

18 July 2022 at 10.30 am

Council Chamber, Argyle Road, Sevenoaks

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# Licensing Hearing

## Membership:

Chairman TBC

Cllrs. Abraham, Raikes 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 - Lockskinners Farm, Lockskinners, Chiddingstone, Kent TN8 7NA	(Pages 1 - 70)	Sue Lindsey Tel: 01732227491

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.

(a) Sub-Committee may grant a short adjournment. The parties may not speak to members regarding the application during adjournments.

(b) 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.

(c) 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 - Lockskinners Farm, Lockskinners, Chiddingstone, Kent TN8 7NA**

**Licensing Sub Committee - Monday 18 July at 10.30am**

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

**Status:** For Decision

**Key Decision:** No

**Portfolio Holder:** Cllr. McArthur

**Contact Officer:** Susan Lindsey, Ext. 7491

**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 Premises Licence pursuant to Section 16 Licensing Act 2003. 5 representations against the application have been made by local residents, with 25 representations made in support, and comments from Chiddingstone Parish Council.

**Introduction and Background**

- 1 An application has been made to Sevenoaks District Council for a new Premises Licence for Lockskinners Farm, Lockskinners, Chiddingstone, Kent TN8 7NA. The applicant is Mrs Emma Welch - **Appendix A**
- 2 Plans submitted with the application can be found at **Appendix B**
- 3 The nature of the proposed Premises Licence, which is the subject of the application, is to licence the land to facilitate the use of a mobile bar unit throughout the 160 acres of mixed used pasture and woodlands:  
Allow the sale of alcohol for consumption on and off the premises every day from 11am to 9pm.
- 4 Steps the applicant intends to take in order to promote the 4 licensing objectives are outlined in Section M of the application form at Appendix A.

## Agenda Item 3

- 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 24 May 2022 and 20 June 2022. 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	Response received: no objection
Kent Fire	No comment made
Child Protection	No comment made
Trading Standards	No comment made
Health & Safety	No comment made
Planning	Response received: no objection
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 five (5) local residents. A copy of these representations are at **Appendix C to Appendix G**.
- 9 Chiddingstone Parish Council have no objection to the application, but have submitted comments which are at **Appendix H**.
- 10 Twenty Five (25) representations in support of this application have been received. A copy of these are at **Appendix H to Appendix GG**.
- 11 Mediation has been attempted prior to the production of reports for Committee, but have been unsuccessful. It is unlikely, therefore, that this application will be successfully mediated before the Sub Committee Hearing.

### Statutory Guidance (section 182) Licensing Act 2003 - Regulated Entertainment

- 12 As comments have been made with regard to live and recorded music in relation to this application, Members attention is drawn to Statutory Guidance (issued under section 182 of the Licensing Act 2003) paragraphs 16.5 to 16.9 giving an overview of circumstances in which entertainment activities are not licensable.
- 13 Regulated entertainment (including live and recorded music) does not form part of this application.

### Licensing Sub Committee Considerations

14 In determining the application with a view to promoting the licensing objectives, the Sub Committee must give appropriate weight to:

15 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).

16 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.

17 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.

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- 18 The 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

- 19 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.
  - 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

- 20 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.

### 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 - Representation Kirkaldy
- Appendix D - Representation Bunn
- Appendix E - Representation Roche
- Appendix F - Representation Foord
- Appendix G -Representation Hook
- Appendix H - Comments from Chiddinstone Parish Council
- Appendix I - Support Campbell
- Appendix J - Support Middlemas
- Appendix K - Support Twinam
- Appendix L - Support Armstrong
- Appendix M - Support Scott-Smith
- Appendix N - Support Vincent
- Appendix O - Support Henderson
- Appendix P - Support Sherlock
- Appendix Q - Support M.Wicks
- Appendix R - Support Moss
- Appendix S - Support Hague
- Appendix T - Support Bowey
- Appendix U - Support Smith
- Appendix V - Support N.Wicks
- Appendix W - Support Raybone
- Appendix X - Support Freeman
- Appendix Y - Support Watts
- Appendix Z - Support Briggs
- Appendix AA - Support Sidaway
- Appendix BB - Support Lewis
- Appendix CC - Support Caroline-Hines
- Appendix DD - Support Penfound
- Appendix EE - Support Rimell
- Appendix FF - Support Walsh
- Appendix GG - Support Laurie

