

Michael Moss

From: simon.jay <[REDACTED]>
Sent: 12 January 2020 20:39
To: Licensing
Subject: Licensing application

To Whom it might concern

We are writing to object to the application submitted by Daniel Mario dos Santos in relation to premises known as Chartwell Barns, The Elms nursery, Bough Beech Road, Four Elms, Kent TN8 6ND. We are residents of a property in Roodlands Lane which is less than a half a mile away, straight across an open field, from the premises in question.

Our objections relate both to the prevention of public nuisance and the protection of children from harm. The property is currently used as a retail outlet for equestrian and pet supplies, a garden centre and a cafeteria which also sells some household goods. The clientele of the cafeteria are principally cyclists, walkers and users of the retail outlet.

To grant the premises a general licence to sell alcohol and to play both live and recorded music would not only substantially change the nature of the use of the property, but also cause a nuisance to local residents. The property is located in a rural/residential area close to the village of Four Elms; it is close by to St Paul's church of Four Elms and to the village primary school. The local area is popular with horse riders and birdwatchers, who value the tranquility of the lanes and fields which abut the property.

We believe that playing of music until 11 pm Monday to Saturday or until 7 pm on a Sunday would cause a disturbance to residents as well as to people visiting the church, and the primary school. We also believe that the demand for alcohol is adequately served by the existing public houses, The Four Elms Inn and The Wheatsheaf at Bough Beech. We cannot see any justification for a further general licence to sell alcohol in the vicinity.

The local area is very peaceful with limited traffic and aircraft noise. Especially on summer evenings, the residents are able to enjoy the quiet of their homes and gardens. We know that sound carries very easily across the fields - on those limited occasions when the Four Elms Inn has been granted a specific licence to play live music, it has been easily audible over a considerable distance. From our house we can hear the sound of leather on willow from the Four Elms cricket ground. The sound of live or recorded music from the Elms Nursery would be a wholly unwelcome intrusion.

Simon Jay

Michael Moss

From: Lorna Galbraith <[REDACTED]>
Sent: 12 January 2020 22:52
To: Licensing
Subject: Chartwell Barns, The Elms Nursery, Bough Beech Road, Four Elms, Kent. TN8 6ND

To whom it may concern,

We are responding to the application at Chartwell Barns, Four Elms Nursery, for an alcohol & music license, which we are disputing.

We live with our family in Roodlands Lane, in a house which sits approximately half a mile East of the proposed application. Four Elms lies in an area of outstanding natural beauty, it is a quiet & tranquil village, with a mix of young and old families, those that have lived in the area for a long time and those that are new to the area. Many residents use the local businesses that we have available. The school, church, village pub, local craft shop and the new coffee shop are a central part of the village. The Chartwell Barns, with its equestrian, pet and local produce supplies, create a safe but busy area for people to enjoy.

The pub in the village, as with a lot of public houses has struggled over the years. The addition of another licensed premises to this small village would surely see the demise of this establishment.

The proposal of the music license to run from 12pm-11pm Monday-Saturday and until 7pm on Sundays is totally unacceptable. The noise generated across this very quiet and open area would easily travel to our premises and cause a nuisance noise disturbance, playing at such a late hour this is more appropriate for the local towns, rather than a small village.

The lack of resources to our local police force will mean that any disturbances will not be dealt with quickly. Due to a lack of accessible public transport late at night, drink driving is already a problem in the area and this would surely add to it.

The increased traffic along our very quiet country lane would be very detrimental to our lives, causing noise disturbances & distress very late at night.

Surely, lessons should have been learnt with the 'Oceans of cream' Tea room and barn in Hildenborough, following their grant of music and alcohol licenses, it quickly became a nightclub and a major public nuisance.

We trust you will consider these issues when making your decision.

Yours Sincerely,

Russell & Lorna Galbraith.

