

-----Original Message-----

From: The Moles [REDACTED]

Sent: 14 March 2020 12:41

To: Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>

Subject: Application 20/00780/LAPRE The chequers Inn, Farningham - proposed extended hours

RE: Application 20/00780/LAPRE

I believe that to extend the licensing hours of this central village pub would have a damaging effect on the local neighbours. The customers already spill out onto the pavement to smoke and the language and behaviour is often unpleasant.

Many of the properties in Farningham are very old and some are listed, with very old, thin windowpanes so voices carry through easily, causing disturbance late into the night.

I therefore object to extending the opening and licensing hours.

A Mole

9 High street Farningham DA4 0DG

The Old Post Office  
3 High St  
Farningham  
Kent  
DA4 0DG

30<sup>th</sup> March 2020.

**RE: Application No. 20/00780/LAPRE**

To whom it may concern,

I am writing to place a formal objection to the proposed extension to the opening hours of the Chequers Inn, Farningham.

The Chequers was recently denied approval for a change of use, owing to its apparent status as a 'community pub'. The pub is owned outright as a private business and does not undertake any activities for or on behalf of the local community. As such, this 'community' status is an echo of the past, not the reality of The Chequers in 2020.

It remains to be explained what possible purpose the extended opening hours can serve aside, of course, from revenue generation. This of course benefits the owners but is only to the detriment of the community and residents of Farningham.

**A Community Pub**

Apparently the Chequers is, apparently, a community pub. Residents of Farningham are predominately elderly or with young families; the clientele of the Chequers is mostly men, aged around 25 upwards, who drive into Farningham. Smokers and others stand in groups outside the pub, swearing, sometimes shouting, sometimes being threatening to residents, then quickly saying "Oh it's only a joke...". It is no joke when a drunken, aggressive man is watching you walk into your home, late at night.

**Farningham High Street: Right of Way**

The Chequers is situated in a residential area. Visiting cars regularly park on double yellow lines and in the disabled bay. The beer delivery truck struggles to park as the owners make no forward plans and residents are forced to walk on the road, peering around blind corners, to continue their journey.

As previously stated, the public footpath outside the Chequers has men outside smoking and drinking, on most days. There are two benches outside the Chequers, where patrons sit, drink, smoke, talk noisily to each other, into their phones and sometimes argue. Naturally, as the evening wears on, voices get louder as patrons become inebriated. When congregating outside the pub, patrons make it impossible for residents and passers-by to walk safely on the pavement. They are often drunk, loud and intimidating, especially to the predominantly elderly residents of the village.

**Open Mike Nights**

The pub itself is small, around xx square feet. On Open Mike nights, where musicians play to small audiences, the owners amplify the musicians. The owners open every door and window to the pub, meaning music is audible to all the residents surrounding the pub.

I live two doors up from the Chequers. My children, aged 11 and 14 are sometimes unable to get to sleep because of noise emitting from the Chequers until sometimes 11pm. I have not complained previously because of the hostility and anger of the late owner; it would have been risky (he once threatened me because I walked outside the pub with my dog).

My children's bedroom faces the road; my girls have reported men, drinking outside the Chequers, looking up into their bedroom window and pointing at their window. I am a single mother, living with teenage girls who already feel threatened by patrons.

Noise from the pub keeps my children awake when they should be resting and sleeping. My youngest child suffers from anxiety which is exacerbated by noise from the Chequers.

Please can someone explain the community benefit of noise, Bank Holiday extended hours and later access to alcohol? Why should a community pub want to be open until 00.30 on a Monday night? Why is anyone in a sleepy village, wanting to play live, amplified music until 23.30 on a Wednesday night? Who is watching a film, in a pub, at midnight on a Sunday? With an existing noise problem and sometimes antisocial men I would like the Council to explain why they would support increased access to alcohol where there is no public transportation after 19.30 and there are no local taxi companies.

