

**Katie Shipman**

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**From:** Cemil Altin [REDACTED]  
**Sent:** 18 January 2018 15:28  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm licensing application: consultation 17/01899/PREM  
**Attachments:** Licensing letter.doc

**Categories:** Katie

Please find attached my response to the above consultation.

As you can see, I have also forwarded the letter to TMBC Planning Department.

Thanks

Mr Altin

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*RECEIVED BY EMAIL*

ADMIN/LEGAL SERVICES	
18 JAN 2018	
PASS TO <i>VA</i>	FOR INFO FOR DIST FOR ACTION

Mr Altin

[REDACTED]  
Teston RoadOffham  
[REDACTED]

17 January 2018

**Kentfeld Farm, Licensing Application: Consultation 17/01899/PREM**

I am writing to register my strong objection in respect of the above licensing application. The application clearly fails against a number of the licensing objectives (see below).

In addition, there is no planning permission in place for the holding of commercial events on this site – a restriction which has already been abused by the applicant on a number of occasions (and it is noted that the website continues advertising for further commercial events). This casts a poor light on the overall suitability of the applicant to be awarded the proposed licence. It is clear the applicant has no interest in running the proposed business in a way that does not have a fundamental and negative impact on the whole village.

Points of objection in respect of the licensing application:

- Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. There is already a significant and growing traffic issue in the village generally and any increase in traffic levels in and around the village will have a significant health, safety and environmental impact on village residents;
- Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. We have experience of being unable to hear conversations in our garden during previous events. The sound travels across the whole village – it is not just those houses in close location to the site which are impacted. When a request has been made to turn sound down at a previous commercial event this was rudely ignored. This does not bode well for ensuring that sound pollution will be managed in a way that does not impact the village.
- The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order for sound pollution to be monitored. Outdoor events during summer months will naturally have more people attending with higher noise levels, for a long period of time, than will occur during the winter evenings when people are unlikely to stay at an outside venue till the end of the proposed licensing time.

- There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption and crime in the village; increased risk of drink-driving (as the venue is not easily walkable and is likely to be attended by people driving cars) causing an increased safety issue – not just for village residents but also for those in surrounding areas.

A copy of this letter has also been sent to TMBC Planning and the Director of Planning (Steve Humphry).

Yours sincerely

Mr Altin

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 18 January 2018 18:11  
**To:** Licensing Services; Planning Enforcement; Steve Humphrey  
**Subject:** Response to Licensing Consultation 17/01899/PREM Kentfield Farm  
**Attachments:** Objection to Licensing Application Consultation 17:01899:PREM .doc

Please find attached my response to the above named Licensing Consultation.  
If you could confirm receipt, I would be most grateful.

Many thanks,  
Christina Altin





Mrs C R Altin

[REDACTED]

 Teston Road

Offham

[REDACTED]

 17 January 2018

### **Kentfeld Farm, Licensing Application: Consultation 17/01899/PREM**

I am writing to register my strong objection in respect of the above licensing application.

My points of objection in respect of the licensing application are as follows:

#### **Prevention of Public Nuisance**

- Offham already suffers from traffic issues during the day, with a combination of heavy farm traffic, and a high volume of speeding drivers using the village as a “rat run” (in a local taxi driver’s words) between King’s Hill and the motorway, which has resulted in the recent installation of traffic-calming measures (yet to be assessed for effectiveness, though my personal view is that they will have little to no effect). There is as yet no proposed solution to the heavy farm traffic, which has caused major damage to at least 2 roadside properties in the last year. The village is already under immense pressure on the traffic front, with many residents experiencing high levels of stress and anxiety as a result – some even considering moving elsewhere. Introducing an increase in evening and night-time traffic (especially every night of the week) on top of these daytime issues puts the village under yet more pressure in terms of noise, vibration and pollution and increases the levels of public nuisance – in addition to the health, safety and environmental impacts.
- The noise pollution from the proposed venue would be considerable and take two forms: the amplified music itself (both live and recorded) and the noise of patrons both at and departing the venue.
  - *The amplified music:* the outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels a very long distance into the village. This would in effect force residents to experience an outdoor nightclub. This statement results from experience with several recent events held at the site – either “private” or commercial without permission. The noise level was completely unacceptable – it was thunderous. Our house is some distance from the site and we could hear every word of every song even with the windows closed, let alone the extremely strong vibration of the bass. The sound of the MC’s amplified voice was also clearly audible as well as the shouts from the crowd. One event ran all day on a summer Bank Holiday and the exceptionally intrusive sound ruined the day for anyone within hearing distance – which was most of the village. When a polite request was made by a villager to turn sound down, this was rudely rejected by “security” staff at the

gate. Meanwhile at a subsequent parish council meeting the applicant refused to acknowledge that the noise levels had been excessive. This does not bode well for ensuring that sound pollution will be managed in a way that does not impact the village.

- *The noise of patrons at and departing the venue:* the nature of the venue, and the application for a late-night licence, is a strong indicator that noise from patrons can be expected, with a particular issue being leaving the venue well past midnight. It is an inevitable fact that when people have had a few alcoholic drinks they tend to be louder. Any loud voices, closing of car doors etc will not only disturb residents in close proximity to the venue but given the quiet nature of the village environment in the evenings and at night the sounds will carry to residents further away.
- The application refers to a visit from a noise consultant in November who confirmed that noise levels were acceptable. There are a number of issues with this action and information:
  - It is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time.
  - There is no planning permission for a commercial event to take place in order for sound pollution to be monitored.
  - Outdoor events during summer months will naturally have more people attending with higher noise levels, for a longer period of time, than will occur during the winter evenings when people are unlikely to stay at an outside venue till the end of the proposed licensing time.
  - Assessment of noise levels must be done by an independent party, otherwise the objectivity of the results are very obviously in question.

### Promotion of Public Safety

- The venue would create an increase in traffic in the centre of Offham, with access via Tower Hill, a road that is very steep, very narrow, surrounded by residential properties and therefore unsuitable for such a role. The likelihood of accidents must be considered, given the nature of the road, driving in darkness, and being unfamiliar with the local geography. As noted above, Offham already suffers from traffic issues during the day. Introducing an increase in night-time traffic puts the village under yet more pressure and increases the risk to public safety.
- The venue offers an increased risk of drink-driving by patrons, as the venue is not easily accessed by foot from any nearby station nor are there regular bus services. This exacerbates the safety issue - particularly given the additional factors noted above in terms of the road layout, darkness and unfamiliarity – not just for village residents but also for those in surrounding areas.

### Prevention of Crime and Disorder

- Disorder is a likely result of too many vehicles using the small village roads to access and leave the property, in particular Tower Hill, the main access point, which as noted is extremely narrow, twisting and steep, and therefore unsuitable for such a role.

- Any kind of venue that serves alcoholic drinks, especially a late-night one, has the potential to attract crime and disorder, due to the disinhibiting nature of alcohol. However there is a significant difference between a quiet village pub, which is a community space, and a venue for strangers to patronize, in a village they have no reason to care about. If you visit the village pub, you are engaging with that community space, and any disorderly behaviour is likely to be regulated - either by your role as a resident, or if a visitor, first by social codes and expectations, second by local patrons, and ultimately by the pub staff, all of whom have a vested interest in maintaining high standards of behaviour and minimising crime in the area. Furthermore, the licensing hours are limited, and the pub is a multi-use space – i.e. its focus is not solely on drinking - which results in the suitable-for-all nature of this venue. However, the visitors to a venue that is separate to, but accessed via, the village, would have no such checks on their behaviour. They have no connection with the village – it is simply on the way in, or out, of their night out. Their sole focus is drinking alcohol. Given the nature of the venue they are more likely to be young men and/or women, in groups. Furthermore, they have an extended period of time in which to drink. All of these factors increase the likelihood of crime and disorder.
- The venue offers an increased risk of drink-driving by patrons, as the venue is not easily accessed by foot from any nearby station nor are there regular bus services. This could further contribute to crime and disorder - not just for village residents but also for those in surrounding areas.
- **Protection of Children from Harm**
  - As noted above, Offham already has a problem with traffic speeding through the village and heavy lorries passing through to and from Church Farm. These already pose a risk to the village children, and adding further traffic into the centre of the village increases the risk especially as older children in the village frequently visit each other's homes in the evenings. The potential occurrence of drink-driving, again as noted above, compounds the issue.

I have a final and important note for your consideration. Offham is a thriving and self-supporting community of a type that is increasingly rare. The community creates a varied social life for all ages which visitors frequently enjoy, from the May Day fete to theatre in the village hall to carols in the pub. Crucially, *all of these events add value to the community in various ways*, from social cohesion to reducing loneliness to the raising of funds for village improvements. The proposed application would add absolutely nothing of value to the area – on the contrary, it only offers negative impact.

If people wish to attend music events in Offham, or enjoy a drink outdoors, the historic and recently renovated pub offers a number of events featuring local bands, and also has a beer garden. I would like to note that our property is adjacent to that beer garden. Does this mean that we violently oppose any kind of music event or night-time drinking? Not at all: the events are thoughtfully spaced out, the music is inside the pub which contains much of the sound to a reasonable level, and the licensing hours are respected. The same goes for events at the Village Hall which has a music cut-out system in place to manage volume. *This is an example of the right balance –the events add great value to village life, and crucially, seek to raise money and support businesses by offering enjoyment to some without making others' lives a misery.* It is possible.

However, I see no evidence of this balance or thoughtfulness in this application for a 7 night-a-week-late-night outdoor drinking and music venue, which I find wholly inappropriate in a quiet rural

setting, and given the applicant's flagrant disregard for planning regulations (I note that the Kentfield Farm website continues to advertise for commercial events) and previous form holding events of completely unacceptable and damaging volume, I have no confidence at all that licensing regulations would be adhered to or any balance or thoughtfulness would be forthcoming in the future.

A copy of this letter has also been sent to TMBC Planning and the Director of Planning (Steve Humphry).

Yours sincerely

Mrs Christina Altin

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 12 January 2018 06:48  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

Dear Sirs,

I wish to express my concern regarding the above license application.

I live at [REDACTED] The Green, Offham and the back of my house faces towards the farm. Last summer there were a number of "events" held at the farm which generated intolerable levels of noise, running for many, many hours. The worst aspect was that the "events" were on public holidays and weekends rendering conversation difficult in my garden and frankly ruining what should have been great family days out in the fresh air.

Let me be clear the noise levels were way above any from of normal function or party and appeared to be "live" performances outdoors and at enormous decibels.

I and my family are very concerned that this could become the "norm" should a license be granted and that many weekends and evenings, throughout the summer particularly, will be blighted by unacceptable noise levels, both from the events and from the increased traffic to and from the venue.

I wish to object, in the strongest terms, to this application and hope that the environment created and enjoyed by both residents and visitors to the village of Offham will be protected and maintained.

Yours sincerely

Russell Baldwin  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 19:53  
**To:** Licensing Services  
**Cc:** Steve Humphrey  
**Subject:** Fwd: Kentfield Farm App. 17/01899/PREM

**Categories:** Katie

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 17 January 2018 at 19:36:36 GMT  
**To:** [planning.enforcement@tmbc.gov.uk](mailto:planning.enforcement@tmbc.gov.uk)  
**Cc:** [steve.humphrey@tmbc.gov.uk](mailto:steve.humphrey@tmbc.gov.uk)  
**Subject:** **Kentfield Farm App. 17/01899/PREM**

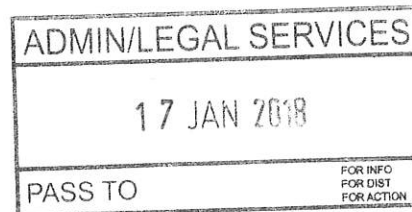
I strongly object to the current application for Planning and to Licensing Services to include live and recorded music , sale of alcohol and late night refreshment , 7 days a week until midnight and open to public until 00.30 , on the the grounds of

- 1) noise --- most people live in Offham because they appreciate a quiet, peaceful environment. By virtue of the location of Kentfield which is in an elevated position , noise from there radiates all around the village as demonstrated on many occasions last Summer .
- 2)Traffic- more traffic would be coming into the village and sat navs would bring cars onto narrow roads which already become congested with farm traffic. Kentfield is also at the top of a very narrow lane and traffic up and down there would bring an unprecedented level of noise and traffic and congestion.
- 3) Safety- safety of residents , walkers etc would be compromised by increased levels of traffic
- 4) Alcohol - the sale of alcohol and late night refreshment would undoubtedly add to noise levels and general disruption .

For these reasons I feel permission should definately not be granted.

