



TONBRIDGE & MALLING BOROUGH COUNCIL

EXECUTIVE SERVICES

Chief Executive
Damian Roberts

Gibson Building
Gibson Drive
Kings Hill, West Malling
Kent ME19 4LZ
West Malling (01732) 844522

NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Democratic Services
committee.services@tmbc.gov.uk

13 June 2025

To: MEMBERS OF THE LICENSING AND APPEALS PANEL
(Copies to all Members of the Council)

**NB ONLY MEMBERS
OF THE PANEL MAY
PARTICIPATE**

Dear Sir/Madam

Your attendance is requested at a meeting of the Licensing and Appeals Panel to be held in the Civic Suite, Gibson Building, Kings Hill, West Malling on Monday, 23rd June, 2025 commencing at 10.00 am

Yours faithfully

DAMIAN ROBERTS

Chief Executive

A G E N D A

PART 1 - PUBLIC

1. Apologies for absence
2. Declarations of Interest

Decisions to be taken under Delegated Powers in accordance with paragraph 3, part 3 of the Constitution

3. Application to vary a Premises Licence at One Stop, 50 New Road, Ditton, Kent ME20 6AD 5 - 54

The Panel is asked to consider an application to vary a premises licence under the Licensing Act 2003.

4. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive

5. Exclusion of Press and Public 55 - 56

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information

PART 2 - PRIVATE

6. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Cllr D Keers (Chair)

Cllr M Taylor

Cllr K S Tunstall

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Licensing and Appeals Panel

23 June 2025

Part 1 - Public

Delegated



Cabinet Member	N/A
Responsible Officer	Adrian Stanfield, Director of Central Services & Deputy Chief Executive
Report Author	Anthony Garnett and Samantha Kemp, Licensing Officers

Application to vary a premises licence at One Stop, 50 New Road, Ditton, Kent ME20 6AD

1 Summary and Purpose of Report

- 1.1 The Licensing and Appeals Committee sitting as a Panel is asked to consider an application to vary the premises licence after a number of objections were received during the 28-day consultation period.
- 1.2 During the 28-day consultation period, the Licensing Department has received twelve representations from interested parties and no objections from the statutory consultees.
- 1.3 The premises is seeking to vary its current licence to sell alcohol from 06:00 – 23:00 to 24 hours per day with the condition that sales during the extended period of the licence will take place through a hatch or online and the existing Operating Schedule will be replaced by the one which is set out in the application at **Annex 1**.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.
- 2.2 Licensing Services ensure that all licensable activities taking place within the borough are granted the appropriate permissions under the relevant legislation.

3 Recommendations

- 3.1 That Members determine the application carefully, considering the application along with any representations made and take such steps as the Panel consider appropriate for the promotion of the Licensing Objectives.

4 Introduction and Background

- 4.1 The application was validated on 7th May 2025, with the 28-day consultation running from 1st May until 29th May 2025.
- 4.2 At any stage, during the 28-day public consultation period, a responsible authority, or other person, may make representations in connection with any of the four licensing objectives namely: -
- Prevention of crime and disorder
 - Prevention of public nuisance
 - Public safety
 - Protection of children from harm

Provided that the grounds for the request are relevant to the promotion of the licensing objectives and, in the case of requests by other persons are not vexatious, frivolous or repetitive, a hearing must be held to consider the application.

- 4.3 The Licensing Act 2003 requires the Council to publish a 'Statement of Licensing Policy' that sets out the policies the Council will generally apply to promote the licensing objectives when making decisions on applications made under the Act. The Council's Draft Statement of Licensing Policy is due to be published in 2025 and will remain in force until 2030. The Policy will be available at the hearing, for reference purposes.
- 4.4 Under the 2003 Act, it is the duty of all licensing authorities that, in carrying out their functions, they must have regard to Guidance issued by the Secretary of State under section 182. The Guidance cannot anticipate every possible scenario or set of circumstances that may arise. Provided that the licensing authority has properly understood and considered the guidance, it may depart from it when it has reason to do so. However, as the licensing authority is under a duty to have regard to the Guidance, it will need to give full reasons for its departure from it. The Guidance will also be made available at the hearing for reference purposes.

