

From: Alexander Jaye
Sent: 25 January 2023 00:06
To: Licensing <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.

APPENDIX D

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

APPENDIX D

From: Paul Owen
Sent: 01 February 2023 09:17
To: Licensing <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>
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>
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>
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