

**Subject:** RE: License application - Little Blue Hut, Queenborough Harbour

**From:**  
**Sent:** 29 August 2022 16:18  
**To:** Licensing (SBC) <Licensing@swale.gov.uk>  
**Subject:** License application - Little Blue Hut, Queenborough Harbour

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We would like to object to the licence application in respect of the "Little Blue Hut", at Queenborough Harbour, South Street Queenborough.

There are several reasons for this objection and these are set out below.

The behaviour to date of the licensees - These premises used to be a small hut selling fish run by the local fishermen. It had only been there for a couple of years but was quiet and unobtrusive. The hut is not a permanent structure and has no water or drainage, and the electricity supply is a makeshift cable laid across the harbour connected to a 16A marine supply. In June this was taken over by a local pub landlord and suddenly became a real problem. Chairs all over the quay and drunken people abusing residents particularly those swimming and doing watersports. The biggest problem was that actually the premises was not licensed and it was open every Friday, Saturday and Sunday throughout June, July and August. Apparently they were relying on the licence of the pub but this should not have allowed them to open for 13 weeks 3 times a week totalling 39 occasions. They have told us they fully intend to continue opening on these days until they get a permanent licence, and they continue to advertise this on billboards in South Street. So they clearly have absolutely no respect for the licensing laws or the licensing authority. They have though provided an opportunity for local residents to see exactly what it would be like if they were open permanently.

ASB-this is an area with very significant antisocial behaviour and this really only started in June when these premises became licensed. The police have to patrol every weekend because of groups of young people congregating on the quay, smoking and drinking, damaging fishermen's properties and boats. The last thing this area needs is this licensed premises which has no indoor space and simply encourages people to sit around on the quay drinking and adding to, if not causing, the problems for the local residents and the police.

Noise-these premises have no indoor space so all of the people drinking and all of the music would be outdoors. They are just a few metres from residential properties and this would cause (and is already causing) significant noise nuisance for those residents most of whom have their small gardens at the back of the properties directly opposite the fisherman's hut. They can no longer sit in their little gardens on a weekend afternoon because of the noise.

Safety-this small hut is on the edge of the quay literally 2 m from the edge. There are no barriers along the edge of the quay and the water is very deep. There is a significant drop into the water and this is the last place that you want to have people who are drinking alcohol. Also they are already making it dangerous for people walking along the edge of the quay because they are making the walkway so narrow because they have so many tables and chairs. It is impossible to walk safely along the quay and people are forced to walk in the road which is dangerous in itself. Added to this there is a lot of fisherman's equipment in this area because it is right by where the fishing boats leave from. Having people drinking, music and so on right by all the fishing equipment would itself be an added danger.

Queenborough quay used to be a quiet place for people to sit and contemplate the harbour. This year it has become a magnet for ASB and for people sitting on tables and chairs all over the place drinking alcohol and on occasions having musical entertainment. This is completely inappropriate for this area, it is adding to the ASB and it is already causing safety issues for people using the hut but also local residents who just want to walk along the harbour/quay. This is the last place that we want licensed premises and there are plenty of pubs in Queenborough for people to go to and we do not want an outdoor pub in the middle of a residential area on the edge of deep water.



**Subject:** RE: South Street application for extended license

**From:**

**Sent:** 12 August 2022 17:54

**To:** Licensing (SBC) <Licensing@swale.gov.uk>

**Subject:** South Street application for extended license

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I have been trying to establish how to object to an extension of an alcohol license namely at the fresh fish shed on the quay at Queenborough creek, can you advise how I can do this as I am unable to locate this on the SBC webpage.

If time is running out please note my objections as the proposed bar is close to the water which inhibits walking and therefore a danger to those using the area and walking by. Queenborough is a marine conservation area and the extension would cause more disruption to wildlife particularly the seal family who go into this creek area. The noise would disrupt local homes and local water users, People drinking so close to the water could be in danger as there is not adequate guards to the deep drip into the creek and this cannot be blocked as would inhibit local water users and fishermen accessing their boats. There are no toilet facilities so there is the potential for urination in alleys etc. There is very little room where this shed is located and so would block access for users (as it does now but only some days) and the blocking would mean reducing the walk way and therefore people drinking alcohol would be close to the sea - a dangerous combination.