It is not clear to me why a community pub wants to serve alcohol beyond 11pm. With two other pubs within walking distance. residents are likely to have dozens of drunk patrons, rolling down from the Lion and the Pied Bull, congregating outside the Chequers, smoking, drinking, shouting, maybe fighting – if you've had a few at the Lion, "let's go to the Chequers?! It's Bank Holiday! Let's have beers until 2.30am!! Don't worry if it's packed – you can stand on the road!!!!".

If you approve this request, you will be responsible for the broken nights and stress caused by the Chequers to every local resident.

The Council should absolutely not grant any extension to licensed hours and should enforce the licensing hours and parking restrictions. Anything else would be a vote against village life and a vote against the resident's right to a quiet life.

Yours faithfully

Ann Storr

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

Comments were submitted at 6:32 PM on 02 Apr 2020 from Mrs Colette Collins.

### **Application Summary**

**Address:** High Street Farningham Kent DA4 0DT

**Proposal:** Premises Licence

**Case Officer:** Michael Moss

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Colette Collins

**Email:** [REDACTED]

**Address:** 1 Tollgate Yard, High Street, Farningham, Kent DA4 0DP

### **Comments Details**

**Commenter Type:** Neighbour

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

**Reasons for comment:**

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

**Comments:** 6:32 PM on 02 Apr 2020 I strongly object to any extension of the opening hours for the Chequers. There are already serious problems with noise coming both from within the pub but more importantly outside where patrons also regularly block the pavements. The pub is surrounded by residential properties and locals already have to deal with the excessive noise and disturbances

during the existing hours and any extension would exacerbate that situation. The open mic nights already create problems from illegal and dangerous parking in the vicinity as well as the extra noise both from within and outside the pub and again any extension to the hours, or additional events, would just create more of a detrimental affect on local residents and their enjoyment of village life. We live in a beautiful village with 3 pubs but I believe these businesses should work with the local community to ensure that everyone can still live in peaceful enjoyment if they so desire.

I see no reason why there is any need to extend the licensing hours and would therefore ask you to reject the application and maintain the standard closing time of 11pm. I also see no reason why the application contains activities such as Plays, Films and Indoor Sporting Events as there is no room internally for such events and it would seem like an excuse to stay open longer. The application for additional music nights should be rejected.

**From:** Kevin McClinton (Home) <[REDACTED]>  
**Sent:** 20 March 2020 11:54  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Objection to Application No. 20/00780/LAPRE

Dear Sir/Madam,

My wife and I live at 2 Rablus Place, High Street, Farningham DA4 0DU which is just behind the Chequers Public House. We are very concerned that any increase to the opening hours and any increase to the amount of activities allowed to take place in this small pub, will have a negative impact on our lives as well as our neighbours, many of whom are elderly with some being disabled. Our Village is very residential with homes very close together. We already have to put up with excessive noise from their amplified music nights and their noisy customers at closing times, which is worse during the summer months when we need to open our windows to keep our house cool. We would actually prefer there to be no music nights at all.

We ask that that you do not increase the current hours nor allow additional activities to take place; their customers continue drinking outside on the pavement after closing hours and the noise including shouting and swearing keeps us awake at night. In our opinion there is a lack of respect from their clientele for the privacy of the people that live in our Village. Parking illegally outside and near to this Pub will continue and probably increase if later licensing hours are permitted as customers from other pubs with normal licensing hours would be attracted.

Recently there was criminal damage caused to a car outside this Pub and to the front door of the Book Shop which appears to be linked to customers from this Pub. This recent incident as well as the continual anti-social behaviour by their customers is already negatively affecting our lives so please do not grant this application.

Kind regards

Kevin & Sue McClinton

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**From:** Su Hewitt [REDACTED]  
**Sent:** 02 April 2020 23:19  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Application no. 20/00780/LAPRE

To whom it may concern

I dont support the licence application numbered above as I already have an influx of traffic passing my house at closing time and I do not wish that to be later.

I don't believe our peaceful village should have such a disturbance so late into ther night on any occasion. The potential noise is not acceptable.

I hope my comments are included and please confirm.

I look forward to hearing from you.