5 Proposal

- 5.1 The applicant is Henley Retail DT Limited, Bridge House, 9-13 Holbrook Lane, Coventry, CV6 4AD
- 5.2 A copy of the application form and operating schedule can be seen at **Annex 1**. The application proposes the extension of the hours for the sale of alcohol to the public for 24 hours per day – with the condition that sales from 23:00 to 06:00 hours takes place through a hatch at the premises or online and to replace the existing Operating Schedule with that set out in the application.
- 5.3 The proposed conditions outlined in the operating schedule are available in **Annex 1**.

5.4 The application is for the following –

Supply of alcohol	Monday to Sunday 00.00 – 23.59
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5.5 During the 28-day consultation period, the Licensing Department has received the following representations –

Interested parties	12 – these can be seen at Annex 3 of this report
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5.6 Representations received from statutory consultees –

Fire Safety	Comments received – No Objection
Trading Standards	No comments received
Social Service	No comments received
Police	Comments received – No Objection
Environmental Health TMBC	Comments received – No Objection
Health & Safety	No comments received
Planning	No comments received

6 The previous licence can be seen at **Annex 4** and a plan of the premises proposed layout can be seen at **Annex 2**.

7 Other Options

7.1 The steps an authority may take are –

1. Grant the licence subject

- i. to such conditions as are consistent with the operating schedule accompanying the application modified to such extent as the authority considers appropriate for the promotion of the licensing objectives, and
- ii. any conditions which must under section 19, 20 or 21 of the Licensing Act 2003 be included in the licence (the mandatory conditions).

2. Exclude from the scope of the licence any of the licensable activities to which the application relates.
3. Reject the application.

8 Financial and Value for Money Considerations

- 8.1 None unless there is a successful appeal against the Panel decision to the Magistrates' Court. This could result in costs being awarded against the Council.

9 Risk Assessment

- 9.1 Departure from the Guidance and Policy could lead to an increased risk on an appeal. Similar risks arise if any decision made is not evidence based and proportionate.

10 Legal Implications

- 10.1 Section 4 of the Licensing Act 2003 requires the Licensing Authority to carry out its functions with a view to promoting the following Licensing Objectives -

- a) The prevention of crime and disorder
- b) Public safety
- c) The prevention of public nuisance
- d) The protection of children from harm

Having regard to the relevant representations, the Panel must take such of the steps set out, as it considers appropriate, for the promotion of the licensing objectives.

- 10.2 Section 4(3) of the Licensing Act also requires the Licensing Authority to have regard to the published statement of Licensing Policy and any guidance issued by the Secretary of State under section 182.
- 10.3 An application to vary a premises licence has to be made under s.34 of the Act and is determined in accordance with s.35 of the Act.

The options open to the panel are:

- a. To modify the conditions of the licence;
- b. To reject the whole or part of the application;

and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added.

- 10.4 The Licensing Act 2003 section 181 and Schedule 5 makes provision for appeals to be made by the applicant and those making representations, against decisions of the Licensing Authority to the Magistrates Court.

11 Consultation and Communications

- 11.1 The Licensing Act 2003 requires all new application to undergo a 28-day consultation. During this consultation period, a blue public notice was displayed at the premises and an advert was place in a local newspaper.

12 Implementation

- 12.1 Decision of Licensing Panel will have immediate effect if granted, all parties may challenge the decision in the form of an appeal at the Magistrates Court.

13 Cross Cutting Issues

- 13.1 Climate Change and Biodiversity.

- Adaptation and resilience have not been considered.
- Climate change advice has not been sought in the preparation of the options and recommendations in this report.

- 13.2 Equalities and Diversity.

- 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.

Background Papers	None
Annexes	Annex 1 – Application and operating schedule Annex 2 – Premises plan Annex 3 – Representations Annex 4 – Previous Licence

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Application to vary a premises licence 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 Henley Retail DT Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number 24/01142/PREM

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description One Stop 50 New Road Ditton			
Post town	Kent	Postcode	ME20 6AD

Telephone number at premises (if any)	
Non-domestic rateable value of premises	17,000

Part 2 – Applicant details

Daytime contact telephone number	
E-mail address (optional)	
Current postal address if different from premises address	Henley Retail DT Limited Bridge House 9 – 13 Holbrook Lane
Post town	Coventry
Postcode	CV6 4AD

Part 3 – Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐
No

If not, from what date do you want the variation to take effect?