Lyn Ball  
Resident in Comp Lane  
Sent from my iPad

TMBC Licensing Services Department  
 TMBC Planning Enforcement Dept. – Development Control  
 Tonbridge & Malling Borough Council  
 Gibson Building  
 Gibson Drive  
 Kings Hill, West Malling  
 Kent  
 ME19 4LZ



16<sup>th</sup> January 2018

Dear Sir/Madam,

**REF: KENTFIELD FARM LICENSING APPLICATION 17/01899/PREM**

It has been brought to our attention that Mr Ian Barwick has made a licensing application for his African Lodge and Marquee, Kentfield Farm. The application is to include Live & Recorded Music, the Sale of Alcohol and Late Night Refreshment. Mr Barwick has stated that he is *'carrying out a business that involves the use of the premises for licensable activities'*.

Mr Barwick had recently withdrawn two planning applications; TM/17/02078 and TM/17/02077 for the variation of planning conditions relating to Lake Usage and to allow an African Lodge to be used for commercial activities. There had been an exceptional level of complaint and objection from Offham Village residents in relation to the proposals submitted but also to the unauthorised commercial activities that were already taking place at Kentfield Farm Estate; wedding receptions, stag-hen parties, birthday parties and other ticketed events.

The initial planning applications for the African Lodge and Lake were approved on the basis that they were for family use only and for wildlife conservation. It was clearly stipulated by Mr Barwick on these applications that there was no intention of commercial use. However, it is clear from evidence attained that the venue has been seriously advertised and used to facilitate wedding receptions, parties and other functions. The venue is also currently advertised as suitable for holding wedding ceremonies since Mr Barwick has attained a Wedding Licence.

Since the withdrawal of both retrospective planning applications (November 2017), there are no planning permissions in place to allow the Lodge or the Lake to be used commercially. Mr Barwick subsequently submitted a Premises License Application, one month later (22 December 2017).

I wish to object to the Licensing Application on the following grounds;

1. There are no planning permissions for the African Lodge (or Lake) to be used for commercial purposes. The initial planning applications submitted clearly stipulated that there was no



intention for any commercial use. Subsequently conditions were set by the Planning Office that the use of the building was approved whereby it 'shall be used incidentally and ancillary for hobby purposes by the occupants of Kentfield Farm and it shall not be occupied as a separate hereditament or used for commercial activities'. It is our opinion, that Mr Barwick has been economical with the truth, withholding information from the start in order to circumvent all the planning regulations and to utilise the various facilities for financial gain.

2. There is already potentially a breach of planning and licensing as Mr Barwick's website for Kentfield Farm is (and has for some time) advertising the venue as suitable for commercial events. There have already been a number of commercial events held at the venue; wedding receptions and an assortment of parties. It is clear from photographs seen on various websites that Alcohol and Late night refreshments were available and served within these events. The unceasing nuisance of loud music and fireworks set off late into the night, without prior warning or consideration, has already been experienced by us and other surrounding residents. (Please refer to the numerous letters of complaint submitted to the planning applications shown referenced above).
3. Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where Sat-Nav directs and experience of traffic use from previous events has shown that vehicles regularly use Tower Hill, which is narrow and totally inadequate for these purposes. Mr Barwick's website advertises access to Kentfield Farm Estate via Tower Hill. There have already been incidents/complaints of road obstruction whereby resident vehicles have been unable to pass due to the attendance of delivery vehicles. The vast numbers of attendees to such events will certainly significantly harm the amenities of the locality, the free and safe flow of traffic through the village and the quality of our life.
4. Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. Residents have reported being kept awake or being unable to hear conversations in their own gardens during events; one such incident is that of Monday 28th August 2017; continuous playing of music at fluctuating loud levels throughout the day and well into the evening. It prevented, as per all the other events, any resident within close proximity from having any peaceful enjoyment of their property. Even with the windows of my property kept closed (not ideal during a warm summer's day), I was unable to escape the booming noise of the event within my own home. I understand from discussion with other neighbours that the music was heard as far as Peppingstraw Close which is indicative of the sheer volume of noise.
5. The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order to be monitored. Outdoor events during summer months will naturally have more people attending, with higher noise levels than will occur during a cold winter evening outside.
6. Personal experience of villagers is that the noise is much louder in the village and upsetting to home life. The noise from the ticketed event on 28<sup>th</sup> August 2017 was inescapable with vibrations being felt within our properties. (The event was advertised as the Swan Social –



Nic Fanciulli & Friends – a day of disco and classic house music, starting at 1pm, BBQ, fizz, beer & a good time, £50pp).

7. There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption within the village.
8. There is genuine concern regarding the lack of restricted access to the 4 acre lake for young children who will be present for many of the family orientated celebrations. In Mr Barwick's initial application for the wildlife lake, it was stipulated that access to the lake by the general public would be restricted as it is on private land; there is no public rights of way in the immediate vicinity of the lake. At present the African Lapa is built directly next to the lake with just a small wooden jetty on the shoreline; with the addition of an unstable gravel bed (uneven & movable surfaces). The lake is insufficiently lit and is open and exposed on all sides with planting zones of varying depths. The lake has no boundaries or fencing in place. Any area of water a few cm's in depth can be a hazard for young children. The lake was purportedly built for wildlife conservation purposes and will be unsupervised (unlifeguarded). Mr Barwick advertises the venue as suitable for family events of which alcohol is readily available. Alcohol is a substantial factor in drowning statistics; risk taking behaviour is more pronounced. There appears to be no designated walkway around the lake and it is situated in the middle of an unlit field. With the distraction of loud music, inadequate lighting and fencing, in addition to the consumption of alcohol, a child would be placed at significant risk of harm with potentially catastrophic consequences.

As a long standing resident, I am keen to preserve the character of our residential village. To hold such a commercial enterprise within the confines of our village will irreparably damage the tranquillity and quality of our life.

Yours faithfully,



Mr & Mrs Battershill



Wells Cottages

Teston Road

OFFHAM

Kent



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 10 January 2018 20:51  
**To:** Licensing Services  
**Subject:** African Lodge & Marquee -Kentfield Farm Licensing application Teston Road Offham 17/01899

**Categories:** Katie

We note the application submitted to hold live music events 7 days a week .  
This application if successful would in our view give rise to public nuisance & should not be granted  
We so object to such granting of a licence in this respect

Martyn & Pam Begbey  
[REDACTED] North Meadow Offham

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 12 January 2018 11:02  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application

**Categories:** Katie

Myself and my family live in Tower Hill, which is the same narrow street leading to Kentfield Farm/African Lodge and Marquee and I object strongly to the licensing application due to public nuisance.

The sight stated has only permission for family activities at the African Lodge by the lake and no planning permission for commercial use has been accepted. Although there have not been any additional planning permissions for the Lodge and Marquee there have been other activities including large music events and weddings. We have protested about these events and there appears to be a breach of planning and licensing as Ian Barwick's website ([www.kentfieldcountryestate.co.uk](http://www.kentfieldcountryestate.co.uk)) is still advertising availability for commercial events.

The Tower Hill road, in which we live, is very narrow and with the amount of vehicles and the noise of the traffic going to Kentfield farm for events that do not have planning permission is a public nuisance for us. In addition the volume of noise from events on the sight (music etc) are awful and is definitely a public nuisance for us and many others in the village and has meant that I have not been able to spend time in the garden and even when in the house have not been able to read or sleep due to the noise when activities (which do not have planning permission) have been going on.

The licensing application is for 13 hours per day, 7 days a week which means that there could be people travelling on small Tower Hill road and noise and music going on for every hour on every day from the morning until midnight which is impossible for us to live with.

I also do not understand how a licensing application for live and recorded music , alcohol and late night refreshments can be applied and approved when there is no planning permission for carrying out a business and commercial use of the property mentioned.

Terence John Berman

[REDACTED]

Tower Hill

Offham [REDACTED]

**Katie Shipman**

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**From:** Joanne Birch [REDACTED]  
**Sent:** 18 January 2018 16:20  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - 17/01899/PREM

**Importance:** High

**Categories:** Katie

Good afternoon

We are very concerned to read that Kentfield Farm has put forward a Licensing Application.

We believed these premises were supposedly not for commercial use, and yet now it seems the owners use it like a public venue. We do not wish to have such a place so close to Offham as it will cause no end of problems to the village.

In the application, there is a request to play music, from 11am to midnight, 7 day a week. Most of Offham was forced to listen to a demonstration of the owner's music late Summer 2017. The noise was deafening to a point that you couldn't even stay in your own garden. Such commercial enterprise would ruin Offham, without doubt.

Furthermore, such an enterprise will encourage more traffic into Offham, using the very roads that less than a year ago, had a huge road calming redevelopment. One action is totally contrary to the other.

We are very much opposed to this application and hope that your findings will result in a rejection.

Kind regards

Joanne

Dr C Goat and Ms J Birch

[REDACTED]  
North Meadow  
Offham  
[REDACTED]

ExchangeDefender Message Security: [Check Authenticity](#)

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 11:03  
**To:** Licensing Services  
**Subject:** Kentfield Farm Premises Licence Application 17/01899/PREM

Dear Sirs,

I write in response to the above application which in my view would subject the village to public nuisance, mostly definitely in the form of uncontrolled noise pollution which threatens to disrupt our peaceful village life and also in the form of a greatly increased number of people visiting the village which will further endanger children on our roads and also lead to crime and disorder due to the availability of alcohol and probably drugs which no doubt would find their way to the village pub.

Feeling in OFFHAM is strongly against this licence being awarded.

Yours faithfully,

Irene Bird.

[REDACTED]  
Teston Road,  
OFFHAM.  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 23:55  
**To:** Licensing Services  
**Subject:** Kentfield Farm 17/01899/Prem

Dear Sir,

I wish to object to the application in respect of Kentfield Farm.

I have an interest in the application because I live in a house less than half a mile from the location .

I object to the application on the following grounds.

Objection 1. Public Nuisance

Reason for objections:

1. Noise from events. There have been events held in the past by the lake at Kentfield Barn, during the day and at night ,and noise from those events has carried to my home . The noise has been intrusive, audible in my garden and inside my house. I understand it has also been heard by residents in Offham Village. The prospect of this noise nuisance taking place possibly 7 days per week and up to 12 midnight is quite unacceptable. I am particularly concerned about noise nuisance in summer months, the prospect of peaceful enjoyment of my garden being spoilt by noise from entertainment at Kentfield Farm is, I think ,unfair.
2. The likely increase of traffic resulting from those attending and leaving events late in the evening is likely to cause nuisance.

Objection 2. Public Safety

Reason for objection:

It is known from past events held at Kentfield Farm that those attending have tried to access the site via Tower Hill even though those events have been held by the lake. Tower Hill is a narrow country lane and quite unsuitable for that volume of traffic and there is potential risk to motorists and pedestrians.

Objection 3. Prevention of Crime and Disorder

Reason for Objection:

The number of vehicles accessing events and leaving late at night will cause disruption in a country village. Late night drinking with provision for off sales provides potential for persons being in the village late at night under the influence of alcohol and a risk of public disorder.

I will be writing separately to your planning department about potential breaches but hope you would liaise with them when considering the application.

My contact details are:

Patrick Bligh,

[REDACTED]  
Teston Road,

Offham,

Kent [REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 15:07  
**To:** Licensing Services  
**Subject:** Fw: Kentfield Farm, Licensing Application 17/01899/PREM

**Categories:** Katie

This message is from Mrs Hilda Bodley, [REDACTED] Wells Cottages, Teston Road, Offham, [REDACTED]

----- Forwarded Message -----

**From:** "Hilda Bodley" [REDACTED]  
**To:** "licensing.services@tmbc.gov.uk" <licensing.services@tmbc.gov.uk>  
**Sent:** Tue, Jan 16, 2018 at 9:31 PM  
**Subject:** Kentfield Farm, Licensing Application 17/01899/PREM

I wish to make an objection to the above application as I believe that its success would result in considerable increase in public nuisance. The traffic alone using Tower Hill and Teston Road through our village of Offham should be enough to cause concern, but add to that the possibility numerous inebriated "guests" would also increase the risk of crime and disorder. Please consider the quality of life for the people who live in the area surrounding Kentfield Farm. We accept the shooting parties as this is part of country ways but regular large scale entertainment affairs all through the year are something else!