ME11 5AA



## Chris Hills

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**Sent:** 08 September 2022 12:43  
**Subject:** RE: Consultation - Little Blue Hut - Queenborough

-----Original Message-----

From:  
Sent: 12 August 2022 10:56  
To: Licensing (SBC) <Licensing@swale.gov.uk>  
Subject: Consultation - Little Blue Hut - Queenborough

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of High Street Queenborough.

Although it is encouraging that new businesses are establishing in Queenborough (for example the Bosuns), the current trend, exacerbated by covid has been for our three pubs to extend their business outside and play loud music, often for hours up to 11pm.

This trend has made life for residents miserable. The Rose in particular is now encouraging private parties with music in the evenings. We are in a conservation area and even if we could shut our windows in this hot weather, the noise is still like having a disco right outside as we cannot have double glazing on our property.

Coupled with the direct problem of noise is the lack of parking space and noise of people leaving events.

In conclusion, I would like to object to any music license and have close supervision of alcohol sales if approved. It is one thing to be able to supply a drink with food but another to encourage excessive alcohol use.

Whilst writing, could you please let me know if there is any provision for tempering the current music licenses in Queenborough and also where I am able to see new applications on your website as they arise.

Thank you.



**Subject:** RE: Little-Blue-Hut Queenborough

-----Original Message-----

From:  
Sent: 15 August 2022 15:17  
To: Licensing (SBC) <Licensing@swale.gov.uk>  
Cc:  
Subject: Little-Blue-Hut Queenborough

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council

I am writing with regard to the application for licencing of the Little Blue Hut that is at Queenborough Quay.

I appose this vigorously!!

For the reasons below:

We have a number of establishments selling alcohol in the area, namely Queen Phillipa, The Rose, Flying Dutchman, Admirals Walk Micro pub, Yacht Club and Old House at home. All are playing music loudly and all are in and around the high street in Queenborough. We have 6 and do not need another place that sells alcohol that plays loud music!

This hut is right next to the creek, there is no running water for hygiene purposes, no bins that I can see ~ (I saw a man who was standing there drinking and threw his cigarette butt into the creek). We do not need people throwing their rubbish in the water. We have seals that swim up the creek from time to time and residents should not have to put up with pollution from rubbish being dumped into the creek. This is a marine conservation area as well as conservation and residential area.

We do not need music blaring out from here as well as the other pubs.

There are also no toilet facilities so where are people supposed to relieve themselves? In the creek, at the back of the houses, up the alley, on the fisherman's gear, in the boats that are moored against the walls? Where are customers supposed to wash their hands?

Where are the staff supposed to wash their hands as there is no running water? This is also a hygiene/cross contamination issue!

This hut and the tables they put out are hazardous and block the walkway. The tables are right next to the creek and there is only a chain at the edge of the wall.

Where is all the alcohol going to be stored? This hut is only tiny.

Please take my objections on board

Thank you for your time.





**Chris Hills**

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**Subject:** RE: Fishing hut South Street Queenborough

**From:**  
**Sent:** 30 August 2022 09:51  
**To:** Licensing (SBC) <Licensing@swale.gov.uk>  
**Subject:** Fishing hut South Street Queenborough

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Licensing Team

I would like some information in relation to the blue fishing hut which is in South Street in Queenborough. This used to just sell fish from the fishermen but since June has been taken over by a couple of local pubs and has been selling alcohol on Fridays, Saturdays and Sundays. I understand that it does not have a permanent alcohol licence but nonetheless has been open for almost 3 months 3 days a week selling alcohol. This is almost 40 occasions and I do not understand how they can do this without having an alcohol licence? If they are relying on the licence from the other pubs how can this extend to 40 occasions? The behaviour of the people using these premises has been awful and they have caused a lot of litter and disruption. Lots of the litter ends up in the creek which just adds to the pollution. They should not be selling alcohol at this location because it is inappropriate and not safe and I would certainly object to any kind of licence at this location. I would really like to know how they can do this without a licence.