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

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☐ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

To extend the hours for the sale of alcohol to allow for sale to the public 24/7 – with a Condition limiting sales from 23:00 to a public hatch or online.

To replace the existing Operating Schedule with that set out in the application.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3) **Please tick all that apply**

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- 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)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Fri					
Sat			<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> (please read guidance note 7)		
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<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> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5) From the start of permitted hours on New Years Eve to the end of permitted hours on New Years Day.
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 6)
Wed			
Thur			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 (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<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> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon					
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<u>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</u> (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 4)	Indoors	
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur					
Fri			<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> (please read guidance note 7)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4).	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<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> (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<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> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur					
Fri					
Sat			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 (please read guidance note 7)		
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	
				Off the premises	x
				Both	
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)		
Mon	00:00	24:00			
Tue	00:00	24:00			
Wed	00:00	24:00			
Thur	00:00	24:00			
Fri	00:00	24:00			
Sat	00:00	24:00			
Sun	00:00	24:00	<u>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</u> (please read guidance note 7)		

K

<p>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 10).</p> <p>N/A</p>

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon	00:00	24:00	
Tue	00:00	24:00	
Wed	00:00	24:00	
Thur	00:00	24:00	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 (please read guidance note 7) Public access restricted to a public hatch between 23:00 and 07:00
Fri	00:00	24:00	
Sat	00:00	24:00	
Sun	00:00	24:00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

The Conditions attached to the application are to replace those currently contained in Annex 2 of the Premises Licence.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

See attached

b) The prevention of crime and disorder

See attached

c) Public safety

See attached

d) The prevention of public nuisance

See attached

e) The protection of children from harm

See attached

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee; or X
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. x
- I have sent copies of this application and the plan to responsible authorities and others where applicable. x
- I understand that I must now advertise my application. x
- I have enclosed the premises licence or relevant part of it or explanation. x
- I understand that if I do not comply with the above requirements my application will be rejected. X

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.

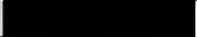
Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	1 st May 2025
Capacity	Authorised Agents for the Applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15) Stephanie Williams Independent Licensing Service 147 Newbrook Road Over Hulton			
Post town	Bolton	Post code	BL5 1EY
Telephone number (if any)			

Operating Schedule

1. A person who appears to be intoxicated or who is behaving in a disorderly manner shall not be allowed entry to the premises.
2. The premises will be closed to the public from 23:00 with any sales made via the hatch at the premises or through an online delivery services.
3. All alcohol orders after 23:00 hours must be taken through the company's website and must only be delivered directly to the purchaser.
4. Warnings must be displayed on the company website reminding purchasers that they must be aged 18 or over to purchase alcohol.
5. All deliveries of alcohol must be made to a bona fide address.
6. All spirits will be displayed behind the counter only.
7. No customers carrying open bottles shall be allowed to enter the premises at any time that the premises are open to the public.
8. An Incident Log (which may be electronically recorded) shall be kept at the premises for at least six months and made available upon request to an officer of the Police or an authorised officer of the Licensing Authority.
9. The premises shall install and maintain a comprehensive digital CCTV system. All public areas of the licensed premises will be covered, including entry and exit. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of 28 days with the date and time stamping. Footage to be provided to a member of the Police or an authorised officer of the Local Authority upon request and within a reasonable time.
10. All instances of Crime and Disorder shall be reported to the Police.
11. All firefighting equipment to be serviced and inspected in line with the manufacturer's recommendations.
12. The premises and immediate surrounding area shall be kept clean and free from litter at all times the premises are open to the public.

13. The pavement from the building line to the kerb edge immediately outside the premises shall be cleaned at the close of business each day.
14. The premises shall display prominent signage in all areas where alcohol is located that it is an offence to buy, or attempt to buy, alcohol for a person under the age of 18.
15. The Challenge 25 Scheme will be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over the age of 18 years. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA national ID Card or similar document, an HM Forces warrant card, or a card bearing a PASS hologram.
16. All staff shall be trained in how to refuse service, how to recognise proxy sales, relevant age restrictions in respect of products, and how to deal with those who may have a vocal restriction. Documented records of training shall be kept for each member of staff. Training shall be regularly refreshed. Training records shall be made available for inspection upon request by Police or an authorised officer of the Licensing Authority.
17. Signs shall be displayed warning adults that it is an offence to buy alcohol on behalf of anyone under the age of 18.
18. A log (which may be electronically recorded) shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection upon request by an Officer of the Police or an authorised officer of the Local Authority.

