access but actively post notices at the driveway entrance (including supplying chalk A board for clients) AND up in the Village at the top of the lane. This is dangerous as there are many blind bends and no pedestrian pathways. Photos have been sent to Parish Council of queues of traffic, including a coach and a massive low loader and this issue has been raised many times on the Planning Application website.

Recently there has been an unlicensed event, run by a company called WedFest, who used aforementioned Low Loader with Fairground equipment. Chafford Park Ltd (etc. etc.) claimed they had no knowledge of this coming on to their site, but allowed it anyway. They also claimed to have no knowledge of the setting up of massive firework display for the same event. I find this very worrying - it shows the site is not properly supervised before, during and after events, or whoever is supervising does not carry sufficient 'weight' to stop/refuse any activity. Had there been an accident (bearing in mind this unlicensed event had a Beer Tent approx 30ft x 10ft) one wonders what the implications would have been on their insurance (assuming they had any). It's no good blaming the client - which seems to be the general attitude.

Also on 17th June Environmental Services visited the site that evening, and were apparently unable to speak to anyone in charge, Sarah Thompson or anyone else being unavailable. An unlicensed (no TEN) event, with unauthorised equipment and unauthorised (according to CP t&cs not allowed) firework display but no one on site to manage? Terrifying.

I don't know if this is a requirement of having a Site License but seems some sort of management policy document needs to be produced at the very least.

Regarding TEN - at the recent Parish Council Meeting a resident asked how many events more were to be held at the site this year. The response was "about 6". In fact, according to information supplied by Licensing there are only 4. I find it worrying that the Principal Manager of the site either does not know how many events are in the pipeline, or did not bother to be prepared before attending the meeting. Also an indication of the attitude to local residents.

I therefore hope that if the Site Licence is granted that the conditions are very specific and that in the event they are broken, consequences are swift and serious.

Sally Jolly
5 The Paddock
Hedge Barton Park TN3 0SN

From: Licensing
Sent: 4 Aug 2017 15:59:20 +0000
To: Donna Thorne
Subject: FW: 17/02742/LAPRE (Chafford Park Granary Barn)

FYI

From: SALLY JOLLY [mailto:]
Sent: 04 August 2017 16:52
To: Licensing
Subject: 17/02742/LAPRE (Chafford Park Granary Barn)

Further to my earlier comment on the above:

One of the sound restriction plans was to keep doors of the Granary Barn shut during music events, and install door closers; this is not mentioned on the Licence Application.

The installation of a terrace immediately along the side of the Granary Barn is new to me. No issue with that PROVIDING shrieking and yelling (a feature of most events) is controlled. Ms. Thompson said at recent Parish Council meeting she is hoping to attract type of clients so presumably this will cover that problem.

Sally Jolly

5 The Paddock, Hedge Barton Park, Chafford Lane, Fordcombe TN3 0SN.

From: Licensing
Sent: 9 Aug 2017 13:17:14 +0000
To: Donna Thorne
Subject: Comments for Licensing Application 17/02742/LAPRE

Please could you upload this Representation! It is a valid according to Jess. I have put onto worksheet!

Sorry x

From: Jessica Foley
Sent: 09 August 2017 10:01
To: Licensing
Subject: FW: Comments for Licensing Application 17/02742/LAPRE

Valid rep to be allocated if it hasn't already please.

Many thanks,
Jess

From: publicaccess@sevenoaks.gov.uk [<mailto:publicaccess@sevenoaks.gov.uk>]
Sent: 04 August 2017 15:26
To: Jessica Foley
Subject: Comments for Licensing Application 17/02742/LAPRE

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

Comments were submitted at 3:26 PM on 04 Aug 2017 from Mr Andrew Backway.

Application Summary

Address: Chafford Park Chafford Lane Fordcombe Kent TN3 9UR
Proposal: Premises Licence
Case Officer: Jessica Foley
[Click for further information](#)

Customer Details

Name: Mr Andrew Backway
Email: [REDACTED]
Address: 6 The Drive, Hedge Barton Trailer Park, Chafford Lane
Fordcombe, Kent TN3 0SL

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application

Reasons for comment:

- Fitness of Licence Applicant
- Noise Disturbance
- Opening Hours
- Public Safety
- Traffic

Comments: 3:26 PM on 04 Aug 2017 The premises have been refused planning to convert the barn in question although planning has been applied for again.

The planning application states that functions will be kept within the barn. This application is for a licence to sell/serve alcohol on a terrace. The terrace will be outside planning permission if given.

Due to noise disturbance already suffered by neighbours and a noise abatement notice served this applicant has no intention of complying with rules and regulations.

This application must be linked to that of planning else a licence may be granted for an unauthorised premises.

If planning, with stringent conditions, is granted which confines activity to within the barn then the licence must not allow alcohol on a 'terrace'

There is concern raised by local residents, the Parish Council and Kent County Council regarding the adverse effect of additional traffic on Chafford Lane.