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 13 January 2018 14:55  
**To:** Licensing Services  
**Subject:** Kentfield Farm Licensing Application

**Categories:** Katie

To whom it may concern

I wish my objections to the above Licensing Application to be considered on the following grounds:

1. **Public Nuisance** - Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. Access is likely to be via Tower Hill as that is where sat nav directs and experience of traffic use from previous events has shown that vehicles use Tower Hill, which is narrow and inadequate for these purposes; Public Nuisance is also caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. I understand that Residents have reported being kept awake or being unable to hear conversations in their own gardens during events; The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order to be monitored. Outdoor events during summer months will naturally have more people attending, perhaps for weddings, with higher noise levels than will occur during a cold winter evening outside. Personal experience of villagers is that the noise is much louder in the village and upsetting to home life. It is also safe to assume that Fireworks will feature regularly at such events. This is damaging to wild life and domestic animals. I know of several people in the village who have pets that suffer from the effects of fireworks.
2. **Crime and Disorder** - There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption in the village. The village is extremely quiet and the population is Senior. I am concerned for their well-being.

I do hope my objections are considered.

James D Brown  
[REDACTED]  
Teston Road  
Offham



Sent from my iPad

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 15:28  
**To:** Licensing Services; Planning Enforcement  
**Cc:** Steve Humphrey  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

Dear Sir or Madam

I would like to register my objection to the above application with regards to the prevention of public nuisance. I live in [REDACTED], Teston Road, Offham which is directly behind Kentfield Farm.

I understand that the application includes the use of live and recorded music 7 nights a week until midnight. With previous events that have been held at Kentfield Farm, the music, particularly the bass, has been clearly audible. I feel it is totally unreasonable for Offham residents to be expected to tolerate loud and intrusive music until late into the night on a weekday. In fact I had cause to complain to Kentfield Farm some months ago due to loud music playing until 1:00 am on a weekday evening when my partner had to be up at 5:00 am the next day. I did receive an apology from Mr Barwick but I do not believe that this should be allowed to occur on a regular basis.

Yours faithfully

Shirley Buckingham

[REDACTED]  
Teston Road  
Offham  
West Malling  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 14 January 2018 11:05  
**To:** Licensing Services  
**Cc:** Steve Humphrey  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

Hi

In reference to the application above I would like to raise my objections to this application on the following grounds:

**Promotion of public safety and Protection of children from harm**

Tower Hill is a single track road, unlit and at the moment quiet in the evening. Living on Tower Hill we often walk down the road at night but have to be very mindful of any traffic as there are parts of the road where there is literally nowhere to step onto if a vehicle is approaching, more traffic will increase the risk of accidents, particularly if those driving have no knowledge of the road and the fact that people may be walking down it in the evening.

**Prevention of Public Nuisance**

Previous events at Kentfield farm have been very noisy and loud with increased traffic. The volume of the noise has been so much that even inside my home I can still hear it and this goes well on into the evening keeping me awake. I moved here because I like the peacefulness of the countryside and specifically bought a house in Tower Hill to be off the beaten track, somewhere quiet and peaceful. I fear that all of this will be ruined if this license is granted and am fearful that the value of my home will be impacted as well. I protest in the loudest terms that this will impact my life significantly and protest strongly that this application should be turned down.

I also understand that there is no planning permission for the Lodge to be used for commercial purposes so really don't understand how these events were allowed to take place in the first place?

Best wishes

Janette Burnard

[REDACTED]

Tower Hill  
Offham

**Katie Shipman**

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**From:** Alan Cook [REDACTED]  
**Sent:** 18 January 2018 17:05  
**To:** Licensing Services  
**Subject:** Objection to application 17/01899/PREM

**Categories:** Katie

**Objection to Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM**

Sir,

I wish to object to the above application. My reasons for making this objection are under the categories of Public Safety and Prevention of Public Nuisance.

Offham is a quiet Kentish country village and is unlit in the hours of darkness. It is currently in the middle of a traffic management project, designed to reduce and slow traffic entering or passing through the village. The anticipated attendance figures and extended times of operation would see a significantly increase road traffic.

I believe that should the above application be granted it would undo all the work and planning of the traffic management project. It would significantly increase Road Traffic within the village environment and this would see a risk to Public Safety.

In addition, The noise levels from the venue have been loud enough to be clearly audible at the other end of the village. This noise nuisance was to such a level that the song being performed could be recognised and I feel that this high level of noise pollution is unacceptable. This noise caused on several previous dates was Public Nuisance and I feel that granting this licence application would cause a significant further nuisance and could have the potential to make village life impossible.

Regards

Alan Cook

[REDACTED]  
Teston Road  
Offham  
[REDACTED]

**Katie Shipman**

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**From:** Sarah Cowpe [REDACTED]  
**Sent:** 18 January 2018 12:34  
**To:** Licensing Services  
**Cc:** Planning Enforcement  
**Subject:** Kentfields Application 17/01899 Prem

**Categories:** Katie

As a resident of Offham, Teston Road, I want to support the rejection of the application, made known to you by the Parish Council.

Mr Barwick made himself known to me shortly before the 'party' held at his Lodge on August Bank Holiday. He was at pains to explain his efforts to encourage wildlife and to support the natural environment. The disruption in the village caused by that one event was enough to convince me that his use of the family facilities on his land was at complete odds to his aims. The noise was sufficient to necessitate closing all windows/doors on what should have been a quiet summer evening causing a real nuisance to my guests and I. It went on far longer in to the night than was intended showing how little control can be exercised on the participants.

Although I believe on that occasion traffic was directed away from Tower Hill, it is clear that a number of his visitors ignore the notices, following their satnav up this very narrow lane, causing actual problems by backing up into the village. The recent traffic calming measures installed in the village are generally ignored or not understood by visitors increasing the risk of accidents caused by speeding and impeding the safety of pedestrians. Leaving the venue late at night will also cause noise nuisance along which ever route they chose.

Offham is appreciated as a good place to live, despite contending with the additional traffic from Kings Hill, and going to Church Farm, and noise plus environmental problems caused by the digester at the Quarry, and the quarry itself. These impediments only normally occur during the week, but if Mr Barwick is allowed to proceed the weekend will be ruined too.

Please take note of the objections that have been raised. We are not averse to 'progress' but these proposals impinge on nearly all the residents of Offham in only an adverse way.

Sarah Cowpe

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 15:02  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

Dear Sir,

I wish to object to the above application on the grounds of a potential public nuisance caused by noise. The event held during the summer of 2017 caused disruption to us because of the noise levels generated and unless steps are taken to mitigate this, a similar situation could occur on a more frequent basis.

Regards

Colin Ellis

[REDACTED] Tower Hill

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 11 January 2018 17:38  
**To:** Licensing Services  
**Cc:** Planning Enforcement  
**Subject:** Kentfield Farm Licensing application -consultation until 18-1-2018. Ref: 17/01899/PREM

**Categories:** Katie

Dear Sirs

Further to a communication received from Offham Parish Council last night, I wish to make an objection to the above Licensing proposal.

I note the applicant proposed to display notices of intentions in the immediate vicinity of the site concerned, but hardly anyone including myself (a dog walker) walks up that way so it's quite possible that very few Village residents are aware of this new proposal.

My reasons for objecting are as follows:

**Traffic.** There are already enough problems in this village related to excessive cars using this village (due to sat-nav and Kings Hill expansion) plus speeding issues as well, and this will only get worse if this application goes ahead, and it will not only affect residents late at night but also during the day due to a large number of vehicles coming into the village to access the site, and the access road, unless there is another one, is very narrow and just not suitable for this type of use.

**Anti-social behaviour.** I visited this site myself when the owner held an "open" event a few years ago, it's a very large area and therefore likely to attract large parties. This will inevitably lead to an overspill of unsociable behaviour when these events finish, i.e. late at night. There are already problems in Offham concerning cars being driven inconsiderately ie at speed, both late at night and in the early hours of the morning, so this proposal could well exacerbate that problem, plus there could also be anti-social issues with guests coming into and out of the village late at night on foot in some cases. And the fact this is a Licensing as opposed to a Planning application does raise concerns with me about anti-social behaviour due to high levels of drinking which may well be encouraged under these proposals.

**Noise.** Last year there was an event on the site in the summer which attracted an unprecedented number of complaints from local residents. The noise from the site (very loud music) could be heard from early afternoon until well into the evening everywhere in this village, and I was a witness to this when I took my dogs out in the afternoon, all I could hear was thumping music and I could hear it in my own garden too. I have been told that even residents in West Malling could hear the noise, although I am unable to verify that, but it wouldn't surprise me at all if they could as it was so loud.

**Safety.** Offham is popular with cyclists, horse riders, ramblers and dog walkers, joggers, and parents with children, the footways along Teston Road are both narrow or non-existent, and therefore this proposal does bring an element of risk with it to such people, by increasing the volume of vehicles using this village, on these "event" days.

**Location.** In my opinion this is definitely not a suitable location for such events, as the music noise from the site seems to travel and reverberate around the entire area as it did last year for hours on end.

**Planning.** I understand that the original planning application provided for the buildings on this site to be used solely for family or conservation and not for commercial use.

I have lived peacefully in this village with my husband for fourteen years, and I am very concerned that events of this nature will detract from our quality of life in what is currently a very caring and strong community minded village.

Yours sincerely,



Ann and Ken Frost



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 14 January 2018 17:12  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm, Licencing Application - 17/01899/PREM

**Categories:** Katie

We are writing to object to the above premises licence application on the following grounds:

- Events at Kentfield Farm could cause a public nuisance through the volume of noise. The licence application is for 7 days a week so it could have a severe impact on the quality of life for local residents in Offham. Experience from previous events held in that location in 2017 is that the noise travels far and residents have been kept awake at night as it is so loud.
- The licence is for up to 5,000 people which would generate a very significant amount of traffic. This would also cause severe public nuisance through a rural village which has small, narrow roads. Although the stated access to the site might be via Teston Road, it has been shown from previous events that vehicles using sat navs get directed along Tower Hill which is an incredibly narrow road – one car width only.
- There is also potential for crime and disorder problems if the location is licenced for late night drinking which again could have a severe impact on a small village like Offham and the surrounding area.

The proposal to hold large-scale events at this location on 7-days a week is, in our view, completely inappropriate and would have a massive effect on local residents.

We have also copied this email to the planning department as we understand that there is currently no planning permission for the Lodge to be used for commercial purposes.

Many thanks

Rachel & David Godfrey

■ Quintain Villas

The Green

Offham

[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 18 January 2018 15:28  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm, Tower Hill - Licensing Application

**Categories:** Katie

Dear Sirs,

I would like to register my objections to the above licensing application made by Kentfield Farm, Offham.

I consider that the noise pollution emanating from the proposed venue is likely to be great as it is located in an exposed and open location with little to deaden the sound. Offham is a quiet rural village and the impact of the noise nuisance will be very significant, particularly as the sound will travel a considerable distance.

I also have concerns regarding the sale of alcohol at such a venue where there is such an opportunity for lax control and security. This has the potential to result in public order or criminal issues for the local community, particularly with the potentially large attendance being requested.

Finally, the access to the venue is unsuitable as it is narrow and restricted, which will result in traffic congestion and noise nuisance in the area.

Yours faithfully,

James Graham  
[REDACTED] Pepingstraw Close  
Offham  
[REDACTED]

**Katie Shipman**

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**From:** Linda [REDACTED]  
**Sent:** 18 January 2018 17:25  
**To:** Licensing Services  
**Subject:** Kentfield Farm licensing application.

Dear Sirs,

I would like to register my objections to the licensing application made by Kentfield Farm Offham.

I think the noise will be a great problem as the site is in an exposed and open location, and the noise will travel around the village causing a nuisance to the residents.

The access to the venue is also unsuitable as the road is very narrow and restricted, there will be far too much traffic for the size of the road.

Which again will be a noise nuisance for the residents of Offham.

Yours faithfully

Linda Graham

[REDACTED] Pepingstraw Close  
Offham  
Kent [REDACTED]

Sent from my iPhone

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 18 January 2018 09:38  
**To:** Licensing Services  
**Subject:** Kentfield Farm

Dear Sirs

**Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM**

I would like to object to the above application from Kentfield Farm for the African Lodge and Marquee as I live close to this farm and am concerned about the noise pollution during the late hours when the proposed events are being held. The resulting extra traffic these would incur would also be detrimental to the peace and quiet of the village as well as a danger to pedestrians during the summer months.

We have already experienced loud music late into the evening which is unfair to the local residents and I would strongly recommend this application be refused.