Yours faithfully

Ms S E Hewitt

Topsy Cottage  
22 London Road  
Farningham  
Kent  
DA4 OJP

**From:** sean jefferson [REDACTED]  
**Sent:** 15 March 2020 19:06  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Chequers, Farningham, Licensing

Dear Licensing Partnership, I wish to make my objections to the continuation of the existing opening times applied for by the Chequers Inn Farningham 5th March 2020.

After a miserable summer of loud unruly clients a few yards from the front of our property and a series of late night amplified music nights, where the volume of sound in our house was beyond belief\*, I thought I had negotiated with Victoria that the pub would close at what I and my fellow residents thought was the usual 11pm for a pub in a residential area.

The lack of a beer garden or designated smoking area is a major problem as the clients do not respect even the normal conventions of a country pub re shouting, spitting and reasonable attire on hot summer days. (It has proved impossible, in spite of several attempts by the pub owners to get a grip on this)

As mentioned I was under the impression that the closing time issue had been resolved with Victoria, but subsequently two notices of the pub's opening times have been posted on the doors of the pub which seem to be an invitation to late night drinkers. See attachment.

It should be pointed out that unfortunately apart from myself no property owners in the High Street ever use the pub and posting up these opening times with a contact phone number, with the probable consequences, only makes it more unpopular with the local residents who are already experiencing an unacceptable level of crime and antisocial behaviour. See latest Parish news update.

It should also be pointed out that the three other properties closest to the pub are in the process of being sold, the new owners presumably unaware of the unusual late night opening threat to their right to a good night's sleep.

\* Unamplified music does not have anything like the penetration of sound into our property and is probably more appropriate for the layout of the pub.

Sean Jefferson Owner and resident of The Old Forge. 1. High Street. Da4 0Dg



**From:** vera jefferson [REDACTED]  
**Sent:** 17 March 2020 22:51  
**To:** Licensing <[licencing@sevenoaks.gov.uk](mailto:licencing@sevenoaks.gov.uk)>  
**Subject:** Licence application for Chequers Inn

Dear Licence Department,

I would like to raise my objections to the Chequers Inn having live music after 11pm. Farningham is a residential historical village with a narrow road outside the Chequers and the noise of the amplified music is loud enough to be heard above the T.V. This is a major problem as it is a one room pub and when doors and windows are open it is even louder.

The old licence stated that live music must finish at 11pm which for the above reasons has been an issue but with the application stating the request for later finishing times for the music compounds the problems making it impossible to sleep.

I would also like to object to the times for keeping the pub open and serving alcohol as this will attract people from other pubs that have already closed. People are always drinking outside on the pavement and raised voices are a disturbance and again later finishing would be an increase in this.

I am also alarmed by the statement that the Chequers Inn can stay open until 2.30am every bank holiday weekend (Friday, Saturday and Sunday)

I feel that this is very unreasonable in a residential area considering its proximity to houses.

Kind Regards

Vera Jefferson (Resident of 1 High Street Farningham)

**From:** jane gray <[farninghamparishcouncil@gmail.com](mailto:farninghamparishcouncil@gmail.com)>

**Sent:** 27 March 2020 13:40

**To:** Michael Moss <[Michael.Moss@sevenoaks.gov.uk](mailto:Michael.Moss@sevenoaks.gov.uk)>

**Subject:** RE: 20/00780/LAPRE The Chequers REPLY FPC

Hi Michael,

I know that my Councillor Krish Shanmuganathan has been trying to telephone you about your email below to try to clarify.

I hope that you do understand the Parish Council's decision:

Is the application being considered by SDC is for the hours/usage of the current (pre-application) licence (FPC has no objection) (ie same opening hours as under John Knight previous landlord)

If there are **any** changes to the current (pre-application) hours/usage (FPC objects)

Could you confirm that you understand this?

