

## AGENDA

### LICENSING SUB-COMMITTEE MEETING

Date: Tuesday, 12 October 2021

Time: 10.00 am

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT\*

Membership:

Councillors Derek Carnell, Carole Jackson and Hannah Perkin.

Quorum = 3

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Pages

#### Information for the Public

\*Members of the press and public can listen to this meeting live. Details of how to join the meeting will be added to the website on 11 October 2021.

#### Privacy Statement

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#### 1. Emergency Evacuation Procedure

The Chairman will advise the meeting of the evacuation procedures to follow in the event of an emergency. This is particularly important for visitors and members of the public who will be unfamiliar with the building and procedures.

The Chairman will inform the meeting whether there is a planned evacuation drill due to take place, what the alarm sounds like (i.e. ringing

bells), where the closest emergency exit route is, and where the second closest emergency exit route is, in the event that the closest exit or route is blocked.

The Chairman will inform the meeting that:

- (a) in the event of the alarm sounding, everybody must leave the building via the nearest safe available exit and gather at the Assembly points at the far side of the Car Park. Nobody must leave the assembly point until everybody can be accounted for and nobody must return to the building until the Chairman has informed them that it is safe to do so; and
- (b) the lifts must not be used in the event of an evacuation.

Any officers present at the meeting will aid with the evacuation.

It is important that the Chairman is informed of any person attending who is disabled or unable to use the stairs, so that suitable arrangements may be made in the event of an emergency.

2. Apologies for Absence and Confirmation of Substitutes
3. Notification of Chairman and Outline of Procedure
4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves or their spouse, civil partner or person with whom they are living with as a spouse or civil partner. They must declare and resolve any interests and relationships.

The Chairman will ask Members if they have any interests to declare in respect of items on this agenda, under the following headings:

- (a) Disclosable Pecuniary Interests (DPI) under the Localism Act 2011. The nature as well as the existence of any such interest must be declared. After declaring a DPI, the Member must leave the meeting and not take part in the discussion or vote. This applies even if there is provision for public speaking.
- (b) Disclosable Non Pecuniary Interests (DNPI) under the Code of Conduct adopted by the Council in May 2012. The nature as well as the existence of any such interest must be declared. After declaring a DNPI interest, the Member may stay, speak and vote on the matter.
- (c) Where it is possible that a fair-minded and informed observer, having considered the facts would conclude that there was a real possibility that the Member might be predetermined or biased the Member should declare their predetermination or bias and then leave the meeting while that item is considered.

**Advice to Members:** If any Councillor has any doubt about the

existence or nature of any DPI or DNPI which he/she may have in any item on this agenda, he/she should seek advice from the Monitoring Officer, the Head of Legal or from other Solicitors in Legal Services as early as possible, and in advance of the Meeting.

**Part B Report for the Licensing Sub-Committee to decide**

5. Application for a new Premises Licence

5 - 40

To consider a new premises licence for Christine House, London Road, Rainham.

**Issued on Tuesday, 4 October 2021**

The reports included in Part I of this agenda can be made available in **alternative formats**. For further information about this service, or to arrange for special facilities to be provided at the meeting, **please contact DEMOCRATIC SERVICES on 01795 417330**. To find out more about the work of this Committee, please visit [www.swale.gov.uk](http://www.swale.gov.uk)

**Chief Executive, Swale Borough Council,  
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

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<b>Licensing Sub-Committee</b>	
<b>Meeting Date</b>	12 <sup>th</sup> October 2021
<b>Report Title</b>	Consideration of an application for the grant of a new premises licence under the Licensing Act 2003
<b>Premises</b>	Christine House, London Road, Rainham, Kent ME8 8PT
<b>Head of Service</b>	Charlotte Hudson, Head of Housing, Economy and Community Services
<b>Line Manager</b>	Della Fackrell, Resilience and Licensing Manager
<b>Lead Officer</b>	Christina Hills, Licensing Officer
<b>Classification</b>	<b>Open</b>
<b>Recommendations</b>	1. Members are requested to determine the application on its merits

## **1 Purpose of Report and Executive Summary**

- 1.1 The report advises Members of an application for a premises licence to be granted under the Licensing Act 2003 in respect of which representations have been made by two (2) interested parties.

## **2 Background**

- 2.1 The Licensing Sub-Committee is asked to determine an application for the grant of a new premises licence under the Licensing Act 2003 in respect of premises at Christine House, London Road, Rainham, Kent ME8 8PT
- 2.2 The Licensing Act 2003 (the 2003 Act) requires the Council (as licensing authority) to carry out its various functions so as to promote the following four licensing objectives:
- the prevention of crime and disorder
  - the protection of public safety
  - the prevention of public nuisance
  - the protection of children from harm
- 2.3 The 2003 Act requires the council to publish a 'Statement of Licensing Policy' that sets out the policies the council will generally apply to promote the licensing objectives when making decisions on applications made under the Act. The council first adopted its Statement of Licensing Policy in 2004 and it has been regularly reviewed in line with legislative requirements ever since. The latest policy was adopted on 1 April 2021. The Policy will be available at the meeting for

reference purposes and is also available to view at <https://swale.gov.uk/news-and-your-council/strategies-and-policies/statement-of-licensing-policy>