C. Green

**Katie Shipman**

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**From:** Robert Hales [REDACTED]  
**Sent:** 18 January 2018 15:21  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - 17/01899/PREM

**Categories:** Katie

To: The Licensing Team:  
Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling,  
Kent ME19 4LZ

**Re: Kentfield Farm 17/01899/Prem**

**Licensing objection.**

I am a resident in Offham village and am writing to object to the above licensing application.  
I object to the licensing application in respect of Kentfield Farm on the basis following:-

Prevention of Public Nuisance

1. The volume of noise from events on site. The outdoor nature of The Lodge and Marquee and the location of the site means that noise travels into the village causing a nuisance. Previous events held at Kentfield Farm during the day can be heard in our garden which is central to the village on the Green.
2. Outdoor events during summer months are likely to have more people attending with higher noise levels than an event in winter.
3. We have experience of the noise and nuisance caused by events from Kentfield Farm which has spoilt the peaceful enjoyment of our home.
4. Volume and times of traffic accessing the property will cause a nuisance.

Public Safety

We are concerned that although the applicant has access to the African Lodge and marquees from Teston Road, the address of the premises in Kentfield Farm is accessed via Tower Hill (this is a narrow single track/country lane), which is used by us and other walkers as it is part of a public footpath. Satnav devices show the route to Kentfield Farm to be via Tower Hill. Our experience of past events has shown vehicles use that route which is inadequate for those purposes and puts motorists and pedestrians at risk.

Prevention of crime and disorder

Too many vehicles using the small village roads to access the property and late night drinking may result in disruption in the village.  
No mention has been made in the application of additional security or traffic control to the west of Offham Village or to the east (Leonard Street and King Hill).

Yours faithfully,

Sarah and Robert Hales

Robert and Sarah Hales

[REDACTED]  
The Green  
Offham  
Kent [REDACTED]  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 16 January 2018 18:46  
**To:** Licensing Services  
**Subject:** Kent field Licensing Application 17/01899/PREM  
  
**Categories:** Katie

Hello,

I am writing to object to the licensing application from Kentfield Farm. I am a resident of Offham living in Church Road.

The noise from the farm at such a late hour and potentially every night of the week would cause a public nuisance. When events with music have previously been held at the farm the noise can be heard loudly in our back garden. I also fear for the noise and additional traffic through the village at such a late hour.

Regards

Kate

Kate Hammond

[REDACTED]  
Sent from my iPhone

**Katie Shipman**

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**From:** Jackie Hart [REDACTED]  
**Sent:** 18 January 2018 10:07  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm - Licensing Application 17/01899/PREM

**Categories:** Katie

Dear Sir/Madam

I would like to object to the licencing application put forward by Kentfield Farm on the grounds of public nuisance.

I think if this application is granted it would lead to unreasonably large amounts of traffic through Offham village centre and surrounding country lanes. Tower hill where Kentfield Farm is situated is a very narrow lane with no pavements, totally unsuitable for large volumes of traffic.

Offham village already has a very high volume of through traffic as with the help of satellite navigation, drivers will always be diverted to the shortest route and from the M20 travelling south, traffic would be directed through the village. I also think that any extra traffic along Church Road (where Offham Primary School is situated) could cause chaos during weekdays. We already have several daily movements of HGV's (also at weekends) through the village, related to the activities of Church Farm.

I believe that because the farm has a large area of land, it would be possible for outdoor events with significant crowds of people in attendance, to be held on the site and the resulting noise would be distressing not only for Offham residents but for the many visitors who come to Offham to enjoy the Village Green and walk through our peaceful countryside.

With kind regards

Jackie Hart (Mrs)

[REDACTED]

[REDACTED] Pepingstraw Close  
Offham  
West Malling  
Kent [REDACTED]



**Katie Shipman**

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**From:** Mike Hart [REDACTED]  
**Sent:** 18 January 2018 10:43  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** KENTFIELD FARM - LICENSING APPLICATION - 17/01899/PREM

**Categories:** Katie

Dear Sirs

I would like to register my objection to the Licensing Application that has been made for Kentfield Farm in Offham.

Offham is a quiet rural village that has suffered increased traffic flow in recent years, mainly due to Kings Hill traffic using the Teston Road as a rat run through to Seven Mile Lane. I strongly believe that if this license is granted, it will result in significantly more traffic through the village, on roads that were clearly not built to take such traffic flow, with the inherent greater risk to public safety.

The proximity of the site relative to the village means that we already know from past experience that the events they could hold there, would result in a major increase in noise pollution and the resulting public nuisance not just to residents in Offham, but to all properties within a mile radius of the site.

I understand from the application that the events could attract up to 5000 attendees and would result in the potential for much greater crime and disorder in the village.

I am therefore strongly opposed to the granting of this licence and wish this to be noted.

Kind regards

Mike Hart

[REDACTED]

e-mail: [REDACTED]  
[REDACTED] Pepingstraw Close  
Offham, West Malling, Kent [REDACTED]

**Katie Shipman**

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**From:** Clare Innes [REDACTED]  
**Sent:** 18 January 2018 23:34  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm Licensing Application - 17/01899/PREM

I am writing to object to the above Licence Application on the basis that if the Licence is granted then the use of the site will, based on evidence of previous events held at the premises, particularly summer 2017, create a public nuisance, endanger public safety and quite possibly result in crime and disorder offences being committed off site - especially as there are no proposed additional security measures proposed other than CCTV.

Our objections are based on our assessment of the information contained within the application but with particular reference to the fact that the applicant is applying for a Licence to permit both live and recorded music, potentially amplified, the sale of alcohol and late night refreshment for consumption both on and off the premises with off sales included, for 7 days a week for 356 days of the year from potentially 1100 hours through to 0030. Guests/clients/visitors departing the site could well cause noise and disruption to local residents well beyond 0030 hours

The applicant states that the African Lodge is located "in an area of isolated land within Kentfield Farm" and that the marquee will be in front of the house. However whilst Kentfield Farm is located at the edge of Offham Village at the end of Tower Hill it is not so remote that excessive noise from events held over the summer months could be heard throughout the whole village, even as far as Comp Lane/Seven Mile Lane, which caused considerable nuisance and disturbance to a great number of local residents who consequently objected to the two planning applications for a change of use to permit the site, including the African Lodge, to be used for commercial activities. Both applications were subsequently withdrawn and as far as we are aware no further planning applications have been submitted to date.

The applicant states that private events were held on site in November and a noise consultant advised on noise levels and their intention is to use these "guidelines" to prevent any noise nuisance when music is provided. The applicant does not provide any additional information to support the validity of this statement or details of the type of events that took place in November. From our experience of events held over the summer, the noise was audible all day and evening suggesting that the two types of event are not comparable. The licence if granted would not restrict the size of the event and we would respectfully suggest that the applicant needs to submit far more detailed information/evidence of sustainable noise levels that would not cause a public nuisance such as previous events on the site have done to date.

The three statements from the applicant in relation to the prevention of crime and disorder provide very little reassurance that they have given any serious consideration to this issue apart from restricting the use of the site to "pre-booked functions". However the sale of alcohol throughout both the day and evening could certainly give rise to some unruly behaviour which could spill out into the village and affect neighbouring residents, especially when visitors to the site depart in the early hours of the morning. The application also makes reference to the fact of sale of alcohol for "off site consumption" and this is particularly concerning in relation to public safety, public nuisance and crime and disorder offences.

The applicant states that all live music will be "indoors" but as far as we can tell from the pictures the African Lodge is not a fully enclosed building but actually has open sides - suggesting that noise from any type of music, live or otherwise, will not be contained as the applicant suggests.

The applicant states that access to the site will be from Teston Road and not from Tower Hill - however these are the direction instructions on the applicants web site:

Situated in the heart of Kent close to London, major airports and motorways. When travelling to us you will need to leave the M20 motorway at junction 4 and head for directions signposted West Malling. Travel through the picturesque town of West Malling leaving Manor Park on your left. At this point take the next right turning named Teston rd, travel along this road for approx. 1 mile until you go through a width restriction into the village of Offham. Take the 1st road left again near the bus stop into the pretty little road called Tower Hill. Continue to the end of that road into the woods and look for the five bar farm gate with Kentfield Farm oval sign on the gate.

Tower Hill is indeed a "pretty little road" - in fact it is a steeply undulating single track road with very limited passing places, effectively limited to neighbouring residents' driveways - not at all suitable to provide access for the commercial operations granting of this Licence would facilitate, without causing considerable nuisance and disturbance to neighbouring residents. Whilst the applicant might have stated his intention to use an alternative access in the application there is no guarantee that this is what will happen in practice as the Licence, if granted, would not control such matters as access.

Whilst we are aware that this application is for a Licence and is not a planning application for change of use, it seems strange that the two processes are independent of each other and that a Licence could be granted for an unlawful use of the site bearing in mind that the applicant applied for permission to build the African Lodge on the express proviso that it was for private use only with no mention of any form of commercial activity or the sale of food and alcohol.

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 11 January 2018 20:44  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - 17/01899/PREM

**Categories:** Katie

**Object** to the application for a licence on the following grounds

1. Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where sat nav directs and experience of traffic use from previous events has shown that vehicles use Tower Hill, which is narrow and inadequate for these purposes;
2. Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. Residents have reported being kept awake or being unable to hear conversations in their own gardens during events;
3. The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order to be monitored. Outdoor events during summer months will naturally have more people attending, perhaps for weddings, with higher noise levels than will occur during a cold winter evening outside.
4. Personal experience of villagers is that the noise is much louder in the village and upsetting to home life
5. There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption in the village.

Jane N.M. Jordan

[REDACTED] Pepingstraw Close, Offham, WEST MALLING, Kent [REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 16:02  
**To:** Licensing Services  
**Cc:** Steve Humphrey; Planning Enforcement; [REDACTED]  
**Subject:** Kentfield Farm, Licensing Application (African Lodge and Marquee)

**Categories:** Katie

Hi,

**Re: Objection from:** [REDACTED] **Teston Road, Offham, West Malling, Kent,** [REDACTED]

We have been informed through our local Parish Council of a licensing application made to Tonbridge & Malling Borough Council for the African Lodge & Marquee at Kentfield Farm.

We live at Teston Cottage (on the corner of where Teston Road meets Tower Hill) and are writing to the object to this application based on the following grounds:

- We are particularly concerned with the volume of traffic that will no doubt be accessing the site (not only for the setting up the events, but then for the arrival of the guests). Tower Hill is particularly narrow and not suitable for this purpose on this scale. As Tower Hill runs down the side of our house, we have previously witnessed this happen last summer and was a nuisance with respect to noise and disruption. Vehicle numbers increased with drivers stopping for directions and causing a nuisance down the narrow lane. We are aware that there is another entrance to the site on Teston Road, however Sat Nav's have proved to be directing them down this lane instead.
- Noise levels – annoyingly high levels from previous events could be heard from our back garden. This will obviously be disruptive to the local village, especially in Summer months at peak times when families are trying to enjoy their back gardens.
- Crime/Disorder - there is the potential for late night drinking and the subsequent issues this creates with guests leaving the site at late hours disrupting the peaceful nature of the village. It is likely to lead to large numbers of guests leaving simultaneously once the events have finished, thus having a more cumulative effect.
- As understood there is no planning permission in place for this lodge to be used for commercial use in any respect.

Please do not hesitate to contact me for any further information.

Best regards,

Kelly/Nigel Leigh  
[REDACTED] Teston Road  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 12 January 2018 13:42  
**To:** Licensing Services  
**Subject:** Objection to license application 17/01899/PREM

**Categories:** Katie

To the Licensing Authority

I am writing as a neighbour (just over 500m from the site) to object to Licensing application **17/01899/PREM**, particularly on the point of "**Prevention of public nuisance**" and also that the activity sought to be licensed would amount to an **unlawful** use of the premises.

**Public Nuisance** will be caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels to our house causing a nuisance. We have been kept awake on several occasions by music and crowd noise during past events.

The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. Outdoor events during summer months will naturally have more people attending, perhaps for weddings (as advertised on the applicants website <http://www.kentfieldcountryestate.co.uk/>), with higher noise levels than will occur during a cold winter evening outside.

There is no planning permission for a commercial event to take place in order to be monitored.

Events will cause a **public nuisance** due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where sat nav directs and experience of traffic use from previous events has shown that vehicles, especially taxis, use Tower Hill, which is a single track, no-through road with blind bends and inadequate for these purposes.

There is no planning permission for the African Lodge to be used for commercial purposes and there is already potentially a breach of planning and licensing as the applicant's website <http://www.kentfieldcountryestate.co.uk/> is advertising for commercial events and some events have already been held there (please see <http://www.theswanwestmallings.co.uk/news/swan-social-nic-fanciulli-and-friends-monday-28th-august> ).

There is the potential for **Crime and Disorder Problems** caused by too many vehicles using the small village roads to access and leave the property, and late night drinking on the site which may then result in people causing disruption in the village.