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From: [Ann Page](#)
To: [Licensing Services](#)
Subject: Planning application at New Road
Date: 29 May 2025 11:50:03

Dear Sir/Madam

I am writing with regard to the application for a 24 hour service at the One Stop in New Road Ditton. I live a few houses away and am extremely concerned about this. Many of my neighbours have small children and this is essentially a residential road. Whilst I appreciate it is a busy road we do at least have less noise at night when people are trying to sleep. Parking is very limited and people may double park leaving their engines running while they 'pop' to the shop causing noise and disturbance to residents.

I would ask that this application is refused for the sake of the residents. I have spoken to my neighbours and none of them are happy about a 24 hour service next to their homes.

Yours sincerely

Ann Page



Ditton

ME20 6AD

This email has been scanned by TMBC before delivery to your mailbox. Please click [here](#) to report this email as spam and help train the filter.

From: [Debbie Barton](#)
To: [Licensing Services](#)
Subject: Fwd: OBJECTION TO 24 Hour Serving Hatch - One Stop New Road, Ditton Kent
Date: 28 May 2025 21:42:35

Sent from my iPhone

Begin forwarded message:

From: Debbie Barton <[REDACTED]>
Date: 28 May 2025 at 21:14:12 BST
To: licensing.services@tmbc.gov.uk
Cc: deborah barton <[REDACTED]>
Subject: **OBJECTION TO 24 Hour Serving Hatch - One Stop New Road, Ditton Kent**

Dear Sir

Objection to 24 hour serving hatch at One Stop Shop New Road Ditton

I live in Ditton and
I am writing to object to this serving hatch.

New Road is a family residential area, with a supported living facility housing older people and as such is entirely unsuitable for a 24 hour shop.

The noise regardless of whether the shop is physically open to the public or not with increased traffic as drivers collect orders all through the night will be disruptive to anyone living in New Road as cars and motor bikes will be roaring up and down the road all night in an attempt to deliver their goods as quickly as possible. There will be an additional 300 homes in the new housing estate at Ditton Edge which may lead to more people wanting to make use of 24 hour shopping at One Stop and this would directly impact all those who live on New Road with cars and other vehicles stopping/starting and the revving of engines - preventing local people and children from sleeping at night and there may be a detrimental impact on wildlife with more vehicle movements.

This 24 hour opening could easily add to the stress and anxiety of both young and old who live in Ditton.

The temptation for young underage drinking to increase and the further growth of anti social behaviour needs careful consideration.

It is possible alcohol could be obtained through an on line app without

scrutiny of the customer as a delivery driver could collect from the hatch and then deliver alcohol/cigarettes to under age people - this is a real concern, and could be impactful on public health and the growth of anti social behaviour both in Ditton and the wider area.

If this 24 hour serving hatch were permitted this may set a precedent for other shops in the area including at Ditton parade. This is detrimental to the whole of Ditton on the New Road side of the A20. It is a residential area and the disturbances for those of all ages living in the area is not acceptable.

This is not a vital service it is not serving the best interests of the community and may in fact be harmful.

There will be families in Ditton who are living with alcohol problems and 24 hour hatch could be too tempting for those people. This is why licensing laws are so strict in the first place yet here someone is trying to circumvent In a variety of ways the health and safety of those who live in Ditton.

I am sure TMBC would think very carefully if the request was for a public house in a residential area to be open all night so it seems very foolish to allow a 24 hour hatch for delivery vehicles such as Eat/Uber etc to collect goods (which can include alcohol)

The problem of litter and broken glass and tins needs to be discussed also as it is likely people will leave litter around for 24 hours a day if the shop can serve 24 hours a day.

I am worried that youngsters - and older people too may end up taking alcohol /food/crisp packets etc onto the community centre grounds - at all hours of the night - leading to anti social behaviour and litter - a problem which would extend from one end of New Road at the London Road And possibly onto the Recreation Ground - right up to the community centre and beyond Kiln Barn Road.