Many thanks



## Chris Hills

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**Subject:** RE: application for the grant of a alcohol license for the premises little blue hut, queenborough harbour / creek

**From:**

**Sent:** 31 August 2022 16:17

**To:** Licensing (SBC) <Licensing@swale.gov.uk>

**Subject:** application for the grant of a alcohol license for the premises little blue hut, queenborough harbour / creek

**CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

good afternoon Licensing dept,

I wish to object to the issue of an alcohol license being issued to the above premises based on the following issues:-

- 1) It is temporary building / hut selling fresh fish and seafood that is mainly selling to the public to take away for their consumption, that is on the public harbour where families are able to walk, sit etc similar to sheerness promenade where the drinking of alcohol had to be stopped as it was deemed incorrect / anti social behaviour, also the building doesn't own any private land to be used for the consumption of any alcohol .
- 2) should anyone require an alcoholic drink there are already 5 licensed premises selling alcohol all within 100 metres of this Hut , all with beer gardens and views over the sea and the queenborough creek.
- 3) if a licence is issued will customers be able to just purchase just alcohol without purchasing any fish or seafood etc, because if so that means its trying to skip round normal public house requirements / regulations toilets etc which will be needed.
- 4) for the all the reasons mentioned above this area which is at present a nice place for people to sit & walk and enjoy a peaceful time this will cease as they will put off having people standing and sitting on seats they are putting out just for drinking ( which I assume they have permission & insurance etc to do this) on the public highway as the majority of the public don't visit the harbour to purchase fish or alcohol.

island resident



**Chris Hills**

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**Subject:**

RE: New Premises Licence - Little Blue Hut Queenborough Harbour South Street  
Queenborough ME11 5AF

**From:**

**Sent:** 11 September 2022 21:34

**To:** Licensing (SBC) <Licensing@swale.gov.uk>; Stephanie Curtis <StephanieCurtis@swale.gov.uk>

**Subject:** Fw: New Premises Licence - Little Blue Hut Queenborough Harbour South Street Queenborough ME11 5AF

I am just resending my objections to the blue hut which still stand

As I said in a previous email, the same licensee had a noise complaint on Saturday night(10th) with music going on to well past 11:45pm and while people are grieving over the loss of our monarch .

safety issues the tables have now spread meaning to get walk along the quay people pass dangerously close to waters edge, with a 4m+ drop when the tide is out.

Plastic utensils pots etc. are finding there way into the creek, no waste disposal system a lot of the time they are using the public bins for commercial waste No toilet facilities or running water, people urinating in the alleys this week again.

Anti-social behaviour is on the rise in Queenborough and as you well know, with the creek area being a hot spot, do we really need to fuel this with even more alcohol. We only had to listen to the residents at the public meeting to see that. Even today people where walking up and down south street with pints of beer, which was not acceptable.

24 hours after the queen, died loud music from the Dutchman again this was reported to noise enforcement, I know that you will say this allowed but sorry there is no respect for the residents, and how do we know the blue hut will not go the same way, as it is how's has been operating for the past months selling alcohol?

As I have said time and time again, we need to consider the people that live here, not hide behind bureaucracy there must be things that can be done rather than running roughshod over the residents who pay our salaries and who rightly expect us look after their interests, they have no voice and rely on us for common sense to prevail.

Our lack of control/concern means many residents now live with windows shut, unable to use their gardens, and they have been told by publicans you should not live next to a pub!!!, they have to put with drunks, vile language, vomit, people urinating against their walls, criminal damage, so much so that I know at least 3 families that are moving out of the area.

To that end we have failed in our duty to look after them, and we all need to look at how we have let them down, and I feel extremely sad that this has happened, and take it as a call to action.

There are meetings now being discussed to set up an action group against the way people are being treated by the public houses with a campaign to highlight the lack of action by councillor's and I include me in that category for turning a blind eye in the past, and SWBC

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**From:**

**Sent:** Tuesday, August 9, 2022 8:35 PM

**To:** Licensing (SBC) <[Licensing@swale.gov.uk](mailto:Licensing@swale.gov.uk)>;

**Subject:** Re: New Premises Licence - Little Blue Hut Queenborough Harbour South Street Queenborough ME11 5AF  
My initial thoughts, i will write again, but I must object in the strongest terms.