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

**Application for a premises licence to be granted under the Licensing Act 2003**

**Please read the following instructions first**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

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

**I/We** Emma Welch

*(Insert name(s) of applicant)*

**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			
Lockskinnners Farm Lockskinnners Chiddingstone			
<b>Post town</b>	Edenbridge	<b>Postcode</b>	TN8 7NA

Telephone number at premises (if any)	[REDACTED]
Non-domestic rateable value of premises	£ 0 (Band A)

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *	X	please complete section (A)
b)	a person other than an individual *		
	i as a limited company/limited liability partnership		please complete section (B)
	ii as a partnership (other than limited liability)		please complete section (B)
	iii as an unincorporated association or		please complete section (B)
	iv other (for example a statutory corporation)		please complete section (B)

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c)	a recognised club		please complete section (B)
d)	a charity		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 in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		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 (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or X
- 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)

<b>Mr</b>	<b>Mrs</b>	<b>Miss</b>	<b>Ms</b>	<b>Other Title (for example, Rev)</b>	
<b>Surname</b> Welch			<b>First names</b> Emma		
<b>Date of birth</b>		I am 18 years old or over		Please tick yes <input checked="" type="checkbox"/>	
<b>Nationality</b> <span style="background-color: black; color: black;">[REDACTED]</span>					
Current residential address if different from premises address		<span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span> <span style="background-color: black; color: black;">[REDACTED]</span>			
<span style="background-color: black; color: black;">[REDACTED]</span>			Postcode		<span style="background-color: black; color: black;">[REDACTED]</span>
<b>Daytime contact telephone number</b>			<span style="background-color: black; color: black;">[REDACTED]</span>		
<b>E-mail address (optional)</b>		<span style="background-color: black; color: black;">[REDACTED]</span>			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

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**Second individual applicant** (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b> or over		I am 18 years old		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

**(B) Other applicants**

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

Name
Address

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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?    asap

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

Lockskimmers farm is made up of 160 acres of mixed used pasture and woodlands. The purpose of this premises licence is to facilitate the use of a mobile bar unit throughout the 160 acres.

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

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b) films (if ticking yes, fill in box B)	<input type="checkbox"/>
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>

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)	

<b><u>Provision of late night refreshment</u></b> (if ticking yes, fill in box I)	
<b><u>Supply of alcohol</u></b> (if ticking yes, fill in box J)	X

**In all cases complete boxes K, L and M**

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**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue					
			<b><u>Please give further details here</u></b> (please read guidance note 4)		
			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		



**B**

Films Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

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**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

### Agenda Item 3

#### E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
				Both	
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	
Tue					
Wed			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

# Agenda Item 3

## G

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
				Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

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I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					



**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	
				Off the premises	
				Both	X
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	1100	2100			
Tue	1100	2100			
Wed	1100	2100			
Thur	1100	2100			
Fri	1100	2100			
Sat	1100	2100			
Sun	1100	2100			
			<b>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</b> (please read guidance note 6)		

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

<b>Name</b>	Emma Welch
<b>Date of birth</b>	██████████
<b>Address</b>	██████████ ██████████
<b>Postcode</b>	██████████
<b>Personal licence number (if known)</b>	10/03426/LAPRE

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**Issuing licensing authority (if known)**

Maidstone District Council

### K

**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).

### L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	
Mon	1100	2100	
Tue	1100	2100	
Wed	1100	2100	
Thur	1100	2100	
Fri	1100	2100	<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)

Sat	1100	2100	
Sun	1100	2100	

**M**

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

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

This premises licence will be used for the sale of alcohol from a mobile unit within the licensable area

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

Due to the rural location of the premises it is not anticipated that crime and disorder will be an issue.  
 We will work with all relevant authorities should issues arise.  
 An incident book will be kept on site and available for inspection by either a Local Authority Officer or Kent Police.

**c) Public safety**

Regular risk assessments are carried out and records kept.

**d) The prevention of public nuisance**

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Due to the rural location of the premises it is not anticipated that public nuisance will be an issue.  
We will work with all relevant authorities should issues arise.

### e) The protection of children from harm

A challenge 25 Policy will be in place and any ID requested will need to be photographic ID.