Yours faithfully

Fiona Lloyd-Williams

[REDACTED] Tower Hill, Offham [REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 12 January 2018 14:01  
**To:** Licensing Services  
**Subject:** Objection to licence application - 17/01899/PREM Kentfield Farm, Offham  
**Categories:** Katie

I would like to object to the licence application on the following grounds.

**1. There is no planning permission for the owner to hold commercial events at the premises.**

The planning application made in 2017 to use the venue for commercial purposes was withdrawn after an unprecedented number of objections from villagers. Despite this, the owner has stated on his application that he is '*carrying out a business that involves the use of the premises for licensable activities,*' and is advertising the venue on his website for weddings and commercial purposes.

See here: <https://www.kentfieldcountryestate.co.uk/private-functions/>

This is already a potential breach of planning regulations.

**2. Events held at the premises cause public nuisance and noise disturbance to the village.**

As Offham residents, we have been particularly bothered by events and parties that are *already taking place* at the site. During the summer months the noise is so loud, we are not only able to hear the music, but it's loud enough to recognise the tracks being played. On top of that we clearly hear people shouting and screaming well into the night from our garden or sleeping with the windows open.

**3. Traffic problems, public safety.**

Tower Hill is a single track dead end lane. On one event in 2017 we counted approximately 50 cars and taxis in Tower Hill trying to pick up from the Kentfield venue, all having to turn around in the narrow lane.

Regards,

Peter Lloyd-Williams  
[REDACTED]

Tower Hill  
Offham  
Kent  
[REDACTED]

Peter Lloyd-Williams  
[REDACTED]



**Katie Shipman**

---

**From:** [REDACTED]  
**Sent:** 14 January 2018 17:05  
**To:** Licensing Services  
**Subject:** African Lodge

**Categories:** Katie

Extremely loud music, played from mid-day until mid-night, at the African Lodge, ruins time in the garden for us, but can also be heard in the house.  
Accessing our house, when there is an event, is affected by a constant stream of cars, going in both directions, along our very narrow lane. An emergency vehicle would find it difficult too.

Nicola Mackrill

[REDACTED]  
Offham  
[REDACTED]



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 13 January 2018 14:49  
**To:** Planning Enforcement; Steve Humphrey; Licensing Services  
**Subject:** KENTFIELD FARM, LICENSING APPLICATION - 17/01899/PREM

**Importance:** High

**Categories:** Katie

I wish to object to the above licensing application.

My main concern is that of Public Nuisance, the application shows that access will be via Tower Hill, Offham ME19 5NH. This is a narrow single track road with only two passing places, it is not suitable for large volumes of traffic at any time of day.

Also due to the timing of the events there will also be considerable noise, as has happened in the past.

I also believe that with a large volume of people and traffic exiting the venue late at night there is potential for public safety concerns.

I trust that you will give my objections your kind consideration.

Sheila Martin  
[REDACTED], Tower Hill  
Offham [REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 19:10  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

To whom it may concern

My wife and I would like to object to the above application based on the noise levels we experienced on the event held last August.

Kind regards

Gordon & Margaret Maynard

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 18 January 2018 22:05  
**To:** Licensing Services  
**Subject:** Kentfield Farm Licensing Application 17/01899/PREM  
**Attachments:** Kentfield Farm Jan 2018.docx

**Categories:** Katie

Please find attached objection to the above planning application

Amanda and Gary Nerdrum

[REDACTED]  
Offham  
Kent  
[REDACTED]

RECEIVED BY EMAIL

ANNEX 6

ADMIN/LEGAL SERVICES	
18 JAN 2018	
PASS TO <i>KS</i>	FOR INFO FOR DIST FOR ACTION

██████████  
Teston RD  
Offham, Kent, ██████████  
17 Jan 2018

To : Licensing Services, TMBC  
Planning Enforcement, TMBC  
Steve Humphrey, TMBC

**Re :Licensing Application 17/01899/PREM Kentfield Farm, Offham**

I am writing to object to this application on the grounds of noise and disturbance to the residents of Offham village. Also, that this application directly contradicts the reason for the permission granted for previous planning applications TM/17/02078 and TM/17/02077 - specifically that permission was granted for use by the applicant's family and **not** for commercial activities.

Kentfield Farm hosted a number of public events in 2017 (without appropriate planning permission), one of which was held on the August Bank Holiday. I was at home with family and heard the loud noise of music and people's voices clearly. Noise travels far on a quiet day, well into the heart of our village and beyond. Unable to even sit in my garden for the volume of noise, we moved indoors – on a summer's day. I felt my house and garden were not my own haven of peace. I live in Offham for it's quietness and tranquillity and object to my quality of life and wellbeing being ruined by extreme noise. This particular event was just for one day/evening; I can only imagine the harm and damage to mine and my family's health if permission was granted for this application –7 days a week! Noise until potentially 00.30am every night of the week would completely disrupt our sleep and significantly damage the quality of lives.

In addition, granting this application will enable the Farm to hold events for up to 250 people. Tower Hill is simply not capable of catering for this volume of traffic and level of pollution each week or indeed each night. Traffic would be forced down the quiet, narrow Tower Hill by Satnav, causing traffic queues, disruption and disturbance to all those living both there and spilling back onto Teston Rd. Cars would be queued and parked along both Tower Hill and Teston Road where the road infrastructure is simply inadequate for this, causing a Highways safety issue.

I also raise concern with the Licensing application for potential problems to be caused by frayed tempers resulting from volume of traffic and by alcohol consumption. Late night attendance at an event at Kentfield Farm would be sure to not only cause disturbance along the length of Tower Hill but also into Teston Road and onto the village green. High volumes of alcohol consumption (well recognised at weddings, stag and hen parties) are synonymous with needless vandalism – could this be the fate of Offham village?

Furthermore, I would like to bring to your attention the KCC owned website <http://www.akentishceremony.com/venues/kentfield-country-estate/> which, published in **2018**, clearly advertises Kentfield Country Estate as an up and running venue for weddings, stag and hen parties for up to 250 people. This website page is in contravention of the current Licensing and Planning permission – which is for use by the **applicant's family only**. This is KCC owned website: how can this advertising be permitted?

Thank you for your consideration on this matter

Amanda and Gary Nerdrum

**Katie Shipman**

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**From:** Valerie Patrick [REDACTED]  
**Sent:** 17 January 2018 15:58  
**To:** Licensing Services  
**Subject:** Kentfield Farm 17/01899/PREM

**Categories:** Katie

Dear Sir/Madam,

**Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM**

I wish to oppose the above application on the following grounds:

Prevention of Crime and Disorder – Offham is a quiet rural village with negligible crime and disorder, something to be proud of in this day and age, and it would make a significant difference if alcohol was available 13 hours a day, 7 days a week. The attraction to many is obvious and we could have a situation similar to that found in so many areas where this is available. I live near the junction of Teston Road and Tower Hill, the possibility of late night revellers passing my home on a regular basis gives me great stress. We have experienced this already with the ‘events’ that have been held at Kentfield. The influx of possibly very large numbers of people (up to 5,000) would significantly increase the opportunity for criminal activities). There are no Police Officers in the vicinity so anyone committing a crime after leaving Kentfield could do so with impunity.

Promotion of Public Safety - There is no lighting – at the behest of residents who most definitely are against it – as it is unnecessary in a village where you can walk home safely something which you would not want to do with an increase in traffic during the hours of darkness. It is a delight that there are many children in the village, their safety would be compromised by traffic entering and exiting the village for most of the day and evening.

Prevention of Public Nuisance - alcohol would be available to purchase 13 hours every day, even for those not attending an event. The additional amount of people and traffic would be a never-ending nuisance and nightmare to this quiet community. Drinkers could gather anywhere in the village to imbibe and possibly become a nuisance to anyone in their vicinity plus leaving debris to disfigure our lovely village.

Protection of Children from harm – many children attending Offham Primary School walk to and from the school. Children walk around the village in the knowledge that they are safe. The few strangers are easily identified. Most are made welcome, no one ever drinks alcohol whilst walking or driving through – this keeps our children safe. The availability of alcohol, for consumption off site for many hours could easily attract some of a different persuasion. Why should children a) be subjected to this and b) possibly have their freedom curtailed because of it?

Offham has a village pub – the King’s Arms – it is run being mindful of the impact on residents. There is never any late night disturbance and is a village amenity. The financial impact of another establishment selling alcohol would be tremendous. It contributes to village life on several levels, mince pies and mulled wine on the switching on of the Christmas Tree, BBQ on May Day and other events. It is what is needed in Offham, not some huge commercial enterprise bringing noise/traffic/possibility of drink driving

offences/possibility of criminal activity, possible harm to residents, possible despoiling of our lovely village and bringing fear into the lives of elderly residents, including myself.

Kind regards,

*Valerie R Patrick*

(Mrs.) V R Patrick

■ Manor Cottages

Teston Road

Offham

■

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 11:51  
**To:** Licensing Services  
**Subject:** Kentfield Farm - licensing application

Sirs:

As a resident living in the centre of Offham village, I again wish to object to the proposals submitted by Kentfield Farm due to the nuisance created by the inevitable noise and disturbance. In the past when an event was held on this property, the volume of music and voices in conversation could be heard clearly from my house and garden which was intrusive and disturbing.

The sale of alcohol to partygoers would mean late-night drinking and combined with the extra volume of cars through our village lanes, this could create further disruption and annoyance.

The proposal to access the site through Tower Hill is totally ridiculous. It is not a 'through road' but a narrow single track lane to access the few private properties, there are blind bends and no passing places. Party traffic inevitably means variable times of traffic movements thus creating a further likelihood of conflict.

In the light of the above, I fervently hope this application will be refused.

Gloria Pearson  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 16 January 2018 18:28  
**To:** Licensing Services; Planning Enforcement  
**Cc:** Steve Humphrey  
**Subject:** Ref: 17/01899/PREM. Application for Premises License for Live and Recorded Music and Sale of Alcohol - African Lodge and Marquee, Kentfield Farm, Tower Hill, Offham

**Categories:** Katie

Dear Sir/ Madam

I wish to strongly object to the above mentioned Licensing Application which appears to have been made following the withdrawal of the Planning Application for commercial use of the premises which was probably due to widespread condemnation by the residents of Offham where some 60 written objections were made.

The grounds for my objection are as follows:

1. There is no planning permission for the Lodge to be used for commercial purposes.
2. There is already a potential breach of planning and licensing as the applicant's website is advertising for commercial events and it is understood that some events have already been held there.
3. Events will cause a public nuisance due to the volume and times of traffic accessing and leaving the property. The noise and disturbance caused by vehicles leaving late at night/early morning is of particular concern. Past experience has shown that vehicles tend to use Tower Hill, which is narrow and inadequate for these purposes, despite signage put up by the applicant directing them elsewhere. This is probably due to the fact that sat navs direct drivers along Tower Hill.
4. Public nuisance is caused by the volume of music being played during events on the site. It will be impossible to contain the noise that is generated due to the outdoor nature of the Lodge and Marquee. The noise will be particularly bad during the summer months when most people attending a function will be outdoors and music volumes will be increased to compensate for this. Past experience has shown that the boom, boom, boom of the music readily travels into the village and has caused considerable nuisance both to us and our neighbours. On one occasion last summer it was impossible for us to enjoy a quiet day and evening with family in our own garden because of the noise.
5. The noise consultant referred to in the application visited in November but the criteria for his assessment is unclear. Did it include noise levels relating to a large scale event during the summer or just a small "family" gathering in the winter?
6. There is the potential for crime and disorder problems caused by too many vehicles using the small village roads to access and leave the property as well as late night drinking on the site which may then result in people causing disruption in the village.

Thank you for giving this objection your due consideration.

Stephen Rickett  
Offham Resident



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 12:13  
**To:** Licensing Services; Planning Enforcement  
**Cc:** Steve Humphrey  
**Subject:** Licensing application - Kentfield Farm, Offham

**Categories:** Katie

**17/01899/PREM**

**Application for premises license for live and recorded music and sale of alcohol  
African Lodge and Marquee, Kentfield Farm, Tower Hill, Offham**

I wish my objection to the above application to be noted.

There does not appear to be planning permission for this venue to be used for commercial purposes, only family and non-commercial events, therefore there has been a breach of planning as some events have already been held.

Although the organiser may well direct traffic via Teston Road, it is inevitable that vehicle navigation systems will guide visitors via Tower Hill, a single track road, with several residences. Traffic to and from the event will be heavy and noisy. Much of this traffic would then travel through the village at unsociable hours. Revellers having been drinking for several hours may well cause disturbances to the local people.