I believe this application for a serving hatch to be available 24 hours a day would be highly detrimental to all those who live in Ditton.

We need to set an example to all in our community and put an end to this application.

Kind Regards

Deborah Barton

[REDACTED]
Ditton
Aylesford
Kent
ME20 6AJ

Sent from my iPhone

From: Colin Jones
To: Licensing Services
Subject: 20250228-Objection_to_Application_for_Variation_of_a_Premises_Licence
Date: 28 May 2025 16:07:14

Dear Sir or Madam,

I am writing to formally object to the proposed application by Henley Retail DT Limited for the variation of the Premises Licence for One Stop, New Road, Ditton to extend their hours of sale of alcohol from 00:00 until 24:00 on Mondays to Sundays, and also to replace the current Conditions with those attached to the application.

As a resident of Scott Close, Ditton, I am concerned about the potential impact on our community, including increased noise, significant traffic during late hours, and the risk of alcohol-related disturbances. Extending the hours of alcohol sales may also contribute to anti-social behavior, which could compromise the safety and wellbeing of residents, especially families with children.

Our neighborhood prides itself on maintaining a peaceful, family-friendly environment, and I believe that such an extension could undermine that atmosphere. I respectfully urge the council to consider these points and to prioritize the wellbeing of local residents when making their decision.

Thank you for your attention to this matter. I trust that the decision will prioritise the interests and well-being of the local community.

Yours sincerely,
Colin Jones



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From: [Anna Smith](#)
To: [Licensing Services](#)
Subject: One Stop 24hr petition New Road OBJECTION
Date: 28 May 2025 19:59:22

Anna Hrusc
[REDACTED]

Ditton

Kent

ME20 6AD

To whom it may concern,

I would like to express my strong objection to the 24 hour opening of One Stop on New road in Ditton. Not only does this cause excessive traffic more than usual along the road that already struggles, it could also lead to antisocial behaviour down New Road and upset local residence. The noise late at night of traffic and people is an unnecessary disturbance. I already get rubbish thrown in my front garden and people loitering on a shared access drive to the old rec drinking, smoking shouting and waking my children and I through the night. This will only exacerbate the issue. There is no logical reason for the 24 hr opening, the shop already has extended hours and there is a garage on London Road that is already 24 hrs opening hours. This is an extremely ill considered preposition by the shop for those who live situated around the One Stop. Please please do not allow this to happen.

Kind regards,

Anna Hrusc
[REDACTED]

Sent from my iPhone

Samantha Kemp

From: Jeanette Wessen <[REDACTED]>
Sent: 27 May 2025 12:46
To: Licensing Services
Subject: Re: License extension application - one stop 50 new road, Ditton
Categories: Katie, Sam

[REDACTED] new road, Ditton, Aylesford, Kent, me20 6ae

On Tue, 27 May 2025 at 13:45, Licensing Services <Licensing.Services@tmbc.gov.uk> wrote:

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: Jeanette Wessen <[REDACTED]>
Sent: 24 May 2025 20:19
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: License extension application - one stop 50 new road, Ditton

Dear Licensing Team,

Re: Representation Regarding Application for Extended Licensing Hours at One Stop, 50 New Road, Ditton

I am writing to submit a formal representation in response to the above application to extend the licensed hours of sale under the Licensing Act 2003. As a local resident living near the premises, I strongly object to this application on the grounds that it will undermine multiple licensing objectives and negatively affect the wellbeing of those living in the area.

The One Stop is situated on a residential road, surrounded by family homes. Extending the hours of sale will significantly disrupt the peace and safety of the neighbourhood and negatively impact a large number of people, particularly children, the elderly, and those with health conditions or shift work who rely on quiet during late and early hours.

The extension of hours is highly likely to increase noise from customers, car engines, loud conversations, and loitering; especially at unsociable hours when ambient noise is low and disturbances carry further. Residents already experience late-night disruption, and these new hours would worsen the situation.

Additionally, there is already a notable issue with litter around the premises, including food packaging, alcohol containers, and other waste. Increased trading hours will result in higher foot traffic and more rubbish, further damaging the cleanliness and visual amenity of the neighbourhood. This clearly undermines the licensing objective of preventing public nuisance.