- 2.4 Under the 2003 Act, licensing authorities must, in carrying out their functions, have regard to guidance issued by the Secretary of State under section 182. The Guidance cannot anticipate every possible scenario or set of circumstances that may arise. Provided that the licensing authority has properly understood and considered the Guidance, it may depart from it when it has reason to do so. However, as the licensing authority is under a duty to have regard to the Guidance, it will need to give full reasons for any departure from it. This would be a key consideration for the courts should departure from the Guidance result in a determination which gives right to an appeal or judicial review. The Guidance will be available at the meeting for reference purposes and is available to view at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/705588/Revised\\_guidance\\_issued\\_under\\_section\\_182\\_of\\_the\\_Licensing\\_Act\\_2003\\_\\_April\\_2018\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003__April_2018_.pdf)
- 2.5 A copy of the council's approved procedure for hearings of the Licensing Sub-Committee in relation to an application, along with a copy of the Hearings Regulations has been circulated to all parties prior to the meeting and is attached as **Appendix VI** to this report.
- 2.6 The Licensing Authority must, under the Act, refer any application for hearing to the Licensing Sub-Committee where relevant representations are made by a responsible authority or an interested party.
- 2.7 The Licensing Sub-Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property which may include licences in existence and the protection of private and family life.

### **3 The Application**

3.1 On 11 June 2021 an application was received from Christine Adeosun of Solid Rock Holding Ltd for the grant of a premises licence under section 17 of the Licensing Act 2003.

3.2 The application is for:

Plays (Indoors)– Monday to Sunday	08:00 – 21:00
Films (Indoors) – Monday to Sunday	08:00 – 24:00
Live Music (Indoors) – Monday to Sunday	08:00 – 03:00
Recorded Music (Indoors and Outdoors) – Monday to Sunday	08:00 – 03:00
Performance of Dance (Indoors) - Monday to Sunday	09:00 – 03:00
Late Night Refreshment (Indoors)– Monday to Sunday	23:00 – 03:00
Supply of Alcohol (On the premises) – Monday to Sunday	08:00 – 03:00

- 3.3 Part M of the statutory application form asks applicants to describe the steps they intend to take to promote the four licensing objectives. Where an application has been properly made and no responsible authority or other person has made a relevant representations, or where representations are made and subsequently withdrawn, these proposals are 'converted' in the form of clear and enforceable licence conditions which, together with the Mandatory Conditions, make up the premises licence.
- 3.4 A copy of the application is shown as **Appendix I**. A copy of the plans for the premises are shown at **Appendix II**

## 4 Representations

- 4.1 At any stage during the 28 day consultation period a responsible authority, a Councillor or an interested party, may make representations provided that the grounds are relevant to the licensing objectives and are not deemed to be vexatious, frivolous or repetitive.
- 4.2 Representations from responsible authorities:
- Kent and Medway Fire and Rescue Service – No representations
  - Kent County Council Trading Standards – No representations
  - Kent County Council Services Children and Families – No representations
  - Kent County Council Public Health – No representations
  - Environmental Health, Swale BC – Have made no representations however, they seek the attachment of the following condition to assist in the promotion of the licensing objectives:

“A Noise Management Plan shall be submitted for approval by the Licensing Authority. The requirements and specification of the approved Noise Management Plan shall be fully implemented during the normal operational hours of the premises”

It is confirmed that a Noise Management Plan has been submitted by the applicant to the satisfaction of the Environmental Health Officer. This plan is attached as **Appendix III**. The applicant has agreed to this condition being incorporated into the application.

- Kent Police – Have made no representations however, they seek the attachment of conditions to assist in the promotion of the licensing objectives. These conditions are shown as **Appendix IV**. The applicant has agreed to these additional conditions being incorporated into the application. This

includes all licensable activities at the premises having an end time of 01:00 on each day.

- 4.3 There have been two (2) representations received from interested parties which consist of one from a member of the public and one from Hartlip Parish Council. The representations are made on the basis of the 3 licensing objectives of prevention of crime and disorder, promotion of public safety and prevention of public nuisance. These are shown at **Appendix V**.

## **5 Policy considerations**

The following provisions of the Secretary of State's Guidance apply to this application:

Chapter 2 – The licensing objectives

Chapter 8 – Applications for premises licences

Chapter 9 – Determining applications

Chapter 10 – Conditions attached to Premises Licences

The following paragraphs of the Council's Statement of Licensing Policy apply to this application:

Sections 2 and 3 – These sections set out the four licensing objectives and identify matters that may be relevant to the promotion of each licensing objective as well as the Council's approach with regard to licensing and details other mechanisms to deal with potential problems.

## **6 Determining the application – Options of the Sub-Committee**

- 5.1 Members are asked to determine which of the following options they deem appropriate:
- (i) grant a licence as applied for
  - (i) grant a licence subject to conditions consistent with the Operating Schedule, modified to such an extent as considered appropriate for the promotion of the licensing objectives and any mandatory conditions
  - (ii) grant a licence but excluding any of the licensable activities applied for
  - (iii) grant a licence but refuse to specify a designated premises supervisor



(iv) reject the application

5.2 Members of the Licensing Sub-Committee are reminded of their duty under Section 17 of the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the Licensing Authority's responsibility to co-operate in the reduction of crime and disorder in the Borough.