(1 Blackmoor Cottages, Roodlands Lane, Four Elms, Kent. TN8 6PG)

Michael Moss

From: Margaret Bates <[REDACTED]>
Sent: 12 January 2020 17:46
To: Licensing
Subject: Application for licensing Chartwell Barns the Elms nursery Bough Beech road Four Elms TN8 6ND for live and recorded music

From. Mrs Margaret Bates. The Cottage Blackmoor Roodlands Lane
Four Elms Edenbridge TN8 6PG

With reference to the above I would like to make an objection to the above application for playing live and recorded music which could be disturbing in this otherwise tranquil neighbourhood

Michael Moss

From: Kevin Mersh <[REDACTED]>
Sent: 13 January 2020 17:22
To: Licensing
Subject: Proposed alcohol and live music license - Chartwell Barns, The Elms nursery, Bough Beech Road, Four Elms, Kent TN8 6ND.

I refer to the application made under the Licensing Act 2003 made by Daniel Mario dos Santos at the above property.

This application has just come to my attention. I have lived in Roodlands Lane Four Elms for 33 years and own fields in which my family keep horses immediately adjoining Chartwell Barns for all of that time.

I am not clear why, as an adjoining owner to the property, why I have not been notified on this matter. Nor was I written to at the time an application was made to substantially increase the size of the café a development which I consider to be out of all proportion and character to the existing buildings and the rural nature of Four Elms and the immediate area.

I object to the licensing application for alcohol and live music at the property. This part of Four Elms is an attractive, quiet rural environment and granting a licence to sell alcohol and to play both live and recorded music until late evening is completely out of keeping with the rural environment. It will greatly disturb the quiet rural uses for many nearby residents including my family and will disturb and endanger my horses grazing in the adjacent field.

There are areas in central Sevenoaks where this application would be objected to because of the issues with loud music and disruption caused by the alcohol licence. There are alcohol licence's in Four Elms already at the Four Elms pub and at the cricket ground.

Regards

Kevin Mersh FRICS

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Michael Moss

From: trudy burgess <[REDACTED]>
Sent: 13 January 2020 18:00
To: Licensing
Subject: Chartwell Barns, TN8 6ND

Ref: Chartwell Barns, The Elms Nursery, Bough Beech Road, Four Elms,
Kent. TN8 6ND

I am writing to voice my concerns regarding the application for a music and alcohol licence at the above premises.

I grew up and now own a property in Roodlands Lane, so am very familiar with the area. I have been a customer of the garden nursery, shop and coffee shop for many years, as have many other local people that I know.

Roodlands Lane and the surrounding area is rural and quiet. However because the terrain is relatively flat noise travels. We hear the children from Four Elms Primary school when they are in the playground and train noise from the railway. Also music can be heard when Hever Castle and Hever Golf Club are hosting events. However this noise is not all day and every day of the week.

When I was aware that the small café at the garden centre was being extended I imagined that it would be something like Arthurs Restaurant (Coolings, Rushmoor Hill) which I think would be an asset to the village.

I believe that the request to play music until 11pm Monday to Saturday and 7pm on a Sunday would mean that the restaurant would appeal to a completely different client base and would cause a great deal of disturbance to local residents and would result in an increase in road traffic as the area is not well catered for by public transport.

I hope that you will consider my concerns when making your decision.

Yours sincerely,

Trudy Burgess

3 Blackmoor Cottages. TN8 6PG.

Michael Moss

From: Mark Knapman <[REDACTED]>
Sent: 13 January 2020 19:49
To: Licensing
Subject: Licence Application - The Elms Nursery Bough Beech Road Four Elms Kent TN8 6ND

Dear Sir / Madam,

I write with regard to the application for a licence to play recorded and live music and the application to sell alcohol at The Elms Nursery Bough Beech Road Four Elms Kent TN8 6ND.