There are growing concerns within the community about drug use and anti-social behaviour near the premises, particularly after dark. The proposed extended hours may increase the likelihood of the area becoming a late-night gathering point, heightening the risk of drug-related activity and public disorder. This poses a safety risk to residents and undermines efforts to keep our area safe and family-friendly.

The Licensing Act 2003 clearly sets out the importance of preventing crime and disorder. Extending hours without clear measures to address these risks would be contrary to this objective.

This is a family-oriented area, with many children walking past the shop daily. Extending alcohol sale hours increases the risk of children and young people being exposed to intoxicated individuals or inappropriate behaviour, particularly in the evenings. There is also concern that later trading hours could make it easier for alcohol to be obtained by underage persons, especially if staffing levels are reduced at night.

This proposal does not take into account the significant impact it will have on a densely populated residential area. The extension of licensing hours is not aligned with the Licensing Act 2003 objectives and will contribute to an increase in noise, public nuisance, crime, and harm to children.

I respectfully urge the licensing committee to reject this application in the interest of protecting our community and upholding the core principles of the Licensing Act.

Many thanks,

Jeanette Wessen



Resident of New Road, Ditton

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Samantha Kemp

From: Charley Jones [REDACTED]
Sent: 27 May 2025 13:12
To: Licensing Services
Subject: Re: 50 new road

Hi,
Address is [REDACTED] new road Ditton

Charley
Sent from my iPhone

> On 27 May 2025, at 12:45 pm, Licensing Services <licensing.services@tmbc.gov.uk> wrote:

>

> Good afternoon

>

> Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

>

> Kind regards

> Licensing Team

> Tonbridge and Malling Borough Council

>

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> -----Original Message-----

> From: Charley Jones [REDACTED]

> Sent: 24 May 2025 20:36

> To: Licensing Services <licensing.services@tmbc.gov.uk>

> Subject: 50 new road

>

> Good evening,

> I am writing to object to the new operating hours that have been requested by one stop Ditton, the shop absolutely does not need to be open 24/7 when there is a 24 hour shop within a 5 minute walk of multiple access routes, our road is a residential road that does not need any more disruption than the shop already causes.

> The constant issues with Lorrie's blocking the road and driveways, the constant litter and the constant cars parking over people's driveways and playing extremely loud music at all hours.

> I am very concerned for the community and myself who live here that this will have a massive impact on our small community.

>

>

> Kind regards

> Charley

> Sent from my iPhone

>

>

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Samantha Kemp

From: Harry Herbert [REDACTED]
Sent: 27 May 2025 18:37
To: Licensing Services
Subject: Re: License extension one stop 50 new road

Thank you for your speedy response

My address is
Mr Harry Herbert
[REDACTED] new road
Ditton
ME206AD

Sent from my iPhone

> On 27 May 2025, at 12:45, Licensing Services <licensing.services@tmbc.gov.uk> wrote:

>

> Good afternoon

>

> Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

>

> Kind regards

> Licensing Team

> Tonbridge and Malling Borough Council

>

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> -----Original Message-----

> From: Harry Herbert [REDACTED]

> Sent: 24 May 2025 20:38

> To: Licensing Services <licensing.services@tmbc.gov.uk>

> Subject: License extension one stop 50 new road

>

> I would like to express my concerns to the licence extension to the premises One Stop 50 new road Ditton ME206AD, as a resident I feel that the licence extension is not required as I believe that this will have a grave impact on our quiet residential road and will increase noise, disruption and litter to our community.

> The road already experiences high levels of problems regarding the shop during its normal hours of operation including high levels of noise and disruption during but not limited to deliveries as well as littering and rubbish extending from the shop and congestion from traffic and we feel that this would only become worse with extended hours and as I believe it would encourage antisocial behaviour and loitering. This road is generally quiet and I as well as others in the community do not want cars bike and foot traffic pulling up at all hours of the night causing disruption and making some residents fearful as their front doors are quite close to the shop as well as the public footpath and to have people up and down outside your house in the early hours of the morning will be quite unsettling for me as well as others.