Use of the barn 7 days a week will put a preposterous burden on local inhabitants and wildlife especially our residents bats.

Jessica Foley

From: Julie Short
Sent: 22 August 2017 12:09
To: jessica.foley@sevenoaks.gov.uk; 'licensing@sevenoaks.gov.uk'
Cc: Jackie Wright
Subject: FW: Chafford Park -Premises Licence Application

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry please also add

Condition 12

Any live bands must use a silent stage arrangement . This would typically include
A Digital Drum Kit
Direction Injection of the Bass
In ear monitors

Required to prevent the use of conventional drum kits and monitor speakers by band members

Julie

Julie Short
Principal Environmental Health Officer
Environmental Health Partnership- Dartford and Sevenoaks working together
Telephone : 01322 343086
Fax : 01322 343963

From: Julie Short
Sent: 22 August 2017 11:56
To: jessica.foley@sevenoaks.gov.uk; 'licensing@sevenoaks.gov.uk'
Cc: Jackie Wright
Subject: Chafford Park -Premises Licence Application

Dear All

The licensing portal does not appear to be working.

I have tried on several occasions to submit these comments but each time receive the message – Error –Unable to perform this task .A remote exception has occurred.

Please see my comments below in respect of objecting to the application

I refer to this Application for a Premises Licence (17/02742/LAPRE) at Chafford Park in respect of the supply of alcohol for consumption on the premises and the playing of both live and recorded music indoors. Licensed activities, being proposed to take place between 12:00 and 23:00, with the premises being open to the public until 23:30, seven days a week. Environmental Protection first began to receive noise complaints from events held at Chafford Park during July 2016. Since that time, 20 recorded complaints, from 11 different complainants, have been received by the Environmental Protection Team. As a result, affected local residents have been advised to utilise the Councils out of hours Environmental Protection Duty Officer Service. This operates until 22:00 Sunday to Thursday and 00:00 on Friday and Saturday, an officer also being available for emergencies arising during Saturday and Sunday daytimes. Due to out of hours visits made by Duty Officers on 22/05/17 and 19/06/17, having regard to the level of noise witnessed from the complainants properties, an Abatement Notice was served in respect of the likely occurrence of a Statutory Noise Nuisance under the Environmental Protection Act 1990. An appeal against this Notice was not received from the recipients.

Subsequent to service of the Abatement Notice, Environmental Protection met with the operator of the site, together with her Licensing and Acoustic consultants on 19th July 2017. Unfortunately further noise complaints have since been received regarding the site, although it has not been possible for an Officer to visit and ascertain whether the Abatement Notice has in fact been breached.

After service of the Abatement Notice, a decision was made not to object to further LATEN applications received from individual Brides and Grooms for the 2017 season, to the maximum number permitted, due to the impact this was considered likely to have on what is a very special and unique day.

However Environmental Protection considers that, due to ongoing issues with the operation of the site, they currently have no alternative but to object to this Licensing Application.

If however the Licensing Committee is minded to approve this application, Environmental Protection would request that the following conditions be added to the licence.

1. In order for live and recorded music to be played in The Granary Barn, the structure, including windows must undergo a scheme of acoustic insulation. Both windows and the side door opening onto the terrace must be kept closed and locked during any event where live or recorded music and voices is played. The main access doorway into The Granary Barn should be altered to become via the south facing door from the storage area end of the barn. The applicant would have to demonstrate the level of acoustic insulation that can be achieved to the structure to the satisfaction of the local authority.

2. No amplified live or recorded music or voices to be played in the Hop Barn, unless in conjunction with a wedding ceremony.

3. No live or recorded music or voices to be played outside the Granary or Hop Barn, including on the terrace area.
4. No live or recorded music or voices to be played in any marquees / tepees or similar structure erected on site.
5. No fireworks to be discharge on site.
6. No fairground type machinery or rides to be utilised on site e.g. dodgems /carousel or similar
7. The Granary Barn to have a sound compressor, together with amplification system and speaker equipment installed. Equipment to be agreed in advance and prior to installation with the Local Authority. Acceptable Levels to be set as agreed and verified by the Local Authority
8. The system to be installed to the Granary Barn must be tamper proof and utilise the sound compression system. Independent speaker systems should not be brought onto the site or utilised during events.
9. The applicant should be required to submit a noise management plan for the venue for approval by the Local Authority. This should include protocols to limit noise from guests post event and when leaving the site
10. The contact telephone number suggested by the applicant in their application should be for a mobile device, which is switched on and answered throughout any event involving live or recorded music and voices. The contact number should be made available on the Chafford Park web site and to the Environmental Protection Team.
11. To limit the disturbance caused to local residents by departing traffic, I would suggest that a gate or collapsible bollard, which can be locked during events at Chafford Park, be installed in the alternative vehicular exit in order to prevent inappropriate usage.

Julie

Julie Short

Principal Environmental Health Officer

Environmental Health Partnership- Dartford and Sevenoaks working together

Telephone : 01322 343086

Fax : 01322 343963