## 6 Implications

Issue	Implications
Corporate Plan	A community to be proud of: by promoting the four licensing objectives the authority is enriching and enhancing the community whilst maintaining its regulatory and enforcement role.
Financial, Resource and Property	None unless there is an appeal to Magistrates' Court which proves to be successful and which could therefore result in costs being awarded against the Council.
Legal, Statutory and Procurement	<p>The Licensing Sub-Committee has to decide on the outcome of the application under the Licensing Act 2003 and relevant Regulations, having regard to statutory guidance under s182 of the Act and taking into account the four licensing objectives,</p> <p>In accordance with the Act, if a licensing authority rejects in whole or in part, an application to grant a premises licence the applicant may appeal against the decision, to a Magistrates' Court within 21 days of being notified of the decision.</p> <p>Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted or that different or additional conditions should have been imposed on the licence; they may appeal against the decision, to a Magistrates' Court within 21 days of being notified of the decisions</p>
Crime and Disorder	The council has a duty under section 17 of the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the Licensing Authority's responsibility to co-operate in the reduction of crime and disorder in the Borough.
Environment and Climate/Ecological Emergency	No implications
Health and Wellbeing	No implications

Safeguarding of Children, Young People and Vulnerable Adults	The licensing objective of 'Protection of children from harm' is addressed within the application and is implicit in the decision making process for licence applications
Risk Management and Health and Safety	Departure from the Guidance and Statement of Licensing Policy could lead to an increased risk of appeal. Similarly, if any decision made is not evidence based and proportionate
Equality and Diversity	No implications
Privacy and Data Protection	Normal privacy and data protection rules apply.

## 6 Appendices

6.1 The following documents are to be published with this report and form part of the report:

- **Appendix I:** Application form
- **Appendix II:** Plan of premises
- **Appendix III:** Noise Management Plan
- **Appendix IV:** Police requested conditions to be added to a granted licence
- **Appendix V:** Representations
- **Appendix VI:** Order of proceedings

## 7 Background Papers

The Licensing Act 2003  
Guidance issued under Section 182 of the Licensing Act 2003 (as amended)  
Swale BC Statement of Licensing Policy

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

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

I/we CHRISTINE ADEOSUN  
*(Insert name(s) of applicant)*

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description			
CHRISTINE HOUSE LONDON ROAD RAINHAM			
Post town	KENT	Postcode	ME8 8PT

Telephone number at premises (if any)	07843 273591
Non-domestic rateable value of premises	£

**Part 2 - Applicant details**

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

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *                    | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                 | <input type="checkbox"/>            | please complete section (B) |
| d) a charity   | <input type="checkbox"/>            | please complete section (B) |
| e) the proprietor of an educational establishment    | <input type="checkbox"/>            | please complete section (B) |

M r	Mr s	Mi ss	M s	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		<input type="checkbox"/>	Please tick yes
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**(B) OTHER APPLICANTS**

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

Name	SOLID ROCK HOLDING LTD
Address	45 STRAITH NAIKW STREET LONDON SE1 5BN
Registered number (where applicable)	11797995
Description of applicant (for example, partnership, company, unincorporated association etc.)	LTD COMPANY .
Telephone number (if any)	07843273591
E-mail address (optional)	info@ekofoodmarket.com

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**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD MM YYYY  
01 07 2021

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

DD MM YYYY  
[ ][ ][ ][ ][ ][ ][ ][ ][ ]

Please give a general description of the premises (please read guidance note 1)  
EVENTS VENUE FOR WEDDINGS &  
OTHER SOCIAL EVENTS - LARGE  
BUILDING WITH SEPERATE HALLS  
& KITCHENS INCLUDING PARKING.  
NOT LOCATED BY ANY RESIDENTIAL AREAS.

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

N/A

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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

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

**A**

Plays Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	8AM	21.00			
Tue	8AM	21.00	<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Wed	8AM	21.00			
Thur	8AM	21.00	<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	8AM	21.00			
Sat	8AM	21.00			
Sun	8AM	21.00			

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon	08.00	24.00			
Tue	08.00	24.00	<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Wed	08.00	24.00			
Thur	08.00	24.00	<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Fri	08.00	24.00			
Sat	08.00	24.00			
Sun	08.00	24.00			

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	0800	0300	<b>Please give further details here</b> (please read guidance note 4) <i>NOISE REDUCTIONS AS EVENING PROGRESSES .</i>		
Tue	0800	0300			
Wed	0800	0300	<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)		
Thur	0800	0300			
Fri	0800	0300	<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat	0800	0300			
Sun	0800	0300			