The volume of noise from the site would be extreme, as voices and music carry a long way when outside. The outdoor nature of the Lodge and Marquee will mean continuous noise, obviously louder in the summer, when local people will also be trying to enjoy the finer weather. When an event was held last summer, it spoiled a lovely day with our family in our garden.

I understand that noise levels were monitored last November. Was this a fair representation of the number people who would attend these events, or the type of music that would be played, or the kind of event?

I would refer you to all the comments received under Planning Application 17/02077/FL last August which I think shows the strength of feeling from the residents of Offham. Please take these into account. This is a lovely residential Kent village. Noisy commercial events do not have a place here.

Wendy Rickett  
The Green  
Offham

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 09:59  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - 17/01899/PREM - Consultation Response from The Offham Society

To: The Licensing Team:  
 Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling,  
 Kent ME19 4LZ

**Re: Kentfield Farm 17/01899/Prem**

**Licensing objection.**

I am writing in my capacity as Chairman of The Offham Society and on behalf of that organisation. The Society is intended to be a focus for everyone who has the interests of the village at heart and wishes to keep it a good place to live.

The Society objects to the licensing application in respect of Kentfield Farm on the basis following, which we ask should be taken into account:-

Public Nuisance

1. The volume of noise from events on site. The outdoor nature of The Lodge and Marquee and the location of the site means that noise travels into the village causing a nuisance. Previous events held at Kentfield Farm during the day have caused residents to be unable to hear conversations in their own gardens and events at night have kept them awake.
2. The noise consultant referred to in the application visited in November, but it is unclear what the nature of the event monitored was and how many people attended and, therefore, there is no value to the assessment.
3. Outdoor events during summer months are likely to have more people attending with higher noise levels than an event in winter.
4. Residents of Offham have experience of the noise and nuisance caused by events from Kentfield Farm which has spoilt the peaceful enjoyment of their homes.
5. Volume and times of traffic accessing the property will cause nuisance.

Public Safety

Although it is understood that the applicant has access to the African Lodge and marquee from Teston Road, the address of the premises in Kentfield Farm is accessed via Tower Hill (a narrow single track/country lane). Satnav devices show the route to Kentfield Farm to be via Tower Hill. Experience of past events has shown vehicles use that route which is inadequate for those purposes and puts motorists and pedestrians at risk.

Prevention of crime and disorder

Too many vehicles using the small village roads to access the property and late night drinking may result in disruption in the village.

No mention has been made in the application of additional security or traffic control to the west of Offham Village or to the east (Leonard Street and King Hill).

I have written separately to planning enforcement about potential breach in planning at Kentfield Farm and attach my email.

Yours faithfully,

Michael D Rowe MBE

Chairman of the Offham Society

■ Pepingstraw Close, Offham, West Malling [REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 17:48  
**To:** Licensing Services  
**Cc:** [REDACTED]  
**Subject:** Re: Kentfield Farm, Licensing Application - 17/01899/PREM  
**Attachments:** Portaloo Delivery Tower Hill Friday 25th August 8.30am.jpg

Dear Sir,

We wish to object in the strongest possible terms to the Licensing Application at Kentfield Farm (Ref. 17/01899/PREM).

The rural location of this site and proximity to the village means that it is wholly unsuitable for any form of licence to host live bands, to sell alcohol or for large gatherings for two primary reasons:

- Noise: the music from previous events on this site has been extremely noisy and has caused residents of Offham considerable discomfort. A relatively small event held last August Bank holiday disturbed a family gathering in our garden. Our children, who are in their 20s and live in central London, were staggered at both the level of noise and the type of music being played, which had very uncomfortable, thudding bass beats.
- Traffic congestion: although the site has built a new entrance on Teston Road this has not avoided a considerable increase in traffic using Tower Hill, as the sat nav directs people this way. I attach a photo I took before the August Bank Holiday event last August referred to above, showing a portaloo delivery trying to find the site. There were also lots of revellers' cars driving through the village, trying to find the site and asking for directions.

The Licencing Applications must be refused.

Kind regards,

Graham

**Graham Seeley**

[REDACTED] Offham, Kent [REDACTED]  
[REDACTED]

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**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 18:42  
**To:** Licensing Services  
**Subject:** RE: Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

Thanks for your note,  
 My name is Mr Sewsanker.

Regards

---

**From:** Licensing Services [mailto:Licensing.Services@tmbc.gov.uk]  
**Sent:** 15 January 2018 10:29  
**To:** [REDACTED]  
**Subject:** RE: Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

Good Morning

Thank you for your email and representation for this application. In order for your representation to be deemed valid, you are required to include your name.

It is only fair to point out that by making a representation, your letter, name and address will be published as part of the hearing agenda.

Please resend your representation including your name. If at this point you no longer wish to submit a representation then please let me know.

Once your representation has been deemed valid, I will email you confirming the details.

Kind regards  
 Katie Shipman

Katie Shipman  
 Senior Licensing Officer  
 Tonbridge & Malling Borough Council



Licensing home page - [www.tmbc.gov.uk/landing/licensing](http://www.tmbc.gov.uk/landing/licensing)

Licensing key information - [www.tmbc.gov.uk/keyinfo](http://www.tmbc.gov.uk/keyinfo)

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**From:** [REDACTED]  
**Sent:** 14 January 2018 18:10  
**To:** Licensing Services <Licensing.Services@tmbc.gov.uk>; Planning Enforcement <planning.enforcement@tmbc.gov.uk>; 'steve.humphrey@tmbc.gov.uk.'  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

I am a local Offham resident, I write to oppose the request for Licensing Application 'Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM' on the following grounds:

Provision of alcohol, for consumption on and offsite for 13hrs a day (11.00 to 24.00) 7days per week.

- **A risk to Crime and Disorder** in the Village of Offham as customers exit throughout the day and night.
- **A diminished feeling of Safety.** The potential size of events could mean the village is swamped by strangers. Of ham is a village where the community feel safe to roam at any time, I fear the current feeling of safety will be diminished due to the potential of inebriated strangers roaming through the village during the Day or Night.
- **A Public Nuisance.** Music recorded or live up to 13hrs a day (11.00 to 24.00) 7 days a week - Previous events at Kentfield Farm has resulted in a Public Nuisance as the music was so loud it could be heard across the village. It prevented enjoyment of outdoor activities that one would expect to partake in as a resident of a rural village.

I am perplexed by this request for commercial activities to be carried out from a premises that does not have a commercial licence. I would welcome and explanation as to how this situation can arise.

Regards  
Resident of Pepingstraw Close

Have you tried contacting us at [www.tmbc.gov.uk/do-it-online](http://www.tmbc.gov.uk/do-it-online) ?

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\*\*\*\*\*

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 18 January 2018 09:59  
**To:** Licensing Services  
**Cc:** Steve Humphrey; Planning Enforcement  
**Subject:** Licensing Application for Events at Kentfield Farm, Tower Hill, Offham.  
Ref.17/01899/PREM

**Categories:** Katie

Dear Sir/Madam

I am writing to raise objections to the above licensing application under Public Nuisance and Public Safety. The application is for the licensing of events on every day of the week, all year round, from 11am until midnight with an extra 30 minutes for people to drink up and leave (so giving the potential for hundreds of vehicles moving through the village late at night).

This has the potential to cause extreme public nuisance to the residents of the village and some issues of public safety.

We have had more than one previous example of the noise transmitted from events at Kentfield Farm. One example being on August Bank holiday last year when the Swan at West Malling held their summer party there. This was a commercial event with anyone able to buy a ticket for £50.00.

Large numbers of people attended and although the access was supposed to be from the Farm's newly constructed road off Teston Road (just opposite the junction with Offham Road) sat navs brought a great number of people into the village and into Tower Hill (and back out again when they found that was the wrong entrance). The village cannot cope with these large numbers of vehicles and together with the enormous lorries already serving Church Farm we fear that this will cause a Public Safety issue.

On that occasion the recorded music (a disco) was so loud that it could be clearly heard on the footpath across Church Farm (off Church Road) by the railway line - you could have danced to it!

Some residents of the village approached the security staff at the Teston Road entrance requesting that the volume be reduced and were told 'there was nothing they could do about it'.

Events held in marquees offer no protection from amplified music at all and the 'lodge' building is too small for all but very small events so the use of marquees is inevitable.

As the application is for events on any day of the week until midnight, residents would undoubtedly be kept awake on school/work nights.

I believe it says something of the attitude of the applicant that the 'Kentfield Country Estate' website is offering events now without any permission - including stag and hen parties - and informs us that they already hold a licence to hold marriage ceremonies there. Rally car driving, quad bike driving and clay pigeon shooting are also offered on the website.

We are extremely worried that if a licence is granted for events on all days of the week from 11 am until gone midnight, this would negatively impact our quiet village causing a huge public nuisance.

Yours faithfully  
Hilary and Jeffrey Shedden

Sent from my iPad

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 10:19  
**To:** Licensing Services; Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm – Licensing Application Consultation – 17/01899/PREM.

[REDACTED]  
**Comp Lane,  
Offham  
Kent,**  
[REDACTED]

**Tel** [REDACTED]

**Dear Sirs**

**Re – Kentfield Farm – Licensing Application Consultation – 17/01899/PREM.**

I wish to submit representation with regard to the above application, the basis of which is that if it is approved will give rise to significant impact and cause Public Nuisance, possibility of a rise in Crime and Disorder and Promotion of Public Safety.

1. Currently there is no planning permission for the Lodge to be used for commercial purposes;
2. There has already a breach of planning and licensing as the applicant's website is advertising for commercial events and it is understood some events have already been held there;
3. Events will cause public nuisance due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where sat-nav directs and experience of traffic use from previous events has shown that vehicles use Tower Hill, which is narrow and inadequate for these purposes;
4. Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that high levels of noise travels into the village causing a nuisance.
5. Personal experience is that the noise in the village is so loud that it is upsetting to home life also making sleep impossible.
6. There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption in the village.

Yours Faithfully

Carol & Allen Silvester



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 15 January 2018 18:20  
**To:** Licensing Services; Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm, Offham - Premises Licence application- Ref 17/01899/PREM

Dear all,

We are dismayed to be advised by the Offham Parish Council that a Premises Licence application has been applied for by the owners of Kentfield farm, Offham.

This farm has been the subject of controversy in the recent past (Bank Holiday Monday August 2017 among others) as to the holding of major events that a large majority of the local villagers have become most distressed over noise pollution and related traffic movements.

We would seek that the TMBC Licensing Dept refuse this current application - as although unrelated to Planning per se - the allowance of upto 7 days a week and from 11:00 to midnight live and recorded music with on and off sales of alcohol would be a recipe for much complaints across the village and surrounding areas.

Such large numbers of people coming and going so many times into this quiet village would give concern to public dis-order , uncontrolled higher traffic volumes ( Offham village has just undergone a very expensive enhancement plan to limit such issues), noise nuisance would be the principle issue as the villagers hear activities now into the late hours , including display category fireworks.

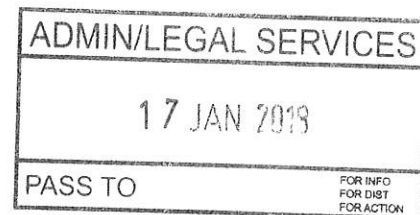
Villagers complain of not being able to hear conversations in their own gardens and the constant boom-boom of marquee housed loud music would be very distressing and end the very quietness that residents move into Offham village for - many residents being elderly and in addition not necessarily in good health.

This business setup under such licencing would detract wholly from the village of Offham and what this area stands for, thank you in advance for not subjecting us to this onslaught by refusing the grant of such a licence.

With kind regards

Caroline and Phil Slate

TMBC Licensing Services Department  
 TMBC Planning Enforcement Dept. – Development Control  
 Tonbridge & Malling Borough Council  
 Gibson Building  
 Gibson Drive  
 Kings Hill, West Malling  
 Kent  
 ME19 4LZ



16<sup>th</sup> January 2018

Dear Sir/Madam,

**REF: KENTFIELD FARM LICENSING APPLICATION 17/01899/PREM**

It has been brought to our attention that Mr Ian Barwick has made a licensing application for his African Lodge and Marquee, Kentfield Farm. The application is to include Live & Recorded Music, the Sale of Alcohol and Late Night Refreshment. Mr Barwick has stated that he is *'carrying out a business that involves the use of the premises for licensable activities'*.

