

10.03.2015

Additional information for license 14/01528/PREM review: The Buttery, The Bull Hotel, Bull Lane, Wrotham. TN15 7RF.

Applicant: Mrs Buehrlen, Bishops Lodge, The Square, Wrotham. TN15 7AH

I understand this is a late night license for 7 nights a week until 1 am. The worst case scenario would be Monday through to Sunday. Indeed, in early December we had three events in a row including Sunday night and Monday night in succession.

Following a number of approaches to the Bull and notices to the council, The Bull has reduced its activities by stopping music at about 12 am. It takes about a further half an hour for the events to wind down. Crowds disperse around 12.30 am, with the staff at the Bull clearing up, including moving tables about, until around 1 am.

My family starts to get up around 6 am and start leaving for school at 7.15 which gives us about 5 hours sleep. When late night events take place it is not conducive to a normal family life.

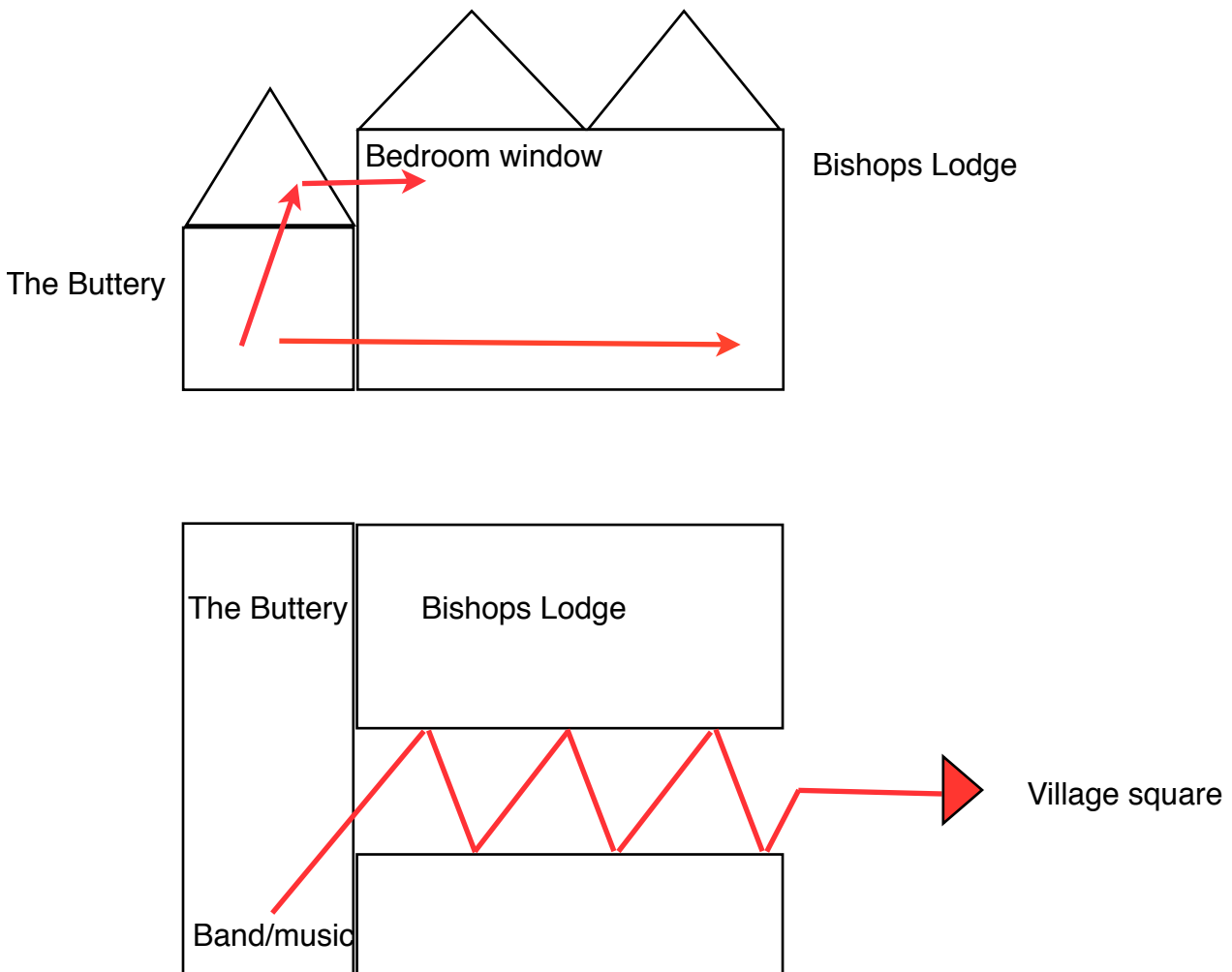
There are day time events that also use amplified music and speakers such as lectures, keep fit & some kind of bingo where the amplified sound has been unnecessary as every word can be heard in our house without amplification. Wrotham is a very small and relatively quiet village.