#### Checklist:

**Please tick to indicate agreement**

<input type="checkbox"/>	I have made or enclosed payment of the fee.	
<input type="checkbox"/>	I have enclosed the plan of the premises.	
<input type="checkbox"/>	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
<input type="checkbox"/>	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	
<input type="checkbox"/>	I understand that I must now advertise my application.	
<input type="checkbox"/>	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 or my share code issued by the Home Office online right to work checking service (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 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to 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).</li> <li>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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	
Date	10 <sup>th</sup> May 2022
Capacity	

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

## Agenda Item 3

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

### **Home Office online right to work checking service.**

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.



To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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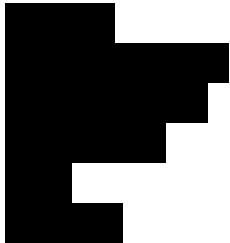
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**APPENDIX C**

We live in a quiet rural area and therefore I object to this application on the basis of noise generation from a roaming bar/eatery which could be anywhere over a very large area - some 160 acres. Given the prevailing wind direction the noise from a bar would readily travel towards the residents of Hill Hoath Road at anytime of the day or night. I would not object if it was based at Lockskinners Farm albeit that we already have a large range of pubs in area - The Castle at Chiddingstone being very close by to the subject property.

We already have occasional noise disturbance from Chiddingstone Castle and Gatwick air traffic so this would be an unwelcome addition.

Mr Sam Kirkaldy



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**APPENDIX D**

Health & Safty.

Sec 12 of the Licensing act 1872 clearly states it is illegal to Ride or Drive a Horse while under the influence of alcohol. This Law is still active 2021.

I have witnessed the sad results of an occasion at Four Elms , when a rider came off the horse . The horse bolted for home down the road into a Police car , the horse was so badly hurt it had to be put down . When the rider finely arrived at the scene it was Very Clear she had ,had too much to drink.

On another occasion a rider came off his horse ,while out hunting also had too much stirrup cup! the Air Ambulance was called.

I have been a Jump Judge at Lockskinners Farm . The Horses were finding this fence a bit tricky, so did not need any distraction?

When three or four people came round the corner in the middle of the course , I asked them to Clear the Course so they were out of the way of the Horses and Riders, I was told that they were in the open class of jumping and were Walking the Course?

I told them they should have walked the course at the proper time with all the Riders. It was very clear to me they also had had a good lunch.

It is very dangerous for Everybody to have people walking about the cause even sober! let alone under the influence of Alcohol.

A Horse has a mind of it's own so will flee a situation it is unhappy with and that is when accidents happen.

Alcohol is not a good thing when mixed with Horses , or Cars!

Which I am totally against a License for Lockskinners.

Mrs Paddy Bunn



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**APPENDIX E**

I am writing to you to object to a licensing application, following my telephone conversation with you on Monday 13 June.

The application has been made by Mrs Emma Welch of Lockskinners Farm, Chiddingstone, Kent. Mrs Welch has applied for a license to sell alcohol over an extensive area of land and one of the main sites which she would use is directly across the road from where I live. This is a field which is used for cross country eventing and hunter trials. I cannot see that this is an appropriate venue for the sale of alcohol. I certainly would not wish to see frequent events on a large scale taking place, which is what the license application suggests is planned. We live in a small row of cottages surrounded by fields, not even in a village location. I think that the sale of alcohol would really impact on noise levels.

Furthermore, the lanes around Lockskinners are narrow country lanes which are really not suitable for the movement of large vehicles. The cross country course already leads to increased traffic on the lanes with horse boxes and trailers moving to the site. Attracting increased traffic to the area through offering alcohol for sale would only make this a real cause for concern in terms of road safety.

Therefore I am objecting to this application on the grounds of public nuisance in terms of noise levels and on the issue of road safety.

Thank you for taking the time to talk to me on Monday and for considering this objection.

Mrs Karen Roche



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**APPENDIX F**

Please note our objection to the above application in its present form on the grounds of public nuisance. There is currently insufficient information properly to enable us to understand what is proposed. An application to supply alcohol over 160 acres of countryside is an extraordinary application on any basis. Coupled with the ability to provide amplified live and recorded music on premises authorised to sell alcohol for consumption on those premises, it raises the obvious concern that it will lead to a serious noise nuisance for the neighbouring areas, for example in the form of some sort of festival.

Roland and Emma Foord



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**APPENDIX G**

In response to the public notice as above by Mrs Emma Welch, we would like to express our concern for having a license for a mobile bar to sell alcohol. This is a designated area of outstanding natural beauty and we do not feel it is appropriate to be selling alcohol especially when horses and young people are involved. We understood that the area was to be for equestrian events only without the commercial side of selling alcohol.