I would like to strongly object to these licences being granted on numerous grounds:-

- The property in question is a nursery / equestrian centre, not a pub or a club, so to grant the premises a general licence to sell alcohol and to play both live and recorded music would be changing the use of the property. With that in mind a planning application for change of use should be submitted to the council prior to requesting the licence for music and the sale of alcohol.
- Playing recorded or live music inside and or outside the property would create a sound nuisance to the local residents.
- Alcohol is already on sale at the local Cricket Club and the local Pubic House, less that 500 yards away from the nursery. The further sale of alcohol would not benefit the village in anyway and would have a detrimental effect on what is a quite rural residential area.
- Granting the permission for such licenses would inevitably lead to further applications, resulting in the property being used for purposes other than the agricultural use that the building was originally built for.

The granting of these licences would be unacceptable and totally unwelcome to the local community and I trust the application will be refused.

Kind regards,

M Knapman
Ingledene
Roodlands Lane
Four Elms
Kent
TN8 6PG

Michael Moss

From: MARGARET BEESON <[REDACTED]>
Sent: 13 January 2020 12:29
To: Licensing
Subject: APPLICATION 19/04703

I have experienced some difficulty in submitting our comments online and would be grateful if you could include as part of the process to meet the today's deadline .

TO WHOM IT MAY CONCERN

We are writing with regard to the application 19/04703 by Mr Daniel Dos Santos for a licence to supply alcohol and perform live and recorded music at Chartwell Barns .

We live in Roodlands Lane approximately one third of a mile across open fields from the site .

The application states that music will be played both indoors and outdoors. The restaurant seating including an external decked area with tables and chairs where meals and refreshments will also be served .

The resulting noise from this activity will be clearly audible across open ground to our home and our neighbours .

The extension of operating hours to 8.00- 23.00 Monday to Saturday , 8.00 - 19.00 Sunday coupled with the provision of alcohol and music will have a damaging effect upon a peaceful , rural environment .

Margaret and Trevor Beeson

Little Blackmoor
Roodlands Lane
Four Elms
Edenbridge
Kent
TN8 6PG

Michael Moss

Subject: FW: Comments for Licensing Application 19/04703/LAPRE

From: publicaccess@sevenoaks.gov.uk <publicaccess@sevenoaks.gov.uk>

Sent: 13 January 2020 19:07

To: Licensing <licencing@sevenoaks.gov.uk>

Subject: Comments for Licensing Application 19/04703/LAPRE

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

Comments were submitted at 7:07 PM on 13 Jan 2020 from Mr Robert Mason.

Application Summary

Address: The Elms Nursery Bough Beech Road Four Elms Kent TN8
6ND

Proposal: Premises Licence

Case Officer: Michael Moss

[Click for further information](#)

Customer Details

Name: Mr Robert Mason

Email: [REDACTED]

Address: Great Oaks Farm, Roodlands Lane, Four Elms, Kent TN8
6PG

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment: - Noise Disturbance

Comments: 7:07 PM on 13 Jan 2020 We are concerned over the impact on the rural peace in the area. The premises are directly downwind of the prevailing wind direction and will mean that the noise will carry to our property. The proposed hours of operation are quite extensive and outside music could be particularly disturbing especially with outside live music at wedding parties and the like. Whilst we do not know the intention of the applicant in this regard, we believe that the granting of an outdoor music licence would open the door to such parties and create an unacceptable noise disturbance for us and our local rural community. We object to that element of the application and would ask you to limit the licence.

Michael Moss

Subject: FW: Live music application Four Elms

From: Joanna Styles <[REDACTED]>

Sent: 12 January 2020 17:15

To: Licensing <licencing@sevenoaks.gov.uk>

Subject: Live music application Four Elms

Dear Sir/Madam,

I am writing to express my concerns over the licensing application for Chartwell Barns, The Elms Nursery, Bough Beech Road, Four Elms.

This is a rural community and the character of it is quiet. The residents of the village chose to live here because we like the natural landscape and a peaceful environment. To license a new premises to provide live music is inappropriate. For the sound of live music to emanate from the building would be unacceptable and would spoil the character of the area.