**F**

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	0800	0300	<b>Please give further details here</b> (please read guidance note 4) SOME MUSIC PLAYED OUTSIDE DUE TO AN EVENT TAKING PLACE I.E WEDDING BUT THIS WILL BE QUIET + MORE BACKGROUND	Both	<input checked="" type="checkbox"/>
Tue	0800	0300			
Wed	0800	0300	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5)		
Thur	0800	0300			
Fri	0800	0300	<b>Non standard timings. Where you intend to use the premises            for the playing of recorded music at different times to those            listed in the column on the left, please list</b> (please read guidance note 6)		
Sat	0800	0300			
Sun	0800	0300			

# G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	0900	0300			
Tue	0900	0300			
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Wed	0900	0300			
Thur	0900	0300			
			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	0900	0500			
Sat	0900	0300			
Sun	0900	0300			

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)</b>	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Both	<input type="checkbox"/>				
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	2100	0300			
Tue	2100	0300			
Wed	2100	0300	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur	2100	0300			
Fri	2100	0300	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	2100	0300			
Sun	2100	0300			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)  <b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Mon	0800	0300			
Tue	0800	0300			
Wed	0800	0300			
Thur	0800	0300			
Fri	0800	0300			
Sat	0800	0300			
Sun	0800	0300			

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

Name		CHRISTINE ADESON
Date of birth		04/06/1968
Address		45 STRAITHNAIRN STREET LONDON
Postcode	SE1 5BN	
Personal licence number (if known)		
Issuing licensing authority (if known)		
SWALE BOROUGH COUNCIL		

**K**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of
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children (please read guidance note 9).

ALL ADULT ENTERTAINMENT "IF REQUESTED"  
NO CHILDREN TO BE PERMITTED ON THE  
PREMISES AT SUCH TIMES.

MOREOVER IN GENERAL - ALL STAFF SHOULD  
BE ADEQUATELY TRAINED IN THE SAFE  
GUARDING OF CHILDREN AND BE  
COMPLIANT IN ALL ASPECTS OF LEGISLATIONS

## L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	SPRING + SUMMER COULD BE MORE POPULAR DUE TO WEDDINGS BEING BOOKED AT THIS TIME
Mon	08:00	3AM	
Tue	08:00	3AM	
Wed	08:00	3AM	
Thur	08:00	3AM	
Fri	08:00	3AM	
Sat	08:00	3AM	
Sun	08:00	3AM	
			<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6).
			BANK HOLIDAYS 8AM - 3AM.

## M

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

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

ALL STAFF TO BE FULLY INDUCTED & TRAINED IN  
OUR POLICIES + PROCEDURES.

INCL: HEALTH & SAFETY - STAFF + PUBLIC WELFARE.

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

CCTV - RECORDABLE - NOTICES ON PROPERTY.  
S.I. A LICENCED DOOR SUPERVISORS INCL FEMALES  
• INCLUDING RADIOS - HINI TABARDS  
• NO GLASS BOTTLES TO BE TAKEN OUTSIDE  
• HIGHLY INTOXICATED PERSONS TO BE  
EJECTED FROM THE PREMISES.

**c) Public safety**

FREQUENT FIRE SAFETY CHECKS CARRIED OUT  
ALL FIRE ESCAPE ROUTES HIGHLIGHTED PRIOR  
TO EVENT.  
ADEQUATE PROVISIONS IN PLACE FOR DISABLED  
PERSONS TO MOVE FREELY.  
NO SMOKING POLICY'S - PUBLIC NOTICES DISPLAYED

**d) The prevention of public nuisance**

DOORS AND WINDOWS TO BE CLOSED WHEN  
REGULATED ENTERTAINMENT IS TAKING PLACE  
(AIR CONDITIONED PREMISES)  
NOISE MANAGEMENT PLAN TO BE DEVISED  
REDUCTION IN MUSIC THROUGH TO FINAL HOURS  
BINS TO BE EMPTIED FREQUENTLY  
RESPASAL OF BOTTLES TO BE DONE BEFORE 11PM.

**e) The protection of children from harm**

ALCOHOL NOT AVAILABLE FOR CHILDREN. I.D PERMIT  
"PROOF OF AGE POLICY".  
NO PERSONS UNDER 18 TO ENTER PREMISES "IF"  
THERE IS ADULT ENTERTAINMENT.  
CHILDREN MUST BE ACCOMPANIED BY AN ADULT  
AT ALL TIMES.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.


- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

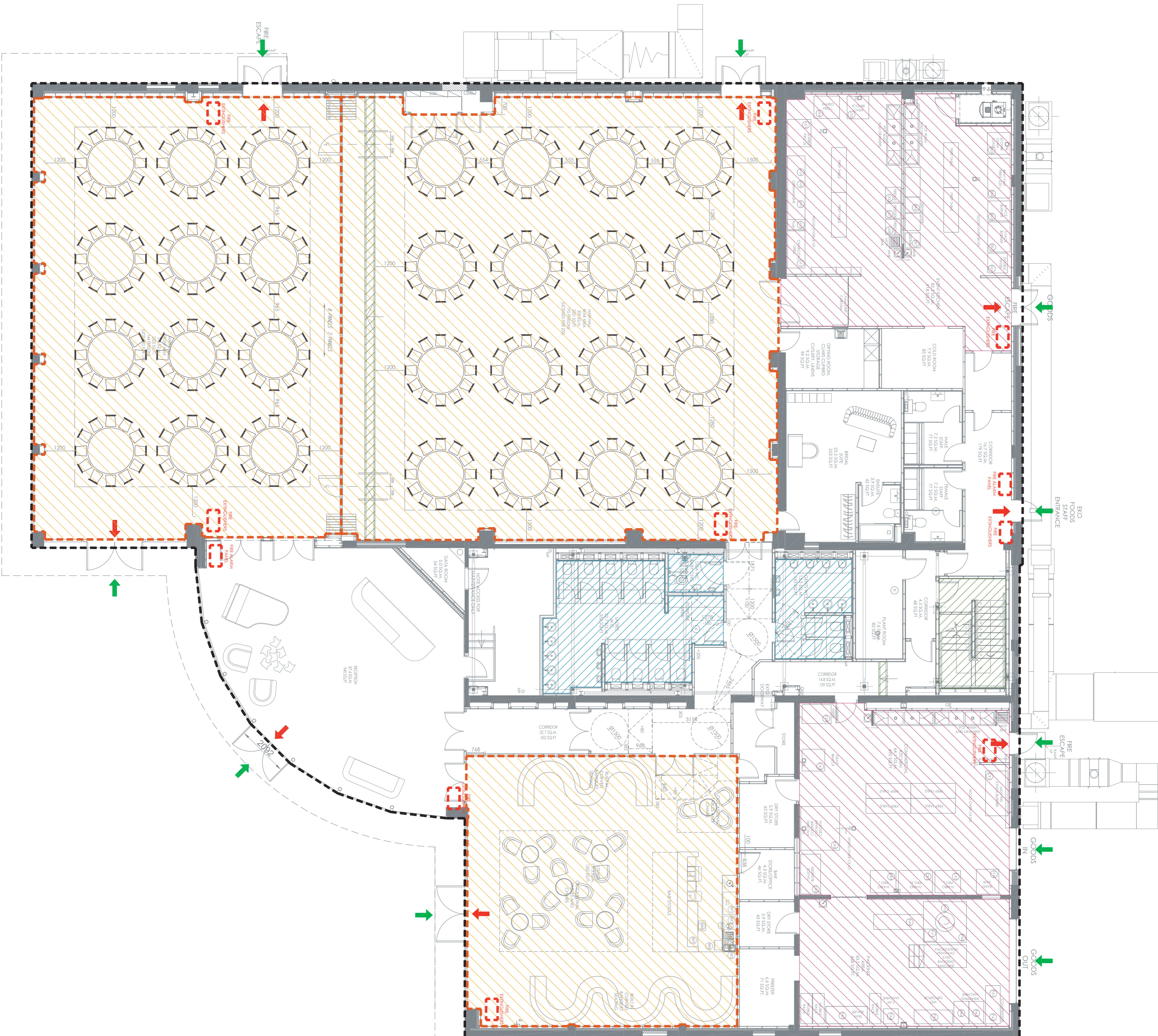
**Part 4 – Signatures** (please read guidance note 11)

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

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	
Date	14.06.21
Capacity	OWNER.

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- (A) PERIMETER OF BUILDING
- (B) ACCESS AND EGRESS POINTS
- (C) FIRE ESCAPES
- (D1) LICENSABLE ACTIVITY 1 LOUNGE BAR
- (D2) LICENSABLE ACTIVITY 2 EVENT HALL 1
- (D3) LICENSABLE ACTIVITY 3 EVENT HALL 2
- (E) AREA FOR THE CONSUMPTION OF ALCOHOL
- (H) STAIRS
- (I) PUBLIC CONVENIENCES
- (J) FIRE SAFETY EQUIPMENT
- (K) KITCHENS

DO NOT SCALE FROM THIS DRAWING  
 Rev. / Notes.      Drawn / Date.

**PUFFIN design**  
 web: <http://puffin.design> - email: [info@puffin.design](mailto:info@puffin.design)  
 Site Address  
**CHRISTINES HOUSE**  
**LONDON ROAD**  
**RAINHAM ME8 8PT**

Drawing Name  
**PROPOSED GROUND FLOOR LICENSING PLAN**  
 Drawing Date 07/06/2021 | Drawn By SUE JONES  
 Scale(s) 1:60 @ A0  
 Drawing Number 1025\_LIC\_L001  
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## **NOISE MANAGEMENT PLAN**

FOR: Christine House, London Road, Rainham, Kent ME8 8PT

22<sup>nd</sup> June 2021

### **SITE DESCRIPTION**

The premises was previously a car dealership & it is now known as Christine House. A large events venue property situated on a busy through road between Rainham and Sittingbourne in between two large car dealerships and workshops. The site is situated in a semi-rural location with no residential properties in the immediate vicinity. Significant renovation to the property has been carried out with all building specifications and regulations in place. The site has its own car park.

### **INTENDED USE OF THE PREMISES**

This premises is to be used as an events venue for mainly hosting weddings for a capacity of up to 300 people. We will be fully licenced to sell alcohol and have entertainment in the form of live and recorded music. We will also be open regularly for afternoon teas.