>

> Kind regards

> Mr Harry herbert

>
>
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> www.forcepoint.com

Samantha Kemp

From: CATHY FRANCKE [REDACTED]
Sent: 27 May 2025 12:57
To: Licensing Services
Subject: Re: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD
Categories: Katie, Sam

Good afternoon,

Please note that my home address is

[REDACTED] New Road, Ditton. ME20 6AD

Regards,

Cathy Francke

Sent from [Outlook for Android](#)

From: Licensing Services <Licensing.Services@tmbc.gov.uk>
Sent: Tuesday, May 27, 2025 12:45:54 PM
To: CATHY FRANCKE [REDACTED]
Subject: RE: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: CATHY FRANCKE [REDACTED]
Sent: 24 May 2025 21:19
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: RE: Application for 24 hour licence at One Stop, New Road Ditton. ME20 6AD

Dear Sir/Madam,

As a local resident of New Road Ditton, I am writing to express my grave concern at the request from the Proprietors of the above-mentioned store for a 24-hr licence. The shop is currently open from 6 a.m. to 10pm daily.

As this is a quiet residential area I can see no fit purpose for this request, but only to attract customers either looking for alcohol in the middle of the night or early hours of the morning. There are many families living closer to the shop with young children and small babies, and a potential disturbance in the middle of the night by a significant group of customers, so may loiter outside of the shop, can only cause upset.

I would seriously ask, that you consider any application for said licence with the residents in mind. I have spoken to quite a few of them in the last week, and NOT ONE has said what a good idea this is.

Not only this, but with limited parking on New road, this would only cause further problems.

I look forward to hearing your response.

Yours faithfully,

Sent from Outlook for Android

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Samantha Kemp

From: heather lawrence [REDACTED]
Sent: 27 May 2025 14:34
To: Licensing Services
Subject: RE: One Stop New Road

Thank you.

Our address is [REDACTED] New Road, Ditton, Aylesford, Kent. ME20 6AD.

[Yahoo Mail: Search, organise, conquer](#)

On Tue, 27 May 2025 at 12:46, Licensing Services
<Licensing.Services@tmbc.gov.uk> wrote:

Good afternoon

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Licensing Team

Tonbridge and Malling Borough Council

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From: heather lawrence [REDACTED]
Sent: 25 May 2025 16:12
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: One Stop New Road

Dear Sirs,

I am horrified to hear that the One Stop have applied to be open 24hrs.

Whilst I understand that this is service only from a hatch, this will lead to extra traffic up the road and also people possibly walking, being loud and drinking in the street.

We live at number [REDACTED] and when the pub was open it was a nightmare.

Even now we get bottles and rubbish left in our garden and this will only lead to more.

There is no need for this shop to open 24hrs. Please officially register our objection to this application.

Heather and Kevin Lawrence

Yahoo Mail: Search, organise, conquer

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Samantha Kemp

From: Julie Read [REDACTED]
Sent: 28 May 2025 11:31
To: Licensing Services
Subject: RE: 24 hour licence application One stop New Road

Categories: Sam

[REDACTED] Woodlands Road Ditton ME20 6EY

Thank you

Kind Regards

Julie Read

[Yahoo Mail: Search, organise, conquer](#)

On Wed, 28 May 2025 at 7:46, Licensing Services
<Licensing.Services@tmhc.gov.uk> wrote:

Good morning

Thank you for submitting your representation. In order to make this a valid representation we will need you to confirm your full home address by return email before 29th May 2025. Representations are sent to the applicant but the house numbers are redacted before they receive them.

Kind regards

Samantha Kemp

Licensing Officer

Tonbridge and Malling Borough Council

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From: Julie Read [REDACTED]
Sent: 27 May 2025 17:00
To: Licensing Services <licensing.services@tmbc.gov.uk>
Subject: 24 hour licence application One stop New Road

Dear Sir

I live in Woodlands Road ME20 6EY.
I am writing to object to this application.

New Road is a family residential area, with a supported living facility housing older people and as such is entirely unsuitable for a 24 hour shop.

The noise regardless of whether the shop is physically open to the public or not with increased traffic as drivers collect orders all through the night will be disrupted.

The temptation for young underage drinking to increase and the further growth of anti social behaviour needs consideration, particularly as alcohol could be obtained through an on line app without scrutiny of the customer is of concern, and could be impactful on public health and of the growth of anti social behaviour.