Yours sincerely,

Joanna Styles
Four Elms resident

[Sent from Yahoo Mail on Android](#)

Michael Moss

Subject: FW: Comments for Licensing Application 19/04703/LAPRE

From: publicaccess@sevenoaks.gov.uk <publicaccess@sevenoaks.gov.uk>

Sent: 13 January 2020 12:10

To: Licensing <licencing@sevenoaks.gov.uk>

Subject: Comments for Licensing Application 19/04703/LAPRE

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

Comments were submitted at 12:09 PM on 13 Jan 2020 from Mrs Sheila White.

Application Summary

Address: The Elms Nursery Bough Beech Road Four Elms Kent TN8 6ND

Proposal: Premises Licence

Case Officer: Michael Moss

[Click for further information](#)

Customer Details

Name: Mrs Sheila White

Email: [REDACTED]

Address: High Stables, Roodlands Lane, Four Elms, Kent TN8 6PG

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Parking
- Prevention of Public Nuisance
- Public Safety

Comments: 12:09 PM on 13 Jan 2020 We are residents of a property in Roodlands lane which is less than half a mile away, across an open field from Chartwell Barns the premises in question. Our objection relates to the prevention of public nuisance and all that relates to it. The property is currently used as an equestrian and pet supplies retail outlet, a garden centre, cafe and where some household goods are sold.

To grant the premises a general licence to sell alcohol and to play both live and recorded music would not only substantially change the nature of the premises but also create a nuisance to local residents; the property is located in a rural/residential area.

We believe the playing of music at the times listed, seven days a week would cause a disturbance to residents and visitors to the area. The demand for alcohol

is adequately served by the existing public house and cricket club house. We cannot see any justification for a further general license to sell alcohol in the vicinity. The local area is peaceful, attracting cyclists, walkers and horse riders. Residents, during summer days and evenings enjoy the quiet of their homes and gardens; sound carries very easily across open fields (and from much further afield, an example being Neverworld at Wilderness Lane, Hever) therefore the intrusion of music from just half a mile away is unwelcome and totally unacceptable.

Michael Moss

From: Richard Hodder <[REDACTED]>
Sent: 13 January 2020 16:58
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application TN8 6ND - 19/04703/LAPRE

Dear Sir or Madam

I write in reference to the above application notice concerting The Four Elms Nursery on Bough Beech Lane, Four Elms.

I live about 100 yards away on Bough Beech Road at THE LAMP HOUSE, BOUGH BEECH ROAD, TN8 6ND and therefore have concerns about the change of use of these premises from one of a Garden Nursery (and allied shops), to somewhere to include a place of entertainment within the auspices of a restaurant or the like.

On the notice posted outside the nursery, and on the application online, I see there are three separate items being -

1 / Live Music

2/ Recorder (sic) Music

3/ Licensing for alcohol.

1/ LIVE MUSIC

As the application states, the area around the nursery and the general area here, is rural with fields, many of which contain livestock which might be disturbed by regular noise. Moreover, there are not a large number of buildings in the vicinity which might dampen the effect of noise which would cross these fields akin to sound over water. To put that in context, I can currently sit in my back garden and hear cricket on the village cricket pitch.

Whilst the application states "Guitar music, not amplified / Easy Listening", I think this is too vague and could lead to variations open to dispute later on. What exactly is proposed as "Easy Listening"? Music is very personal and that is not really specific enough to determine style or volume.

On these grounds I am not happy that music is anywhere performed or received outside of the building.

2/ RECORDER (sic) MUSIC

If the application actually is asking for Recorder music then I have to say that I am a great fan of baroque woodwind and would find that acceptable! My true concern is that the intention is for Recorded music to be played and to allow that sound to spill out of speakers from within the premises and to the outside.