### **AGREED POLICIES TO CONTROL NOISE**

The venue is committed to develop and maintain good relations with local residents, neighbours and local authorities. The objective of this policy is to minimise disturbance to local residents and to ensure that any licencing objectives are being upheld. This policy sets out the measures which have been considered and will be adopted.

### **GENERAL**

The premises will be open to the public on event days from 8am until 3am (maximum) Monday to Sunday. Days, times will differ due to the event and seasons.

Use of rear outdoor areas are not permissible for the public.

Customers will not be permitted to re-enter the building after closing or 15 minutes before closing.

The licence holder shall make available and regularly promote a contact number for local residents to contact the premises to discuss any specific incidents or concerns either during or after events.

The contact number will be posted to all nearby residents and will be displayed on our premises.

The number will be manned and any action taken as a result of the complaint should be recorded and kept.

Customers will have use of a designated smoking area. To prevent large numbers gathering at the same time, staff will encourage customers to move back inside.

## PROVISION OF MUSIC

The provision of soft background music shall be permitted at any time the premises is open to an event or afternoon teas. Evening or Live music will be significantly louder though the volume will be decreased from 11pm. The building has sound proofing with acoustic DB rating and air-conditioning so windows will remain closed and speakers kept away from doors & openings where noise may escape.

**Outside Music** – Only to be played quietly & softly in the back ground to greet guests arriving at wedding events. No live Bands or loud entertainment to be permitted outside.

## DISPERSAL OF CUSTOMERS

Staff will actively encourage the gradual dispersal of customers to minimise noise.

During the last 30 minutes of the evening we will introduce the gradual increase in ambient lighting levels and playing music of a slower content with reduced volume.

Members of staff will be situated at the main exit encouraging customers to be considerate when leaving the premises. Only one exit will be used on leaving the premises.

Customers will be asked to leave the premises as soon as possible and not congregate in groups outside.

Communication will be made with local taxi companies/mini bus companies about the use of horns or car doors slamming.

## MONITORING

Routine monitoring will be regularly conducted around the perimeter of the premises during opening hours. Details of checks, observations and any actions taken as a result of such shall be recorded. A noise log book kept on the premises and maintained by management and be available for inspection by the local authority upon request.

Monitoring will be conducted by individuals that have not had prolonged exposure to loud music.

## TRAINING

All staff & company directors thus are committed to be aware of the premises licence and the requirements to reduce external impact from noise.

All staff will be made fully aware and conversant with the noise management policy and procedures.

## PROVISION OF INFORMATION

Notices will inform customers of our commitment to local concerns  
Prominent, clear and legible notices will be displayed at the exits requesting the public to respect residents and to leave the premises and the area quietly.

## **WASTE MANAGEMENT**

The movement of bins and rubbish outside the premises will be kept to a minimum after 22.00hrs.

The removal of empty kegs or beer bottles to external areas shall not be permitted between 22.00hrs and 08.00hrs.

Refuse collectors from external companies will only be permitted from 08.00hrs to 20.00hrs

## **MANAGEMENT OF DELIVERIES**

Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to avoid causing disturbance to nearby residents.

Deliveries shall not be permitted outside the hours of 07.00hrs and 20.00hrs.

## **PREMISES**

The premise has been designed appropriately and detailed consideration has been given to its ability to operate in a manner which does not give rise to disturbance. The controls and limitations of the venue are reflected in this noise management plan.

## **PROCEDURAL**

The noise management plan will be reviewed at least annually or as agreed appropriate to ensure that it is streamlined and effective. New and innovative approaches to problem solving or incidents and any lessons learnt will be incorporated accordingly. We should consider this a live document which evolves by experience in agreement with the authority.

## **HIRING**

In the event the premises should be hired by a 3<sup>rd</sup> party (not an event run by us) All parties will have to read & sign our Noise Management Declaration. Failure to abide by our plans and declarations will impose cost sanctions and banned from hiring our premises in future.

## **COMMITMENT**

We at Christine House commit to ensuring this noise management plan is implemented and maintained at all times for the duration of operation of our premises. We understand that it forms a key part of our licence to operate, and that departure from it could lead to curtailment or loss of said operating licence.

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1.

All licensable activities at the premises will cease at **01:00** each day.

2.

CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition.

- A. Cameras shall record all ingress and egress to the premises, fire exits and all areas where the sale and supply of alcohol occurs.
- B. Equipment must be maintained in good working order, with recordings correctly time and date stamped. Recordings MUST be kept in date order, kept for a period of 31 days and handed to police and authorised officers on demand.
- C. The premises licence holder must ensure at all times a DPS or appointed member of staff are on the premises and are capable and competent at downloading CCTV footage in a recordable format to the police and local authority on demand.
- D. The recording equipment and discs/tapes shall be kept in a secure environment under the control of the DPS or other responsible named individual.
- E. An operational daily log report must be maintained and endorsed by signature, indicating the system has been checked and is compliant. In the event of any failures, any action taken is to be recorded.
- F. In the event of technical failure of the CCTV equipment the premises licence holder or DPS must report the failure to the police licensing officer immediately. ([licensing.north.division@kent.police.uk](mailto:licensing.north.division@kent.police.uk)).