The Buttery is an entirely unsuitable building to hold late night music. The proximity of The Buttery is immediate. There is a shared party wall. Where the music is played, towards the north side, the partition is only a wooden rafter with plaster board on the inside. The building is single story with a tiled roof with no soundproofing or ordinary insulation so it is the same as a marquee and is not acoustically fit for purpose.

The noise travels directly into my house and through the windows. It also ricochets around my courtyard. There is no prevention of noise leakage from the roof of The Buttery which is simply a tiled roof with an underlay of felt and no sound or heat insulation.

Once the music stops we still have a lot of noise during the winding down period, namely, shouting for more music followed by chatting and then the staff clearing up, all of which is still amplified through my house then finally people depart. Group sizes vary and I'm unsure of their maximum capacity, at a guess over a 100.

Below is an illustration of the venue known as the Buttery and my adjacent house as well as a plan view illustrating in red where the sound travels:



Because Bishops Lodge is a listed building the windows are single glazed. The sound travels through the party wall as well as through the tiled roof and into our single glazed windows. The windows are period windows which rattle when live music is played.

As people walk or drive past my house it appears the music comes from my house rather than The Bull which has had a knock on effect on attitudes towards this house as it appears that we have huge amounts of late night parties regardless to the disruption of village.

The noises from open air events in the car park are more evenly dispersed. They are normally during the day, quieter & where the ambient daytime sound is louder, even with that it can still be the case of having to raise your voice loudly at our front door to be heard when our neighbor's call. However, I am prepared to accept noisy events including the summer bbqs and occasional afternoon Jazz concerts as these do not disturb evenings or sleep.

Only The Buttery in the village makes that level of noise late at night during a music event, The George & Dragon & The Rose & Crown can only be heard when passing by on the occasions when they have musical events.

The other pub's events are normally the local band for just a few hours rather 6 hours of pumping beats. As with The George & Dragon & The Rose & Crown the music events held in The Bull Hotel itself can only be heard when passing. It is only in The Buttery where it is so much louder as the building is not fit for holding noise. With regards to noise prevention or leakage a drum still makes a very loud sound and a live band with it louder still. Oddly these are not so noticeable when inside the pubs themselves.

We are not overly sensitive to noise, the campanologists that have practiced for years next to our house every Monday until 9 pm have never disturbed us. Noise is very much part of village life. However, the noise of the church bells does not vibrate our windows or reverberate within the house even during prolonged bell ringing events by visiting campanologists.

I hope that the Licensing Committee will recognise that The Buttery is not a building fit for holding a late night music license and that it has such an impact on family life and enjoyment of our property. A late night music license should not be given to venues that share a party wall with a domestic residence unless the building is fit for that purpose.

Alternatives venues available to the Bull

The Bull has a large estate with available buildings for the purposes of a music venue including the Bowling Green and a large building, currently used for storage, to the north of the car park adjacent the grave yard. There are no domestic residences sharing party walls with these structures. They are at some distance to private dwelling houses and can be easily converted to venues at relatively little cost. Indeed the bowling club could be used almost immediately.

Bowling is a day time activity and as proprietor of the Bowling Green the Bull could make use of the club house as a venue during evenings when there is no bowling.

The impact to our family is immense. My children are young to be put through this, struggling through their 11+ and affecting their G.C.S.E's, AS & A Levels. The Buttery are holding late night events more & more during the week and the event 13 May is the night before my son's AS Level, I expect Mr. Deadman would not hold late night events the night before his son's exams.

This does harm my 3 children, their exams & futures. We are currently going forward with tertiary education for my eldest where the UCAS point system is key. The Buttery will affect exams. This will affect the children's future. I do see this as harm to my children and have stressed this point.

Removing this license would not inhibit The Bull Hotel's viability going forward as a community pub where it can meet its licensing objectives in a far more responsible manner. There are other places where it can provide party events rather than The Buttery which is little more than a store room, such as the bowling green or the other out house opposite The Bull to the north of the car park. The Bull itself is a far more suitable venue to house these louder than average events & would cause far less anxiety to others.

Application for the review of a premises license 14/01528/PREM

The financial effect on my house for resale purpose's is thousands of pounds if we could sell it at all now with this late night license noose around its neck. We cannot facilitate such a financial loss which I estimate to be approximately £150,000 upwards. We purchased Bishops Lodge for £810,000 and I do not believe anyone considering paying the same again would do so knowing that a late night, 7 days a week, license existed in the building backing onto the whole length of the house.