On these grounds, again, I am not happy that music is anywhere performed or received outside of the building.

3/ ALCOHOL

On a more positive note, I think the area could do with a place offering good food and am therefore more than happy to accept the application's request for a license to sell alcohol.

I welcome that the owner agrees to put up a notice, as many do, for people to drive away quietly, respecting the local community.etc.


ROAD

Furthermore, I would draw your attention to the nature of the road which is a small village lane used by traffic - albeit sadly at some speed due to a 60mph limit - which just about works alongside horse and bike riders as well as dog walkers etc. If this were to go ahead, the council **will have** to put in place a 30 mph limit as the traffic that can currently pass at speed (despite the usage of the lane) and will need to be controlled. Even now it concerns me that accidents could occur.

I must say that, if Mr Dos Santos had done the sensible thing of putting leaflets through local doors and held a meeting with residents, then we might all have a more precise understanding of what is intended. His application seems to be reasonable in many respects but too loose in many aspects for my satisfaction. So, as it stands, I feel it necessary to oppose the application on the above two points until we get better clarification.

Yours,

Richard Hodder.


THE LAMP HOUSE
Bough Beech Road
Four Elms
Kent
TN8 6ND

Michael Moss

Subject: FW: Attn: Michael Moss - Licensing Team. Case 19/04703/LAPRE

From: [REDACTED]

Sent: 13/01/2020 19:58:54

To: licencing@sevenoaks.gov.uk, information@sevenoaks.gov.uk

Subject: Attn: Michael Moss - Licensing Team. Case 19/04703/LAPRE

Sir,

As someone registered on your site I have attempted to submit my concerns about the above application online but have failed to do so on two occasions, getting the message:

Error while submitting your comments

- Your comments could not be submitted due to an error in the system.

I have taken a photo of my screen and clock showing the error message should evidence be required of my attempt to submit within the deadline (today 13 Jan)

For good orders sake I am submitting here now too but will try again online later.

In either case I expect my concerns to be considered.

"I should begin by stating that I do not object in principle to the opening of a restaurant on the premises, indeed I regard myself as a potential customer, but it is the level and frequency of noise with which I have certain issues:

1) Are the applicant/SDC aware of just how easily noise carries across the open fields between the premises and neighbouring houses? We can clearly hear children play in the school playground and cricketers enjoying their sport, both at venues further down the road.

2) The applicant says that no music will be amplified. Can we be assured of this for all events? What if he wishes to hire out the premises as a wedding/events venue? I would require assurances that live music is not allowed (except perhaps for a very rare occasion) and that the noise generated by recorded music is kept to a level that does not encroach and be of an anti social nature. Nor should it be allowed after 11pm even if applied for by way of a Temporary Event Notice.

3) Having spent a good amount of time today with the proprietor of the equestrian section at the premises I was told that she and another neighbour had been assured by the applicant that no music would be relayed outside the restaurant. In his application though he says that "there is a small decked area outside of the premises where customers can eat and drink and hear the music from speakers inside the restaurant". This suggests that the speakers will be at a volume and/or the doors/windows will be open which means the music can easily be heard outside and therefore across the fields to our neighbouring properties.

In summary I stress that my concerns relate to the frequency of both live and recorded music (every night until 11 or is that just covering all opportunities?) and the noise emanating, but note that the applicant says "non-amplified". I need assurances that this would be strictly adhered to, even for special events as highlighted above and noise clearly limited to an agreed level. "

I look forward to your confirmation of good receipt of my submission and a satisfactory outcome.

Very best regards

Mike Paterson

2 Blackmoor Cottages

Roodlands Lane

Four Elms TN8 6PG



Subject: FW: Comments for Licensing Application 19/04703/LAPRE

From: publicaccess@sevenoaks.gov.uk <publicaccess@sevenoaks.gov.uk>

Sent: 13 January 2020 12:18

To: Michael Moss <Michael.Moss@sevenoaks.gov.uk>

Subject: Comments for Licensing Application 19/04703/LAPRE

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

Comments were submitted at 12:18 PM on 13 Jan 2020 from Mr Peter White.