3.

All persons who sell or supply alcohol to customers must have licensing training.

- A. Training must take place within six weeks of employment.
- B. Any new employees will be supervised until the training has taken place.
- C. Refresher training should be repeated a minimum of every six months or earlier if required due to changes of legislation.
- D. Training records must be kept on the premises and shall contain the nature, content and frequency of all training.
- E. Records must be made available for inspection by police, police licensing officer and authorised officers from Medway Council on demand either electronically or in hard copy.

4.

The Designated Premises Supervisor will undertake a risk assessment in respect of the provision of door supervisors for any events and where deemed appropriate a minimum of 1 door supervisors will be employed.

5.

The Challenge 25 proof of age scheme shall be operated at the premises. All customers who appear under the age of 25 will be challenged to prove that they are

over 18 when attempting to purchase alcohol. Acceptable forms of ID include a photo driving licence, passport, or home office approved identity card bearing the holographic 'PASS' mark. If the person seeking alcohol is unable to produce an acceptable form of identification, no sale or supply of alcohol shall be made to or for that person. Notices advertising this will be displayed in a clear and prominent position at both the entrance and inside the premises



**Chris Hills**

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**From:** Licensing (SBC)  
**Sent:** 22 June 2021 10:37  
**Subject:** RE: Application for Premises Licence under section 17 of the licensing Act 2003 - Christine House, London Road, Rainham, Kent ME8 8PT

**From:** >  
**Sent:** 21 June 2021 15:34  
**To:** Licensing (SBC)  
**Cc:**  
**Subject:** Application for Premises Licence under section 17 of the licensing Act 2003 - Christine House, London Road, Rainham, Kent ME8 8PT

Dear SirMadam,

It is understood that you will be shortly considering an application for a Licence in respect of the above premises.

Hartlip Parish Council was very concerned about the planning application in respect of these premises and objected on grounds of highways, air quality, security, amenity, the proposed hours of operation and the remoteness of the site.

Swale Borough Council refused the application.

In his wisdom an Inspector granted the application on 28 April 2021.

The concerns from a Licensing point of view which the Parish Council has are as follows:

**Crime and Disorder.**

The amount of crime and anti-social behaviour in the Spade Lane area has increased exponentially in the last ten years and the committee may wish to compare the figures for 2009 compared with 2019. The site lies on the edge of Medway and of Swale and although technically it is in Rainham it will have far more effect on Hartlip and the residents of Swale. It is distant from any Police Centre and rarely receives routine visits from the police although they have been called to Spade Lane on a number of occasions in relation to anti-social behaviour and other more serious matters. Being somewhat isolated it could well become an area for exchanging drugs and other criminal activities.

The police will no doubt give advice to the applicants on crime prevention but the real concern is about the impact of the venue on local residents and that could be serious and involve many aspects.

**Public Nuisance**

It is noted that it is proposed to play some music outside until 3am in the morning.

Why?

It is said that it will be quiet and more background in nature. This is not acceptable. Outside music is an inevitable cause for disturbance which will prompt complaints to the police and the anti-social behaviour team. This request certainly should not be accepted and if it is, strict controls on volume and hours should be imposed and enforced.. It is also noted that it is proposed that alcohol will be available for 19 hours a day. The nuisance from this should not be underestimated and again will prompt complaints to the police and the anti-social behaviour team.

Public Transport to the venue is poor. The last train from from Rainham to London on a Saturday night leaves Rainham at 2314 and there appear to be no buses between Sittingbourne and Chatham on a Saturday night meaning that most visitors to the site will be travelling by car or by taxi. Licensing hours should therefore be severely reduced.

Residents will be severely impacted by the noise that will be generated from music, traffic and customers leaving the premises in the middle of the night..

Such premises usually attract anti-social behaviour and rubbish and this will be detrimental to the amenities of residents. There should be an insistence on the employment of door men or bouncers and cctv around the whole building.

The amenity and well-being of established residents is a matter of immense concern to Hartlip Parish Council. This includes physical and mental well-being. Residents have Human Rights which a local authority has a duty to recognise and protect.

The proposal is one which prioritises commercial and personal gain over all much more important matters.

#### Protection of Public Safety

This application needs to be considered alongside a proposal for 14 Boot fairs a year to be held on land in South Bush Lane about one quarter of a mile from the site in question. On the last occasion these proposals were put forward they were accompanied by an application for an alcohol licence for 16 hours a day. This, quite rightly, was turned down by Medway Council.

There are two other entertainment centres within a quarter of a mile of this site both with alcohol licences. Already the potential for nuisance and accidents is very high and for offences of driving under the influence of alcohol even higher. To grant this application, especially as it stands, will compound these problems.

This is a matter which clearly requires very careful consideration.

