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BOROUGH COUNCIL

EXECUTIVE SERVICES

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21 July 2021

Dear Councillor

LICENSING AND APPEALS PANEL - WEDNESDAY, 28TH JULY, 2021

I am now able to enclose, for consideration at the Wednesday, 28th July, 2021 meeting of the Licensing and Appeals Panel, the following representations that were unavailable when the agenda was printed.

Agenda No Item

3. **Application for a new Premises Licence for Matts BBQ 2021, Wings of the Morning Field, Wrotham Hill, Wrotham (Pages 3 - 10)**

The Licensing and Appeals Committee, sitting as a Panel, is asked to consider an application for a Premises Licence under section 17 of the Licensing Act 2003 for the premises called Matts BBQ 2021, Wings of the Morning field, Wrotham Hill, Wrotham, Kent.

Annex 11 – Further representations

Yours sincerely

J E BEILBY
Chief Executive

Encs

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License application by BJP Productions Ltd at Wings of the Morning Fields Wrotham TN15 7NS.

I am writing to register my concerns and objections concerning the above license applications and associated events. I live in Old Coach Road TN15 7NR, which is directly opposite the proposed event location, and I am concerned about a number of issues that relate to:-

- 1) inadequacy of access and local road congestion
- 2) the risks to safety and local infrastructure
- 3) noise and disruption
- 4) the likely irresponsible behaviour by a significant element of the attendees.

Access to the event location is from the A20 London Road. This is an extremely busy road and in the vicinity of the event field it is only a single carriageway, with one traffic flow lane in each direction. The historic use of the field for boot fairs has consistently evidenced access problems both going into and leaving the field, even though the entrant and exit periods on such occasions have been somewhat spread. The proposed events (1 large and 2 medium in size) will exhibit compressed time scales for arrivals and departures, as a consequence congestion of the surrounding roads would be extensive. The local highway infrastructure is not designed to cater for the traffic patterns associated with mass crowd events which make heavy demands on the local A20 road. Traffic congestion is exacerbated when there are organised activities at other nearby venues and when the A20 is used as an alternative route due to traffic flow problems on the M20, a not infrequent occurrence. I understand that an event is planned at the Wings of the Morning Fields on 14 August 2021 which coincides with events at Brands Hatch and the London Golf club!

Significant problems that directly arise from the events taking place in the field are illegal parking and abuse of the locality; there are no public toilet facilities in the surrounding areas and, as a consequence, the hedgerows and grasslands are used for such purposes. The organisers may claim that entrance is by ticket and that the attendees will be brought in by bus. In practice there will be many (with or without tickets) who will use their own transport and park illegally on the local roads, pavements, kerbside grass areas and in the Viewing Point area at the entrance to Old Coach Road: the event field is subsequently illegally accessed by scaling the low level fencing. This a common occurrence at boot fairs and takes place despite the fact that parking and other arrangements exist within the field.

When inadequately policed the result has been chaos in the Viewing Point along with the obstruction of Old Coach Road - for both emergency and for residential access. Furthermore, there have been occasions in the past when the Viewing Point area has been occupied into the early morning hours and through until late in the following day. An expensive major clear up then becomes essential.

The playing of music through powerful PA systems would inevitably cause disturbance to residents of Old Coach Road and other premises nearby the A20 London Road. The disturbance would be reduced if the PA speakers were orientated DIRECTLY AWAY from the residential areas; i.e. directed towards the SOUTH-WEST. Regrettably, the presence of alcohol will almost certainly exacerbate the situation. Additionally, whilst the organisers will claim to take steps to prevent drug use, in reality this is an impossible task and the presence of such substances, along with alcohol, will only add to the behavioural problems.

Should a license be granted it should be limited to a *single occasion* and a minimum requirement must be to address the parking and abuse of the local areas, with particular regard to the Viewing Point and access to Old Coach Road. The location and surrounding area is an AONB and should be treated as such. History shows that to achieve the desired result it will be necessary to deploy enforcement personnel from the police and/or the local authority.

Yours Sincerely,

████████████████████ TN15 7NR

Objection to the Wings of the Morning Field for Music Festival of 14th Au...



