

Representation - Mathew Marsh

We are writing to comment on the application for a premises licence for 13 Market Place (the former NatWest Bank), which is very close to our home at ■ West Street ME13 7JE. We are adjacent to the former Ship Inn in Market Place.

We are pleased that the building is being re-purposed but are concerned about the proposed opening hours with the risk of a significant deterioration of the heritage centre of Faversham.

Currently Market Place:

1. Is not a thoroughfare for much traffic. It is closed to traffic on market days and most cars drive around the town centre rather than through it. This makes the town centre uniquely quiet and unspoiled by traffic.
2. Is the heritage centre of Faversham.

The centre of Faversham is a delicate mix of business and residential premises and the proposed opening hours are a serious threat to that balance. We are concerned about the intensification of disruption in the centre of the town. Out of normal business hours the town centre is quiet, apart from licensed premises. Each new licensed premises adds to the nuisance caused in the form of antisocial behaviour, rubbish and cars driving through the Market Square. The Council should note that the roadway in front of the restaurant is not closed to cars, unlike West Street, and in light of the new evening car parking charges in the Central Car Park it is inevitable that a new licensed premises will attract a lot of cars seeking to avoid the charges.

In the first instance we object to any licence being granted in the form of the application because it is confusing. It is unclear whether permission is being sought to sell alcohol until 12pm or 12.30pm. The last request is to “change their opening hours to between 8am and 12:30am, Monday to Sunday” without specifying what they want to do within these opening hours.

Our objections are to:

1. The proposed hours.
2. The grant of permission for take away.
3. The late night disruption to the town centre.

You will see from the table below, only the Leading Light sells alcohol in the town until midnight and only on Friday and Saturday. It is in Preston Street which is quite different to Market Place, not least because it is a thoroughfare for traffic and does not form part of the heritage centre to the town. All other comparable venues close between 10pm and 11pm. There is no basis to grant a licence to the Lounge for longer hours than other established premises selling alcohol.

The addition of another late night take away in the centre of town should not be encouraged. It is one thing to eat a late meal in a restaurant but quite another to take food and drink away.

Most of the shops and restaurants in the vicinity of 13 Market Place share their building with residents. Two of our three bedrooms face West Street and adjoin Market Place. It is not unusual for drinkers leaving the Sun and other pubs to leave noisily at 11pm and we do not welcome the prospect of them being joined by people using the Lounge and its takeaway facility in the early hours of the morning. We are concerned about the increase in noise and disruption to sleep that this will

cause – particularly when people tend to be less well-behaved later in the evening after greater amounts of alcohol have been consumed.

We are concerned that the next step will be for 13 Market Place to obtain a pavement licence for all the hours it is open, with open doors and loud voices and music audible in the surrounding residences.

We support the need for economic activity in the centre of the town. However, its heritage needs to be carefully preserved and any further downgrading would be very unfortunate. In short, the hours of the proposed licence are out of keeping with the town centre.

Comparable Opening Hours

Pub	Mon to Sat	Sun
LOUNGE	10:00 – 24.00 <i>Sell alcohol on and off sales</i> 23:00 – 24.30 <i>Hot food and drink including take aways</i> 8:00 – 24.30 <i>Restaurant?</i>	Closed after midnight Sat Closed after 24:30 Closed after 24.30
Bear	10:30 - 23:00	11:30 - 22:00
Sun	11:00 - 23:00	12:00 -22:30
Vaults	10:00 - 23.00	10:00 -22.30
Leading Light	8:00 - 23:00 (Mon to Thurs) 8:00 - 24:00 (Fri & Sat)	8:00 - 23.00

Representation – Campbell Forsyth

From: campbell forsyth <[REDACTED]>
Sent: 05 March 2024 08:49
To: Licensing (SBC) <Licensing@swale.gov.uk>
Subject: Objection to application for premises license for 13 Market Place

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We are neighbours with our home at [REDACTED] Court Street which runs into Market Place. We are writing to comment on the application for a premises licence for 13 Market Place (the former NatWest Bank).

It is positive that the building is being re-purposed and that is supported. However, the length of the opening hours would likely be detrimental in changing the nature of the immediate environment in this prominent central position in the town.

Currently, the town square and Court Street are a much more significant mix of residential and commercial than most towns. This is due to its ancient heritage and make the town have a very special character. There are residences immediately above the noted property, to the side of it and in front of it.

This delicate mix of business and residential premises has created a flourishing town centre with reduced anti-social behaviour compared with a number of years ago. The quality of commercial properties, investment and minimal number of empty properties create a positive commercial environment but also a peaceful night time environment people and families can enjoy.

The proposal for late night drinking to 1230 is not in keeping with this and is likely to increase the noise and anti-social behaviour experienced by the town centre residents. There is a bench opposite which the police and residents/commercial units have previously had removed due to the anti-social behaviour, litter and threatening late night behaviour it can attract. This continues. We already experience late night noise as Court street is one of the main thoroughfares for people returning home but with an 11pm cut-off this is a fair and manageable balance.

The proposed opening hours are a serious threat to that balance.

It is also notable that the town square area could easily become overrun with parked cars – which it is not presently. It is currently a scene and location enjoyed by residents and visitors and a major draw to the town.

By comparison, Preston St is now so congested (the adjacent street) that recently due to parking on both sides a car was physically stuck in travelling down the road on an evening.

The nature of a location with later drinking than any other location in Faversham and in such a prominent position would be expected to draw increased rubbish, parking and nuisance – particularly as the late opening hours requested are for drinking.

Therefore we object to any licence being granted for permission to sell alcohol until 1230pm. The application itself does not make sense – but it is assumed when it says opening hours to 1230 this means sales of alcohol. In any event, 12pm (if alternatively that is the request for permission to sell alcohol) would equally be too late – taking into account the loss of amenity due to the significant shift from existing licenses, the cumulative effect, the location and the contextual relationship with the town and its residents and the in the form of the application because it is confusing.

The objections are therefore to:

1. The proposed late night drinking hours.
2. The grant of permission for a late night take away.
3. The late night disruption to the town centre.