Mr Barwick had recently withdrawn two planning applications; TM/17/02078 and TM/17/02077 for the variation of planning conditions relating to Lake Usage and to allow an African Lodge to be used for commercial activities. There had been an exceptional level of complaint and objection from Offham Village residents in relation to the proposals submitted but also to the unauthorised commercial activities that were already taking place at Kentfield Farm Estate; wedding receptions, stag-hen parties, birthday parties and other ticketed events.

The initial planning applications for the African Lodge and Lake were approved on the basis that they were for family use only and for wildlife conservation. It was clearly stipulated by Mr Barwick on these applications that there was no intention of commercial use. However, it is clear from evidence attained that the venue has been seriously advertised and used to facilitate wedding receptions, parties and other functions. The venue is also currently advertised as suitable for holding wedding ceremonies since Mr Barwick has attained a Wedding Licence.

Since the withdrawal of both retrospective planning applications (November 2017), there are no planning permissions in place to allow the Lodge or the Lake to be used commercially. Mr Barwick subsequently submitted a Premises License Application, one month later (22 December 2017).

I wish to object to the Licensing Application on the following grounds;

1. There are no planning permissions for the African Lodge (or Lake) to be used for commercial purposes. The initial planning applications submitted clearly stipulated that there was no

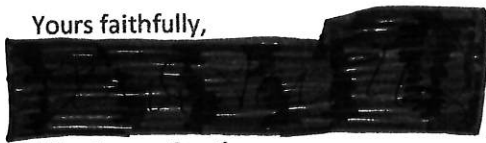
- intention for any commercial use. Subsequently conditions were set by the Planning Office that the use of the building was approved whereby it 'shall be used incidentally and ancillary for hobby purposes by the occupants of Kentfield Farm and it shall not be occupied as a separate hereditament or used for commercial activities'. It is our opinion, that Mr Barwick has been economical with the truth, withholding information from the start in order to circumvent all the planning regulations and to utilise the various facilities for financial gain.
2. There is already potentially a breach of planning and licensing as Mr Barwick's website for Kentfield Farm is (and has for some time) advertising the venue as suitable for commercial events. There have already been a number of commercial events held at the venue; wedding receptions and an assortment of parties. It is clear from photographs seen on various websites that Alcohol and Late night refreshments were available and served within these events. The unceasing nuisance of loud music and fireworks set off late into the night, without prior warning or consideration, has already been experienced by us and other surrounding residents. (Please refer to the numerous letters of complaint submitted to the planning applications shown referenced above).
  3. Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where Sat-Nav directs and experience of traffic use from previous events has shown that vehicles regularly use Tower Hill, which is narrow and totally inadequate for these purposes. Mr Barwick's website advertises access to Kentfield Farm Estate via Tower Hill. There have already been incidents/complaints of road obstruction whereby resident vehicles have been unable to pass due to the attendance of delivery vehicles. The vast numbers of attendees to such events will certainly significantly harm the amenities of the locality, the free and safe flow of traffic through the village and the quality of our life.
  4. Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. Residents have reported being kept awake or being unable to hear conversations in their own gardens during events; one such incident is that of Monday 28th August 2017; continuous playing of music at fluctuating loud levels throughout the day and well into the evening. It prevented, as per all the other events, any resident within close proximity from having any peaceful enjoyment of their property. Even with the windows of my property kept closed (not ideal during a warm summer's day), I was unable to escape the booming noise of the event within my own home. I understand from discussion with other neighbours that the music was heard as far as Peppingstraw Close which is indicative of the sheer volume of noise.
  5. The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order to be monitored. Outdoor events during summer months will naturally have more people attending, with higher noise levels than will occur during a cold winter evening outside.
  6. Personal experience of villagers is that the noise is much louder in the village and upsetting to home life. The noise from the ticketed event on 28<sup>th</sup> August 2017 was inescapable with vibrations being felt within our properties. (The event was advertised as the Swan Social –

Nic Fanciulli & Friends – a day of disco and classic house music, starting at 1pm, BBQ, fizz, beer & a good time, £50pp).

7. There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption within the village.
8. There is genuine concern regarding the lack of restricted access to the 4 acre lake for young children who will be present for many of the family orientated celebrations. In Mr Barwick's initial application for the wildlife lake, it was stipulated that access to the lake by the general public would be restricted as it is on private land; there is no public rights of way in the immediate vicinity of the lake. At present the African Lapa is built directly next to the lake with just a small wooden jetty on the shoreline; with the addition of an unstable gravel bed (uneven & movable surfaces). The lake is insufficiently lit and is open and exposed on all sides with planting zones of varying depths. The lake has no boundaries or fencing in place. Any area of water a few cm's in depth can be a hazard for young children. The lake was purportedly built for wildlife conservation purposes and will be unsupervised (un-lifeguarded). Mr Barwick advertises the venue as suitable for family events of which alcohol is readily available. Alcohol is a substantial factor in drowning statistics; risk taking behaviour is more pronounced. There appears to be no designated walkway around the lake and it is situated in the middle of an unlit field. With the distraction of loud music, inadequate lighting and fencing, in addition to the consumption of alcohol, a child would be placed at significant risk of harm with potentially catastrophic consequences.

As a long standing resident, I am keen to preserve the character of our residential village. To hold such a commercial enterprise within the confines of our village will irreparably damage the tranquillity and quality of our life.

Yours faithfully,



Miss Tracey South

■ Wells Cottages

Teston Road

OFFHAM

Kent



Tonbridge and Malling Borough Council,  
Council Offices  
Kingshill.  
Kent.

ADMIN/LEGAL SERVICES	
18 JAN 2018	
PASS TO	FOR INFO FOR DIST FOR ACTION

16<sup>th</sup> January 2018

Dear Sirs,

Re: Kentfield Farm Licensing Application 17/01899/PREM

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I feel very angry and disappointed that the above application is being considered.

I would like to place my objections on record. This is based on the same previous objections I placed when the application was for commercial use ie. Weddings etc., Applications. 17/02078 and 17/02077

A licensing application this time - why is a license needed if this is not to be on a commercial basis. A license to serve alcohol for 7 days a week for many hours a day is surely more than a family requirement. How long before weddings and other big events are on the agenda despite all the objections.

We would have the noise - as proved last Summer - which was so loud most of the village could hear until well after midnight. Very disturbing. In a peaceful village. With alcohol involved I am sure there will be lots of disorder and disruption in the village, this is always a strong possibility when any alcohol is on the scene particularly late in the evening.

Traffic would be horrendous through this small rural village. Cars coming from both East and West. The satnav will direct to Tower Hill which is a very narrow road with hardly any passing places. Extra cars, delivery lorries etc., are likely to be a big danger and an accident waiting to happen. Villagers often walk down there and I hope the village school doesn't go for a nature lesson in that direction - lethal. !!

I would also point out that the applicants website is already advertising commercial events - without a license. ???

I am sure you will consider this application carefully and the objections when reviewing the situation, Many thanks.

Dawn Stagg

██████████  
Teston Road,  
Offham ██████████

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 16 January 2018 18:17  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

Dear Sir/Madam

I wish to Register my strongest objection to the above licensing Application.

The application is for virtually unlimited hours on a 7 day per week basis. The applicant requires the licence to operate what will be no more than a public house in an area wholly unsuitable and contrary to Planning.

The granting of such a licence will lead to uncontrolled drinking and to what will effectively become a Night Club in farmland on the edge of a Kent Village. It will lead to Crime, drunken behaviour and as it is not served by any form of public transport, to drunken driving. In 2017 the Applicant endeavoured to "Bribe" residents into supporting applications by offering free admission to supporters and held a summer event to demonstrate "how great it would be". Loud music was heard throughout Offham for the whole period of the event. Road safety was severely compromised by cars filled with youths, many of them intoxicated on departure trying to access and egress the venue using Tower Hill a single track road. Others attempted entry via a field close to the junction with Fatherwell Lane creating a number of incidents as the field entrance is on a blind bend.

The production of noise from such an open venue will be uncontrollable and from the experience of 2017 a severe public nuisance. As this is claimed to be operating as a family venue unlike a Night Club, or a "Rave" children will be placed at extreme risk of drunken individuals as well as paedophiles in an area that is immediately adjacent to both open spaces and woodland.

I frankly cannot think of a more unsuitable place for such a licence to be granted

Roger Stagg

[REDACTED]  
[REDACTED]  
Teston Rd  
Offham Kent  
[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 10:50  
**To:** Licensing Services  
**Subject:** Fw: Re. Kentfield Farm Licensing Application 17/01899/PREM

**Categories:** Katie

I have added my name at the bottom of the email as requested. Sorry for the omission.

Val

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**From:** [REDACTED]  
**Sent:** 16 January 2018 16:22  
**To:** licensing.services@tmbc.gov.uk  
**Subject:** Re. Kentfield Farm Licensing Application 17/01899/PREM

To the Licensing Team, Ton. & Malling Borough Council

**Licensing objection**

I am writing to object to the above licensing application as, as far as I am aware, there is currently no planning permission for the Lodge to be used for commercial purposes. If this Licensing application were to be granted and events held then surely this would be a breach of planning? Please could you liaise with the Planning Dept. on this point.

The noise from previous events has been heard across the village causing a lot of ill-feeling amongst residents. The volume was so loud on occasions last summer that residents were unable to enjoy their gardens.

Those living in Tower Hill would also have to cope with vehicles being directed down this narrow country lane by their Satnavs making it dangerous as the lane is only single track with no pavement for pedestrians to use.

The volume of traffic passing through the village would doubtless increase significantly causing further disruption to the lives of villagers.

I ask you to consider the above points when discussing this Licensing application.

Val Taylor



**Katie Shipman**

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**From:** Lesley Trim [REDACTED]  
**Sent:** 17 January 2018 20:18  
**To:** Licensing Services; Planning Enforcement  
**Cc:** Steve Humphrey  
**Subject:** Kentfield Farm - Licensing Application

**Categories:** Katie

Dear Sirs

I wish to object to the Licensing Application in respect of Kentfield Farm Offham on the following grounds:

1. Public safety will be compromised. The existing infrastructure is already unable to cope with the speed and amount of traffic using the local roads. An increase in the amount of late night traffic at unsocial hours will only increase public nuisance.
2. There is no local transport which means the only way to get to the venue is by car increasing concerns for public safety and nuisance.
3. Some of the roads do not have footpaths which increases concern for public safety.
4. The quality of life for local residents will be compromised with noise pollution.
5. Late night drinking increases the risk of antisocial behaviour with the potential increase in crime and disorder.
6. The noise from Live and Recorded Music will create a public nuisance as there is nothing to stop the noise travelling through the village.
7. The application does nothing to promote the health and wellbeing of the local residents.

As there is no planning permission in place for the premises to be used commercially surely an application for a Licence should never have been made and as such should not be approved regardless of the detrimental affect on the village.

Yours faithfully

Lesley Trim  
Offham Resident



**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 16:43  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - 17/01899/PREM

**Categories:** Katie

To:  
 Tonbridge and Malling Borough Council Licensing Committee

From:  
 Dr C E M Unter

Dear Committee Members

I am writing to you as a resident of Offham. With regard to the license application rules, I wish to express my concerns and objections to the licensing application made by Mr Ian Barwick of Kentfield Farm, Offham.

A. Considerable public nuisance will be caused for the following two reasons:

Noise

The volume of noise from events on the site. The application is for live and amplified music to be played "indoors". Within the terms of the application "indoors" can include a tent. This is relevant as one of the two buildings is a marquee. Both this and the outdoor nature of the other building, the lodge, will mean that noise from music will not be sufficiently contained and will easily be heard within the residential village. This has been our previous experience within the village. My personal experience has been to hear disruptive music noise volumes at my house, which is one of the more distant Offham houses from Kentfield Farm. That this can occur on any day of the year adds to the totally unreasonable nature of this application. That the lodge and marquee are located in "an area of isolated land within Kentfield Farm" (section 18 of application) implies sufficient distance and isolation to negate any noise effect on the residential village. This is utterly not so as the previous experience of many residents has proven. The area is still close to residents and the noise is disruptively audible. Being unable to hear conversations within our own properties and indeed being kept awake by noise until after midnight will be an intolerable burden for us. That a noise consultant was engaged in November provides no evidence at all as to the nature and quality of any assessment, the recorded outcomes and totally lacks any objectivity. In the circumstances this can hardly be considered relevant as any objective evidence of mitigation of noise.

Traffic

The substantial increase of traffic through the village and along Tower Hill, a narrow and unsuitable road. Despite the proposed access from Teston Road (see below) Tower Hill is the sat nav directed access and experience has shown that Tower Hill is the access used. This village already suffers from high traffic volumes and speeds, together with substantial farm related lorry activity. Yet more traffic particularly in the night time and on narrow roads will cause substantial additional public nuisance.