Wed 14/07

Anthony

Dear Mr. Garnett

I am a resident of Stansted (postcode TN15 7PB) and I wish to object to the licensing application for 14th August at the Wings of Morning Field on the A20.

Referring to the 4 Licensing Objectives:

1. Public Nuisance/public health/public safety/harm to children.

Given that the event will have three stages it will produce noise levels which are a public nuisance or harmful to public health for local residents of Stansted, Wrotham and Fairseat. Children will also be unable to sleep which will cause harm to their health.

I would therefore like to object to the grant of this licence. However, if a licence is nonetheless granted, we strongly urge TMBC to make it conditional on a police presence to prevent blocking the single track lanes into Stansted, Wrotham and Fairseat.

2. Prevention of Crime/disorder

The organisers have admitted the risk of drug and alcohol abuse, and drug dealing in the parking areas. If a licence is granted, it should be conditional on police agreeing to be present on site to impede this.

In addition, intoxicated revellers are likely to spill over into the nearby villages causing harm and public disorder. Any licence should be conditional on Police agreeing to be present in Stansted, Fairseat and Wrotham throughout the event to prevent this.

Furthermore, there will be traffic problems and possible accidents on the adjoining roads unable to cope with the number of cars and coaches which the event will generate. Also there is a low railed pedestrian bridge across the motorway easily accessible from the site. Revellers could drop items onto the motorway.

Best regards





15th July 2021

Dear Sirs

I am writing in support of the license application for Matt's BBQ, a one day event on the Wings of the Morning field. Once the licence application was submitted I realised it referred to a number of events over several weekends, but this is not something St Clere was aware of or agreed to. I have expressed my disappointment to BJP Productions that the license application went in as drafted, as it has caused our neighbours unnecessary worry, but understand that the error was caused as a direct result of the circumstances BJP Productions find themselves in this year with the lack of clarity around lockdown release.

St Clere Estate relies on revenue from events to succeed. Our business has roots and branches throughout the local economy; for example some filming we had recently provided much needed work for local businesses in catering, security, hotels, restaurants, temporary fencing and tracking, portable toilets, tree surgeons and many other small businesses. A one day festival will have a similar impact on the local economy. This is of course especially essential after the past 18 months of covid restrictions and the disastrous impact that has had on the local businesses that service such events.

As well as this the events we host allow the estate business to function in a time when farming land is not profitable. Income is fed back into maintaining the estate and local economy; for example 100% of income received by the estate from events over 8 years funded a new roof for the Grade 1 listed St Clere house.

We appreciate that there are some people locally who do not want anything to happen on Wings of the Morning. They objected when we allowed boot fairs, so much so that we stopped them and decided to run a small number of larger scale events instead. They complained when we allowed the Spartan race to take place. They object to any music festival we propose. My hope is that many of the people who objected to Matts BBQ will no longer do so once it is clear that it is a one day event, but my expectation is that some objections will remain but that they will not be specific objections to this particular event, more a wish to stop any larger scale events.

Part of the reason the trustees decided to open St Clere to events was the wish to share our beautiful part of the world with others. Our direct neighbours benefit from that with garden opens, horse riding permit routes, permissive footpaths and small scale events. However, we also do want to encourage people from London and further afield to enjoy the English countryside and it is our goal be able to welcome diverse communities to come and see what Kent has to offer. Matt's BBQ is a great opportunity to do this, and a great opportunity for many locals who have told us they can't wait to join in the fun.

Before we agreed to Matts BBQ, the St Clere agent contacted the South of England Showground where Matt's BBQ had previously been held to ask for a reference for BJP Productions, specifically Josh Silver. Getting a reference is something that we now do for every event. The reference we received from them was unambiguously positive, in fact enthusiastic. They said that Josh Silver was "organised, meticulous, communicative and had the event under total control" which gave us the confidence to move forward.

The Wings of the Morning field is the perfect site for a larger event, with safe access, very few direct neighbours, and an excellent free flowing road network to use directly from the site. If this site is not considered suitable for a large scale event, it would send the message that the district is closed for business to such events. The income which will be generated by this festival is vital for us to be able to continue with our landscape, heritage and environmental projects, and for the economic health of the estate and the wider community.