If this were permitted this may set a precedent for othe shops in the area including at Ditton parade, this is detrimental to the area which is residential, the disturbances for those living in the area is not acceptable.

This is not a vital service it is not serving the best interests of the community and may in fact be harmful. There will be families in our community who are living with alcohol problems we wouldn't allow a pub in a residential area to be open all night so why are we even considering this application.

I asked the shop owner directly today and he advised its not for the sale of alcohol his notice tells a different story.

I already when out walking in the area am forever picking up bottles and cans from the streets and public footpaths this in itself will no doubt increase we already have issues with antisocial behaviour . We need to set an example to our young people and put an end to this application.

Kind Regards

Julie Read resident of Woodlands Road

Yahoo Mail: Search, organise, conquer

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From: [Nicola](#)
To: [Licensing Services](#)
Subject: RE: Weekly trackers - 25/00440/PREM
Date: 27 May 2025 10:02:36

Good Morning

Ditton Parish Council has concerns about the application to increase the hours that alcohol can be sold at the One Stop in New Road in Ditton and would make the following comments:-

1. Whilst the change is not affecting customers, there is a risk of additional noise affecting neighbours from delivery/collection via cars and motor bikes/scooters – outside normal social hours.
2. It could lead to additional crime as people would be aware of collections taking place here.
3. It is not clear what area this collection service would cover – could be much wider.
4. There appears no commercial reason to provide this – Tesco [One Stop owner] shut the 24 hour opening at the Lunsford Park store.
5. These concerns will be forwarded to the TMBC Council Members for Ditton and also KCC Cllr Andrew Kennedy and our MP, Helen Grant.

Regards

Nicola

(Mrs) Nicola Greenaway
Clerk of the Council

Ditton Parish Council
The Community Centre
Kilnbarn Road
Ditton
Aylesford, Kent ME20 6AH

Tel: 01732 844749 E-mail: clerk@dittonparishcouncil.gov.uk



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From: Andrew.Kennedy@kent.gov.uk
To: [Licensing Services](#)
Cc: [REDACTED]
Subject: 25/00440/PREM
Date: 27 May 2025 13:11:17

Dear Sir or Madam

I have been contacted by many residents in Ditton who are concerned about the above application to extend the trading hours of the One Stop shop in New Road to 24 hour.

I understand the concerns of residents and I support their opposition.

New Road is a residential area with little or no on-street parking. Regardless of the commercial need for such an extension, which I appreciate is not a legal consideration, I am concerned that any extension would bring increased traffic and footfall, cause additional noise resulting in disturbed sleep for residents, possible increases in anti-social behaviour and litter. I believe such a change would set a precedent for other nearby retailers in Woodlands Parade and could result in a fundamental change to the ambiance of this of this residential area.

Yours sincerely

Andrew Kennedy

Andrew Kennedy

*Proudly representing the residents of Aylesford, Blue Bell Hill, Burham,
Ditton, Eccles, Kits Coty, Peters Village, Walderslade and Wouldham on Kent County Council*

Deputy Cabinet Member for Adult Social Care
Kent Mental Health Champion

Click [HERE](#) to sign-up for my monthly e-newsletter

Follow my work for our community at [Facebook.com/CllrAndrewKennedy](https://www.facebook.com/CllrAndrewKennedy)

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Part B

Premises Licence Tonbridge & Malling Borough Council

Premises Licence Number

24/01142/PREM issued 29th January 2025

Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

One Stop
50 New Road
Ditton
Kent
ME20 6AD

Telephone number

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Sale of Alcohol

Times the licence authorises the carrying out of licensable activities

Sale of Alcohol

Monday to Sunday

06:00 - 23:00

The opening hours of the premises

Not applicable

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol is supplied for consumption off the Premises

Name, (registered) address holder of premises licence

Henley Retail DT Limited
Bridge House 9-13
Holbrook Lane
Coventry
West Midlands
CV6 4AD

Registered number of holder, for example company number, charity number (where applicable)

Registered Business Number 15049226

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Kunav Patel

State whether access to the premises by children is restricted or prohibited

Access to Children not restricted or Prohibited

Agenda Item 5

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT
INFORMATION**

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