Yours faithfully,,

Chairman of Hartlip Parish Council

## Chris Hills

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**From:** Licensing (SBC)  
**Sent:** 22 June 2021 14:17  
**Subject:** RE: Licensing application by Christine Adeosun

**From:**  
**Sent:** 22 June 2021 13:40  
**To:** Licensing (SBC)  
**Subject:** Licensing application by Christine Adeosun

Sirs,

I refer to the above mentioned licensing application and I am writing to express my concerns for the following reasons;- I would add that I am a resident who lives in Newington on the London Road;

### Prevention of Crime & Disorder

I consider the request to be open until 3am every day excessive and likely to cause disorder in what is a very quiet semi rural area. I would suggest a closing time of midnight at the weekend and 11pm weekdays and bank holidays to be more appropriate.

The application does not specify how the rubbish bins are stored - I do hope that these are secure which will help prevent any vandalism at this very open site.

### Prevention of public nuisance

I note there is not a noise plan in place at present and would ask for these details before any application is considered further.

Whilst the applicant says there are no houses in the area, I would point out that there are some, in the next door lane and across the fields together with other businesses located very near.

### Protection of public safety

There is a significant Refrigeration plant within close proximity to the applicants property and it is, of course, on the main Watling Street/London Road which is the alternative route when the M2 is blocked. This road does, as I am sure you are aware, take heavy traffic down to either Rainham or to the Key Street roundabout and the A249. I would therefore express my concern at the possible likelihood of further congestion and the increase in air pollution together with the serving of alcohol late into the early morning to be an unacceptable risk. I would suggest normal licensing hours i.e. 11pm closure to be more appropriate.

There is not mention of any Car Park supervision in this application. I believe this will be necessary to prevent traffic problems on the main road.

Many thanks for the opportunity to voice local concerns.

ME9 7NS





## Making Swale a Better Place

### LICENSING AUTHORITY: SWALE BOROUGH COUNCIL

Licensing Act 2003 Sub-committee Hearing Procedure  
Applications for New Premises Licences/Club Premises Certificates and Variations to existing  
licences and certificates

#### 1. Introductions

The Chairman will request all those persons participating in the hearing to identify themselves or introduce them.

Members/Officers/Applicant and any representative/Responsible Authorities/any other persons (objectors)

#### 2. Procedural Matters

The Chairman will:

- i) Confirm that all parties are aware of the sub-committee **hearing procedure** and that each party has a copy of the hearing procedure document.
- ii) Confirm that all sub-committee members have **pre-read all the papers** and any other documents contained in the report regarding the hearing.
- iii) Explain that the sub-committee will allow all parties to put their case fully and make full **submissions**, within a reasonable time frame. The procedure will be discussion led by the Sub-Committee and **questions** will usually be permitted.
- iv) Explain that where any person attending the hearing **behaves in a disruptive manner**, the sub-committee may direct that person to leave the hearing (including temporarily). If this happens, the person may give the sub-committee in writing any information which the person would have been entitled to give orally.
- v) Enquire whether any draft **conditions** have been agreed between the applicant and any of the other parties for the sub-committee to consider.
- vi) Enquire whether any parties request to have **any witness** give evidence at the hearing; and if so grant the request unless the request is unreasonable.
- vii) Invite the parties, where appropriate, to appoint a **spokesperson**.

### 3. The Hearing

- A) The Chairman will ask the legal advisor or licensing officer to briefly outline the application and all representations regarding the application.
- B) i) Ask the **Applicant** (or their representative) to put forward their case opening remarks and evidence (including witnesses).
- ii) **Allow** appropriate **questions** from any Responsible Authority and/or other person/members of the subcommittee
- iii) Any points of clarification.
- C) i) Ask **Responsible Authorities** (where applicable) to put forward their case. Opening remarks and evidence (including witnesses) by the officer representing the responsible authority (or their representative).
- ii) Allow appropriate **questions** from :  
the Applicant/other Responsible Authorities/other persons/member of the Sub-Committee.
- iii) Any points of clarification.
- D) i) Opening remarks and evidence by the **other person/s** (or spokesperson/representative).
- ii) Allow appropriate **questions** from :  
the Applicant, Responsible Authorities, each further other person and sub-committee members.
- iii) Any points of clarification.
- E) **Closing Summary**
- Responsible Authorities/Other Persons/The Applicant
- F) **End of Hearing**
- i) The Chairman will ask the members of the sub-committee if they have any final questions for any party to the hearing.
- ii) The Chairman will ask the legal advisor whether there are any further matters to be raised or resolved before the hearing is closed.
- iii) The Chairman will bring the hearing to a close and shall declare that the sub-committee will retire, to private session, to consider the application.
- iv) The Chairman will invite the legal advisor to remain with the sub-committee during its deliberations to provide any advice required.

G) **The Decision**

The Chairman shall declare in public session:

- i) The sub-committee's **determination** and indicate that all parties to the hearing will receive a copy of the written Determination Notice regarding the sub-committee's determination; and
- ii) that all parties may **appeal** against the sub-committee's decision within 21 days beginning with the day on which the appellant is notified of the Licensing Authority's written determination. Appeals must be lodged with the Magistrates' Court. Parties should be aware that the Magistrates Court may make an order with respect to costs on any appeal.
- iii) Formally close the meeting.

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