Yours sincerely


Managing Trustee
St Clere Estate

Wings of the Morning Field License for the week-end of 14th August 2021



Wed 14/07

[Redacted]
[Redacted]

Dears,

I object to the above event on the following basis and in reference to the licensing objectives...

1. Public Nuisance/Public Nuisance/public health/public safety/harm to children.

The event will have 3 stages and will produce noise levels which are a public nuisance or harmful to public health for residents of Stansted, Wrotham and Fairseat. Children will also be unable to sleep which will cause harm to their health.

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We therefore object to the grant of this licence. However, if a licence is nonetheless granted, we strongly urge TMBC to make it conditional on a police presence to prevent blocking the single track lanes into Stansted, Wrotham and Fairseat.

THE SITE HAS DIRECT ACCESS TO THE MOTORWAY BRIDGE ACROSS THE M20. IF REVELLERS ACCESS THIS BRIDGE, THEY COULD CAUSE HARM TO PASSING MOTORISTS BY DROPPING THINGS OR THEMSELVES FROM THE BRIDGE. GIVEN THE METHOD STATEMENT EXPECTS DRUNKARDNESS AND DRUG TAKING, THIS IS A HUGE RISK TO PUBLIC SAFETY NOT EVEN ACKNOWLEDGED BY THE METHOD STATEMENT.

ACKNOWLEDGED BY THE METHOD STATEMENT.

IF SINGLE LANE ROADS LEADING TO STANSTED/FAIRSEAT ARE BLOCKED BY TRAFFIC OR EVEN A SINGLE BADLY PARKED CAR, ANY EMERGENCY SERVICES NEEDING TO ATTEND THE VILLAGES WOULD HAVE TO DIVERT AROUND BY 15 MINUTES OR MORE, SUFFICIENT TIME FOR AN EMERGENCY CALL TO ESCALATE INTO A DEATH, FOR EXAMPLE IN CASE OF A STROKE OR HEART ATTACK. WITHOUT FULL TIME PREVENTION DEPLOYED AGAINST THIS POTENTIAL PARKING ISSUE, THERE IS NO GUARANTEE THAT SUCH A LANE BLOCKAGE WOULD NOT OCCUR AND THIS PRESENTS UNREASONABLE RISK TO LOCAL RESIDENTS.

2. Prevention of Crime/disorder

The organisers have admitted the risk of drug and alcohol abuse, and drug dealing in the parking areas . If a licence is granted , it should be conditional on Police agreeing to be present on site to impede this.

In addition, intoxicated revellers are likely to spill over into the nearby villages, onto local roads and access the pedestrian motorway bridge over the M20 causing harm and public disorder. Any licence should be conditional on Police agreeing to be present in Stansted , Fairseat and Wrotham throughout the event to prevent this .



TN15 7DR

Wings of the Morning Field Licence F.A.O Mr A Garnett



Wed 14/07

[Redacted]

Anthony

Dear Mr Garnett

I am a resident of Hodsoll Street and have been for the past 40 years.

I object strongly to the proposed music festivals that have been applied for on the land next to the A20 at the top of Wrotham Hill. My grounds are as follows:

The noise levels will, without question, be excessive and therefore will constitute a public nuisance.

The single track lanes that crisscross my village and the surrounding ones of Stansted, Ridley and Fairseat are not capable of taking excessive traffic, which no doubt will occur as revellers look for possible places to camp out. Indeed Kent has had more than its fair share of excessive traffic due to the proximity of the Channel Ports and access to the UK motorway network.

Brands Hatch Motor Racing Circuit is situated a few miles from the proposed site and the Festival will compromise race meetings and put yet more traffic pressure on our already congested roads.

Unfortunately drugs and alcohol generally go hand in hand with such festivals and consequently unseemly behaviour will no doubt occur in the surrounding villages. We already have major problems with burglaries and fly tipping and to add yet another problem, that could be avoided, is absolutely unacceptable..

Yours sincerely

[Redacted signature]

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