B. Public safety is at risk for the following reason:

Teston Road vehicular access

It is proposed that access to the location will be from the Teston Road. This is from a wide gate into a field. This gate is within a few yards of the junction of Offham Road and Teston Road. Sight lines are not

good along this stretch of road; access and particularly exit from the field will be necessarily slow and in my view will be very unsafe with a significant risk of collision. This exact part of the road is at the lowest part of the Teston Road in that area and is subject to persisting standing water after rainfall, thus increasing the risk.

C. A risk of crime and disorder exists:

There is risk that a significant number of vehicles within the narrow village access together with those leaving late night drinking on and off the premises (section 15 of application) will lead to disruption within the village location, and a potential for crime and disorder exists.

The provision of food throughout the trading period, as stated in the application, does not mitigate against the effect of alcohol

The only mitigation against disorderly behaviour is CCTV within one of the two buildings. No security of any nature is mentioned, either for people or traffic.

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For the above reasons I strongly oppose the grant of a license under the Licensing Act 2003 to Ian Barwick of Kentfield Farm

I would also like to draw the committee's attention to the fact that there is no planning permission for the Lodge to be used for commercial purposes. There appears already to be a potential breach of planning as the applicant's website is advertising externally for commercial events and it is understood that some events have already been held there.

Yours sincerely

Dr C E M Unter FRACP FRCPCH

██████████  
Church Road

Offham ██████████

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 17 January 2018 02:17  
**To:** Licensing Services  
**Subject:** Objection against licensing application 17/01899/PREM

**Categories:** Katie

Dear Madam/Sir

As an Offham resident, I **strongly object** against this licensing application, on the following grounds:

1. There is no planning permission for the Lodge to be used for commercial purposes;
2. There is already potentially a breach of planning and licensing as the applicant's website is advertising for commercial events and it is understood some events have already been held there;
3. Events will cause a public nuisance due to the volume and times of traffic of vehicles accessing the property. Access will be via Tower Hill as that is where sat nav directs and experience of traffic use from previous events has shown that vehicles use Tower Hill, which is narrow and inadequate for these purposes;
4. Public Nuisance is caused by the volume of noise from events on the site. The outdoor nature of the Lodge and the Marquee and the location of the site mean that noise travels into the village causing a nuisance. Residents have reported being kept awake or being unable to hear conversations in their own gardens during events;
5. The noise consultant referred to in the application visited during November, but it is unclear what the nature of the event monitored was, how many people attended and whether noise was masked by firework events at this time. There is no planning permission for a commercial event to take place in order to be monitored. Outdoor events during summer months will naturally have more people attending, perhaps for weddings, with higher noise levels than will occur during a cold winter evening outside.
6. Personal experience of villagers is that the noise is much louder in the village and upsetting to home life
7. There is the potential for Crime and Disorder Problems caused by too many vehicles using the small village roads to access and leave the property, late night drinking on the site which may then result in people causing disruption in the village.

Thank you for your immediate action to reject this application.

Kindest regards, Katelijne

Kateljne Van Look  
■ Swan Cottages  
The Green, Offham  
West Malling  
Kent [REDACTED]

Be Vegan, Make Peace

Positive News!

Going Vegan?

*"The outcome of spiritual practice is not just spiritual enlightenment;  
it's not just individual happiness and blissfulness; it's worldly development as well." - Supreme Master Ching Hai*

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 14 January 2018 13:55  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** Kentfield Farm, Tower Hill - Licensing Application.

**Categories:** Katie

Tower Hill is unsuitable for the traffic volume resulting from commercial use at Kentfield Farm. It is a very narrow and steep lane, with only one passing place. Some years ago a planning application for houses on the then field on the left at the bottom of the hill was refused, partly on the grounds of access. I have twice needed the assistance of the fire service and each time one of the firemen has walked down the lane in front of the engine to ensure its safe passage. At the start and end of any events taking place at Kentfield Farm there would be a string of vehicles going up, or coming down the hill. Should they meet even one vehicle coming in the other direction there would be grid lock, resulting in temporary loss of access not only for residents, but also any emergency vehicles. Public safety would be compromised and nuisance caused not only to those living on Tower Hill but also throughout the village. Tower Hill has steep banks and is so narrow that only the smallest vehicles are able to pull over sufficiently to allow pedestrians to pass. Tower Hill is part of the footpath network through to Mereworth used by a number of ramblers and walking groups. Also by boys and girls working towards the Duke of Edinburgh Awards. The potential for an accident to occur is very real and very frightening.

Because of the lie of the land and prevailing wind direction the noise from events already held at Kentfield Farm has been intolerable. The noise is carried right across the village – not just the thump of the bass music, you are able to hear the instruments and any lyrics quite clearly. As well, the voices of the people attending. Because of the rural nature of the proposed venue, it is likely that most events will be during the summer months. When there have been events it is quite impossible to enjoy ones garden, and even double glazing and closing windows and doors does not prevent the noise coming into the house. Perhaps because of the geology of the area, sometimes it seemed you could not only hear, but feel, the noise. The proposed late finish for events extends the potential nuisance into the night and is quite unacceptable.

I strongly object to this Licensing Application being granted, and trust that the officers concerned will not permit this nuisance to occur.

Hilary Whipp, [REDACTED] Tower Hill, Offham. [REDACTED]  
Sent from [Mail](#) for Windows 10

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 16 January 2018 13:31  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application

■ Pepingstraw Close [REDACTED]

With reference to the **Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM'**

As a resident of over 30 years in the peaceful rural village of Offham, the idea of having up to 5000 people driving through the village to get to and from Kentfield Farm is horrific, no matter how people try to be quiet there will be vehicle noise which travels especially at night.

Tower hill is a single trace road and this is the way a satnav will direct people to get there.

When in the past Kentfield Farm have had music and other entertainment, I was able to hear every word inside my house, which is half a mile away.

As for the sale of Alcohol where people go shooting, I wonder how safe this would be!

Regards Peter Williams

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 16 January 2018 12:49  
**To:** Licensing Services  
**Subject:** Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM

**Categories:** Katie

With reference to the **Kentfield Farm, Licensing Application - Consultation until 18th January 2018 - 17/01899/PREM'**

As a resident of over 30 years in the peaceful rural village of Offham, the idea of having up to 5000 people driving through the village to get to and from Kentfield Farm is horrific, no matter how people try to be quiet there will be vehicle noise which travels especially at night.

Tower hill is a single trace road and this is the way a satnav will direct people to get there.

When in the past Kentfield Farm have had music and other entertainment, I was able to hear every word inside my house, which is half a mile away.

As for the sale of Alcohol where people go shooting, I wonder how safe this would be!

Regards Wendy Williams

■ Pepingstraw close, Offham, [REDACTED]

**Katie Shipman**

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**From:** Jeff Wilson [REDACTED]  
**Sent:** 18 January 2018 09:59  
**To:** Licensing Services  
**Subject:** Re: African Lodge and Marquee - Kentfield Farm

**Categories:** Katie

Good Morning Katie

Offham is a quiet, small, rural village in which noise carries. Several of my neighbours were upset at noise levels of previous events.

If the licence is granted there will be a significant increase in traffic and it will change the entire nature of the village. The noise will cause great nuisance value and the increased traffic levels is a serious safety concern.

Kind regards  
Jeff Wilson

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**From:** Licensing Services <Licensing.Services@tmbc.gov.uk>  
**Sent:** 17 January 2018 10:05  
**To:** Jeff Wilson  
**Subject:** RE: African Lodge and Marquee - Kentfield Farm

Good Morning Jeff

Many thanks for your email regarding this application.

In order for us to accept this as a valid representation, you will need to include more information as to why you feel the granting of this licence will cause Public Nuisance.

Kind regards  
Katie

Katie Shipman  
Senior Licensing Officer  
Tonbridge & Malling Borough Council



Licensing home page - [www.tmbc.gov.uk/landing/licensing](http://www.tmbc.gov.uk/landing/licensing)

Licensing - Tonbridge and Malling Borough Council



www.tmbc.gov.uk

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[www.hivelotto.co.uk](http://www.hivelotto.co.uk)

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**From:** Jeff Wilson [REDACTED]  
**Sent:** 16 January 2018 17:50  
**To:** Licensing Services <[Licensing.Services@tmbc.gov.uk](mailto:Licensing.Services@tmbc.gov.uk)>  
**Subject:** African Lodge and Marquee - Kentfield Farm

Dear Sir / Madam

I would like to object to the Kent Field Farm, Licensing Application 17/ 01899 PREM on the basis, Prevention of Public Nuisance.

Yours faithfully  
Jeff Wilson  
[REDACTED]  
Church Road  
Offham  
West Malling  
[REDACTED]

Have you tried contacting us at [www.tmbc.gov.uk/do-it-online](http://www.tmbc.gov.uk/do-it-online) ?

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**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 14 January 2018 18:22  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** License Application 17/01899/PREM - OBJECTION

**Categories:** Katie

Attention: TMBC Licensing Services

I am a resident of Offham living at the west end of the village and I would like to object to the Licensing Application made by Kentfield Farm for the African Lodge and Marquee (17/01899/PREM) on the 22nd December 2017.

**I object to this License Application for the following reasons:**

- 1) The volume of music and noise caused by events held at Kentfield Farm is so loud I can recognise the tunes and this is a public nuisance when you are trying to enjoy your garden. Residents of Offham should not have to put up with this amount of noise seven days a week, this is unfair and unacceptable.
- 2) Events would also cause a public nuisance due to the volume and times of vehicles accessing the property. Sat Navs direct traffic to Kentfield Farm via Tower Hill which is very narrow and inadequate for these purposes and I would be concerned for the safety of residents living in Tower Hill (although the applicant states that access to Kentfield Farm will be via Teston Road, this has not happened in the past as residents of Tower Hill and the east end of the village know all too well).
- 3) Applicant has stated that he does not anticipate any event to exceed 5000 attendees, in my opinion 1,000 attendees is far too many when attendees vehicles along with sound trucks, catering trucks, toilet facility vehicles and trucks supplying refreshments are all trying to access Kentfield Farm.
- 4) The finish time of 12:00am (midnight) is far too late and there is potential for crime and disorder problems within the village caused by too many vehicles leaving the property following late night drinking.
- 5) I understand that events were held in November under the guidance of a noise consultant to ensure noise levels would not cause a nuisance. However, the license application does not state what type of event this was and does not say whether the music was with or without amplification and how many attendees were at this event. As the events took place in November this could just have been a firework party for all we know so any noise consultant may not have heard what residents of Offham have had to put up with previously.
- 6) The applicant states that events will take place mainly on Fridays and Saturdays with the occasional mid-week event. What is to stop Kentfield Farm holding an event every day of the week?
- 7) The applicant states that the sale of alcohol will be both on the premises and off the premises. Where is he selling alcohol if off the premises?

Suzanne Young

E-Mail: [REDACTED]

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[REDACTED]

**Katie Shipman**

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**From:** [REDACTED]  
**Sent:** 14 January 2018 19:19  
**To:** Licensing Services  
**Cc:** Planning Enforcement; Steve Humphrey  
**Subject:** License Application 17/01899/PREM - OBJECTION

**Categories:** Katie

Dear Sir

I am a resident of Offham and would like to register my strong objection to the Licensing Application made by Kentfield Farm for the African Lodge and Marquee (17/01899/PREM) on the 22nd December 2017.

**I object to this License Application for the following reasons:**

- 1) The volume of music and noise caused by events held at Kentfield Farm is really excessive and is a public nuisance to local residents and we should not have to put up with this disturbance potentially up to seven days a week. It is quite unacceptable.
- 2) Events there cause a public nuisance due to the volume and times of vehicles accessing the property. Sat Navs direct traffic to Kentfield Farm via Tower Hill, which is very narrow and unsuitable thereby creating a health and safety issue. The applicant states that access to Kentfield Farm will be via Teston Road but this has not happened in the past.
- 3) Applicant has stated that he does not anticipate any event to exceed 5,000 attendees, which is excessive in the extreme. There will also be necessary services vehicles to support any event.
- 4) The finish time of midnight is far too late and there is potential for crime and disorder problems within the village caused by too many vehicles leaving the property following late night drinking.
- 5) It is believed that events were held in November under the guidance of a noise consultant to ensure noise levels would not cause a nuisance. However, the license application does not state what type of event this was and does not say whether the music was with or without amplification nor how many attendees were present.

Regards,

Tony Young  
[REDACTED] Pepingstraw Close  
Offham  
West Malling  
[REDACTED]

[REDACTED]