Application Summary

Address: The Elms Nursery Bough Beech Road Four Elms Kent TN8 6ND

Proposal: Premises Licence

Case Officer: Michael Moss

[Click for further information](#)

Customer Details

Name: Mr Peter White

Email: [REDACTED]

Address: High Stables, Roodlands Lane, Four Elms, Kent TN8 6PG

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Parking
- Prevention of Public Nuisance
- Public Safety

Comments: 12:18 PM on 13 Jan 2020 We are residents of a property in Roodlands lane which is less than half a mile away, across an open field from Chartwell Barns the premises in question. Our objection relates to the prevention of public nuisance and all that relates to it. The property is currently used as an equestrian and pet supplies retail outlet, a garden centre, cafe and where some household goods are sold. To grant the premises a general licence to sell alcohol and to play both live and recorded music would not only substantially change the nature of the premises but also create a nuisance to local residents; the property is located in a rural/residential area. We believe the playing of music at the times listed, seven days a week would cause a disturbance to residents and visitors to the area. The demand for alcohol

is adequately served by the existing public house and cricket club house. We cannot see any justification for a further general license to sell alcohol in the vicinity. The local area is peaceful, attracting cyclists, walkers and horse riders. Residents, during summer days and evenings enjoy the quiet of their homes and gardens; sound carries very easily across open fields (and from much further afield, an example being Neverworld at Wilderness Lane, Hever) therefore the intrusion of music from just half a mile away is unwelcome and totally unacceptable.

From: Planning Comments <planning.comments@sevenoaks.gov.uk>

Sent: 13 January 2020 12:29

To: Licensing <licencing@sevenoaks.gov.uk>

Subject: Comments for Licensing Application 19/04703/LAPRE

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

Comments were submitted at 12:28 PM on 13 Jan 2020 from Mr Peter White.

Application Summary

Address: The Elms Nursery Bough Beech Road Four Elms Kent TN8 6ND

Proposal: Premises Licence

Case Officer: Michael Moss

[Click for further information](#)

Customer Details

Name: Mr Peter White

Email: 

Address: High Stables, Roodlands Lane, Four Elms, Kent TN8 6PG

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Parking
- Prevention of Public Nuisance
- Traffic

Comments: 12:28 PM on 13 Jan 2020 FORGOT TO SAY IN PREVIOUS OBJECTION THAT IT STATES IN THE DIRECTORS STATEMENT THERE WOULD BE NO AMPLIFIED MUSIC JUST GUITAR. HOWEVER IT THEN REFERS TO SPEAKERS ENABLING GUESTS OUTSIDE TO HEAR THE MUSIC! WE WOULD DEFINITELY BE ABLE TO HEAR THIS AT HOME. We are residents of a property in Roodlands lane which is less than half a mile away, across an open field from

Chartwell Barns the premises in question. Our objection relates to the prevention of public nuisance and all that relates to it. The property is currently used as an equestrian and pet supplies retail outlet, a garden centre, cafe and where some household goods are sold. To grant the premises a general licence to sell alcohol and to play both live and recorded music would not only substantially change the nature of the premises but also create a nuisance to local residents; the property is located in a rural/residential area.

We believe the playing of music at the times listed, seven days a week would cause a disturbance to residents and visitors to the area. The demand for alcohol is adequately served by the existing public house and cricket club house. We cannot see any justification for a further general license to sell alcohol in the vicinity. The local area is peaceful, attracting cyclists, walkers and horse riders. Residents, during summer days and evenings enjoy the quiet of their homes and gardens; sound carries very easily across open fields (and from much further afield, an example being Neverworld at Wilderness Lane, Hever) therefore the intrusion of music from just half a mile away is unwelcome and totally unacceptable.