Thanks

Jane

**Jane Gray**

**Clerk to Farningham Parish Council**

**Tel: 01322 866066**

**[www.farninghampc.co.uk](http://www.farninghampc.co.uk)**

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**To:** Michael Moss <[Michael.Moss@sevenoaks.gov.uk](mailto:Michael.Moss@sevenoaks.gov.uk)>

**Subject:** RE: 20/00780/LAPRE The Chequers FPC Decision

Hi Michael

I hope you are safe and well. Sorry to send you more emails but our Planning Chair asked me to send you this regarding the above Licensing application:

*The Farningham Parish Council objects to any extension of the licensing hours but we want the landlady to be licensed to the same hours as before.*

Regards

Jane

**Jane Gray**

**Clerk to Farningham Parish Council**

**Tel: 01322 866066**

**[www.farninghampc.co.uk](http://www.farninghampc.co.uk)**

**Application Summary**

Application Number: 20/00780/LAPRE

Address: High Street Farningham Kent DA4 0DT

Proposal: Premises Licence

Case Officer: Michael Moss

**Customer Details**

Name: Dr James Barker

Address: Fernwood House, High Street, Farningham, Kent DA4 0DT

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comment Reasons:

- Noise Disturbance
- Opening Hours
- Parking
- Traffic

Comment: 12:59 PM on 12 Mar 2020 To respect the lives of the villagers who currently live with the noise and disruption (lack of suitable parking and constant dangerous/illegal parking) of a pub in a residential area, we suggest that last orders be at 23.00 with 30 mins drinking-up time on all occasions. In addition, we suggest that music finishes at 11.00, in order to minimise this disruption.

**Application Summary**

Application Number: 20/00780/LAPRE

Address: High Street Farningham Kent DA4 0DT

Proposal: Premises Licence

Case Officer: Michael Moss

**Customer Details**

Name: Mrs Lisa James

Address: The Glass House, Farningham Mill, High Street Farningham, Kent DA4 0DG

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comment Reasons:

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

Comment: 5:57 PM on 13 Mar 2020 The application to extend the pub's current social activities and

opening times to midnight on most weekdays and weekends and to provide late night refreshments seems to be beyond the role of a village pub in a residential area of a small village.

In addition proposals to extend open hours till 2.30am from Friday to Monday on all public holidays

and during Christmas holidays seems excessive.

There are already difficulties with noise coming from the pub with drinkers sitting outside, but we

accept this as we live close to a pub. However, to extend the hours that this could take place would cause a real noise nuisance and impact on residents' ability to enjoy their homes. We are

also unclear as to where films and plays could take place outdoors?

There are already difficulties with vehicles parking dangerously around this pub and extending the

opening times and entertainment offering would only compound this.

We welcome visitors to our beautiful village and to the three pubs that we have here but we also

want to ensure that those of us who live here are also able to enjoy our lives and late night opening with live music etc would prevent many of us from doing that.

We therefore ask that you reject this application and that what we consider to be normal licensing

hours ie stop serving at 11pm with half an hour drinking up time are set.

**Application Summary**

Application Number: 20/00780/LAPRE

Address: High Street Farningham Kent DA4 0DT

Proposal: Premises Licence

Case Officer: Michael Moss

**Customer Details**

Name: Mr Peter Mccracken

Address: 1 Dartford Road, Farningham, Kent DA4 0DX

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Comment Reasons:

- Crime Objections
- Noise Disturbance
- Parking
- Protection of Children from Harm
- Traffic

Comment: 2:05 PM on 29 Mar 2020 From the previous years I am aware that there has been

vandalism to cars in the surrounding perimeter.

There has been aggravating noise in the past and I am concerned that if the hours are extended

that the noise will worsen and for a longer period of time. In many instances now it is a minimum of

an hour from last orders till the customers leave the pub. After this customers will still be outside

the pub still drinking, loading their cars with instruments on music nights, departing in their cars,

and even in some instances loud shouting and even arguments causing a huge upset to many

neighbouring houses. This can of course cause huge problems for the elderly, disabled and children unable to sleep.

Where the pub is located the road is narrow causing issues such as cars blocking routes for other

members of the public and no consideration taken of the double yellow lines. Also the daily bus

has continued troubles to gain access through the village because of this. Cars are also being

parked outside the pub not allowing other cars to gain access through causing traffic disruptions

and is very dangerous.

In respect to the live music this is amplified as the pub is a single room and as such the windows and doors are opened causing again noise nuisance to the neighbours in the surrounding area.