Thank you for your email somewhat surprising considering the trouble we are having in this area anyway with alcohol.

The quay is an area where people walk with their children and enjoy looking at the boats and sitting watching the world go by. The last thing we want is lots of alcohol consumption and the area becoming a no-go area like the causeway, then off limits to the general public.

Surely the area in question is for all people to use , once a license is granted the area will be full of seating and destroy the ambience of the historic harbor.

Does this then mean the temporary timber shed that was put up for the seasonal markets will become a permanent structure, then will it not need planning permission?

The applicant runs the dutchman why do we need music right next to everyone's back gardens when music is played at the other venue and also at the Rose across the road, phillipa around the corner and the old house at home at the opposing end

I must insist that you write/contact all the houses that back onto South Street and those within South Street as I know no one that will welcome this proposal at all.

*Prevention of crime and disorder.* The antisocial behavior from people drinking in public areas is a real problem now

*Prevention of public nuisance* it is a public space backing onto people's gardens. Why should they have live music and drink forced upon them from what is effectively public realm. Where will the toilet facilities be, as drunks already urinate against peoples walls and down the alleys.

*Protection of public safety* right next to the water

**From:** Licensing (SBC)

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**From:**  
**Sent:** 11 September 2022 18:28  
**To:** Licensing (SBC) <Licensing@swale.gov.uk>  
**Subject:** Comment on Market Place's Premises Licence Application

Hello

I am writing to object to the licence application of the Little Blue Hut at the Queenborough Creek, South Street. I wasn't going to bother writing to you as I know that the license will be given regardless of objections. I was also not sure that highlighting our current issues that we already have in Queenborough with the public house situation (the noise, loud music that goes on way after 10pm, brutal fights, issues parking etc.), although we cannot escape them as residents, are not wholly the Flying Dutchman's doing. Caroline also wanted to reassure me that the music and drinking at the little blue hut would be kept low key. However, upon thinking further about the safety of the people drinking there and the surrounding dangers that present themselves for anyone under the influence of alcohol, I don't think it is a suitable venue. I know it can be argued that there are public houses dotted all over Queenborough and the risk is still there but having the hut so close to the creek simply puts potential dangers closer. People could either drown in the water, fall on the concrete berths, or get stuck in the mud on a fast tide.

I also wondered where the patrons would go if they needed to relieve themselves – as often people do if they've had a drink of alcohol – and Caroline assured me that they could go to the Flying Dutchman toilets. The Flying Dutchman is quite a walk from the little blue hut (about 3 minutes) with an alley between houses to access the High Street where the pub is located. I believe that some males will be tempted to relieve themselves in the alley or in the creek instead of walking three minutes to go to the loo (which could cause issues with children potentially seeing this behaviour – in terms of safeguarding and thinking it is acceptable behaviour). There will also be disturbance to residents on the high street with people walking between the Dutchman and the little blue hut to use the toilets. I also worry about the amount of litter and cigarette ends which may end in the creek from this venture. But I suppose licencing don't need to have any consideration for this or any other consequences of having yet another drinking establishment in Queenborough.

I appreciate that someone wants to branch out and increase their profits, build their business etc. but having heard the loud music last night that went on until 23:15 at the Flying Dutchman for a wedding – it reminded me that there seems to be little respect for the neighbouring residents if this gets in the way of making profit. We seem to be stuck between five public houses, some wanting to play loud music until late, some where people are drinking outside making noise, littering the beach with either glass or plastic, and we cannot escape the noise. So, I feel like I'm given no

choice than to voice my opinion and raise my concerns knowing that they will be discarded on the pile of other correspondence of concern.

The latest announcement on social media that the Flying Dutchman will be offering themselves as a wedding venue fills me with dread if last night is anything to go by. I was under the impression that the Aviator was becoming a wedding venue, making good sense because there is ample parking and no neighbours to consider.

I feel I've still wasted half an hour of my life writing this in vain.

Best wishes