We therefore think this license is not appropriate.

Anthony and Sue Hook



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## APPENDIX H

Chiddingstone Parish Council has no objection to the sale of alcohol as part of this premises licence application. The Parish Council is concerned about the potential impact, disturbance and public nuisance to local residents if amplified live and recorded music is provided, but appreciate that this is deregulated if there is an licence to sell alcohol.

The Parish Council would welcome conditions attached to this licence to limit public nuisance, if it is possible to restrict the numbers attending an event selling alcohol (separate to the cross-country events held at this site) to perhaps 50 and to restrict the number of vehicles/trailers selling alcohol to 1. A further condition limiting the times that amplified live and recorded music is provided would also be welcome.

Kind regards,

A black rectangular redaction box covering the signature of the Parish Council representative.

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**APPENDIX I**

I think this is a brilliant idea. It's bringing a new aspect of business to the area, not only for equestrian sports but for a place to work and socialise outside of the usual pubs. It's not even going to be open very late. I hope it goes ahead.

Mr Dan Campbell



**APPENDIX J**

Delighted to see such positive impact & new, high quality options in the local area. Wholeheartedly support the licensing application to give the local community a creative, alternative location in order to enjoy & socialise with each other delivered through a proven, top quality business owner.

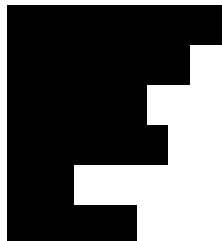
Mr Mark Middlemas



**APPENDIX K**

I am in full support of this application.

Mrs Samantha Twinam



**APPENDIX L**

Mrs Welch has consistently shown herself to be a responsive publican. Her last public house, the Rock at Hoath Corner, transformed from a place where young people went to take drugs among the dwindling elderly to a thriving family location, welcome to all - you only have to read the Google and TripAdvisor reviews to see the change. Mrs Welch cleaned up the pub, added her own style and made the place a safe environment for families and locals to attend. She was ever mindful of the environmental impact of the pub, always ended events when appropriate, and used local produce as much as possible. We would love to see this young family bring that atmosphere, energy and welcome to another place in the local area. Whilst pubs are closing every day, Mrs Welch will undoubtedly create a thriving local hub where locals feel welcome and relaxed.

Miss Natalie Armstrong



## APPENDIX M

I have seen the application for the Lockskinners Farm Alcohol License and so I am writing to outline my support.

The Chiddingstone and Hever areas have a wide range of food and drinks sellers, many of whom also provide open air entertainment, far more impactful on the locals than this proposal. It is my understanding this application is for a small group of people to enjoy food and drinks in varying locations around the Farm, and the licence hours will ensure a reasonable close time so as to minimise any disturbance.

Emma Welch has provided much support to the community during Covid-19; throughout the pandemic she continued to provide an opportunity for the locals to enjoy food and drinks purchased from her, as well as encouraging them to look out for others. This is demonstrative of Emma's respect for the community. As tenant of the Rock pub, which was situated within a small residential area, Emma operated with consideration and respect for the neighbours and I have every reason she will do so in her new venture at Lockskinners.

I am happy to support this licence being granted.

Fiona Scott-Smith



**APPENDIX N**

I write in response to the advertised application for a Premises Licence, your reference 22/01563/LAPRE, to serve alcohol at Lockskinners Farm the neighbouring property to my own.

I have known Emma Welch and her family as a local provider of food and drinks for several years. Emma has always operated with consideration and concern for others.

This application has my wholehearted support. I do not expect any disruptive impact on my property with the licence being afforded to Emma, as I know she will operate within respectful parameters.

I trust you will grant the licence to Mrs Welch accordingly

Mr David Vincent



**APPENDIX O**

I Caitlin Henderson fully support this application and look forward to having this facility in Chiddingstone.

Caitlin Henderson



**APPENDIX P**

I whole heartedly support this application, I think it would be hugely beneficial to the entire community

Mr Ben Sherlock





**APPENDIX Q**

This is wonderful business idea, i support all small businesses in this current climate we all need help and support and especially small business that are different from the norm.

Mr Matthew Wicks



**APPENDIX R**

I write in support of the above application which will be an additional asset to the whole community of Chiddingstone.

Carolyn Moss

[Redacted signature block]

**APPENDIX S**

Lockskinners Farm is currently an underutilised space. Transformation of this site is exactly the kind of community focussed progress that is needed in semi-rural areas. The new site will create employment opportunities, support local businesses through its supply chain and bring a far more appealing aesthetic for local residents and passers by.

During 5 years of running The Rock, Emma Welch has demonstrated that business can be a force for good when done properly and with a true commitment to every aspect of adding value to, and being supportive of, local communities. Whether this is creating jobs for the locals, organising events or making sure people are fed during a global pandemic, Emma never puts profit before people.

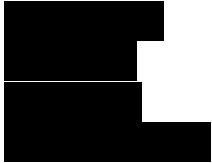
Miss Stephanie Hague



**APPENDIX T**

I see no objection as this is a lovely way to keep villagers together as a community and enjoy our local countryside at no detriment to anyone

Mrs Andrea Bowey



**APPENDIX U**

I know emma to be an outstanding landlady from her previous pub, the rock, I trust her to be responsible and respecting of neighbours. She is considerate and fair, and has everyone's safety as her number one concern.

Miss Neve Smith



**APPENDIX V**

I fully support this application. It's important for small independent businesses to be given the opportunity to thrive and enhance the community in a positive and responsible way. I have no doubt that the premises will uphold their duty on protecting and safeguarding by working with the community and having strict policies to prevent nuisance and protect the public while using the premises. The licence applicant has been a very responsible landlady and licence holder for many a year, always working with the community and local enforcement to ensure a well run and safe business, which I am positive will be the same for this application.

Miss Natasha Wicks



**APPENDIX W**

As a local resident this would be a great addition to the local rural economy and infrastructure. It is certainly a resource I hope to utilise myself, and indeed other members of my household.

Mr Mathew Raybone



**APPENDIX X**

I live locally and think it's a wonderful idea and use of space

Mrs Emma Freeman





**APPENDIX Y**

I officially support this application

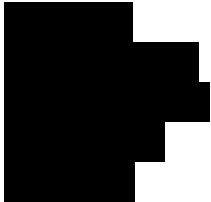
Ms Margaret Watts



**APPENDIX Z**

The opening of more leisure facilities with a low environmental impact is an excellent idea, especially with the increase in population in the surrounding areas.

Mr Tom Briggs



**APPENDIX AA**

It's fantastic to see true entrepreneurial spirit being shown in a local community. After seeing the bothy, the vision and the team behind it you can see how this wonderful small venue will be a success. Will be nice to use a bespoke space that specifically caters for small gatherings and in beautiful surroundings.

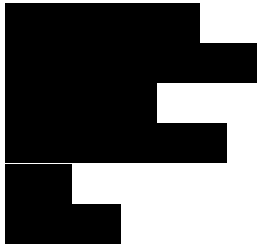
Mr Neil Sidaway



**APPENDIX BB**

Knowing the plans and the applicant, I can only see a positive outcome. Not only designed for public happiness but thoughtfully designed to be considerate and collective to the community. The applicant has always been an imaginative yet strong host when it comes to welcoming customers and I know every care will be taken to make this a safe, law abiding yet fun and different venue. Perfect for the countryside while pubs are dwindling.

Ms Janey Lewis



**APPENDIX CC**

From previous experience of dealing with Mrs Welch I have found her to be a very upstanding person who will bring much benefit from her application. She is straightforward and trustworthy. She is extremely supportive of the local community and any business will be sympathetic and in keeping with the local area not to mention an opportunity for local employment. I wholeheartedly support this application.

Mr Rory Caroline-Hines



**APPENDIX DD**

What a great new concept which will benefit the whole community - something different allowing us all to enjoy the beautiful countryside through a different lens, most importantly in a non intrusive way to the environment. With Emma Welch behind this project we'll be in safe hands - such a great lover of all things Chiddingstone and all things country, we just know it will be done respectfully.

Mrs Hannah Penfound



**APPENDIX EE**

This is such a wonderful addition to the neighbourhood. It's great to see such community spirit and a place that will bring people together after such a hard few years.

We need this and I can't wait to be a part of it!

Ms Sharon Rimell

[REDACTED]

**APPENDIX FF**

A wonderful idea that will bring the community together. I can see no reason to object. I think it is vital to keep the local economy thriving for people of all ages.

Miss Alice Walsh





**APPENDIX GG**

This is an absolutely wonderful idea.. Emma and Jim have done fantastic things for their local community - we wholeheartedly support this application!

Miss Elizabeth Laurie



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