

18 May 2022

NOTE: There will be limited public access to observe the meeting. Admission is by ticket only, bookable by 4pm the day prior to the meeting via: committees@midsussex.gov.uk. Access is also available via a live stream through the [Mid Sussex District Council's YouTube channel](#).

PLEASE NOTE START TIME OF MEETING

Dear Councillor,

A meeting of **LIQUOR LICENSING COMMITTEE** will be held via **COUNCIL CHAMBER** on **THURSDAY, 26TH MAY, 2022 at 2.00 pm** when your attendance is requested.

Yours sincerely,
KATHRYN HALL
Chief Executive

A G E N D A

Pages

1. To receive apologies for absence.
2. To receive Declaration of Interests from Members in respect of any matter on the Agenda.

The procedure the Licensing Panel will follow in considering the application is set out in the Licensing Act 2003, its attendant Regulations and was agreed by the Licensing Committee on 2nd February 2005. The Licensing Panel, in accordance with rule 14 of the Licensing Act 2003 (Hearings) Regulations 2005 decide to exclude the public from all or part of the hearing where the Licensing Panel considers that it is in the public interest to do so.

3. Application of a New Premises Licence. **3 - 84**

Human Rights Act Implications

Licensing Act 2003

A licensing authority must carry out its function under the Licensing Act 2003 with a view of promoting the licensing objectives.

The Licensing objectives are:-

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

In carrying out its licensing functions a licensing authority must also have regard to:-

- (a) its licensing statement published under Section 5 of the Licensing Act 2003 (this may be viewed on the Mid Sussex District Council website);

and

- (b) any guidance issued by the Secretary of State under Section 182 of the Licensing Act (this may be viewed on the Department for Culture, Media and Sport website).

Members are asked to consider the human rights implications for both the licensee who has rights under Article 1 of the First Protocol, the Right to Property (which includes the licence):and the objectors who have rights under Article 8 to Respect for Private and Family Life, and Article 1 of the First Protocol, their right to enjoy peaceful use of their possessions.

To: **Members of Liquor Licensing Committee:** Councillors M Cornish, J Henwood and C Laband

APPLICATION OF A NEW PREMISES LICENCE

REPORT OF: Tom Clark, Head of Regulatory Services
Contact Officer: Jon Bryant, Senior Licensing Officer
Email: jon.bryant@midsussex.gov.uk Tel: 01444 477076
Wards Affected: High Weald
Key Decision No
Report To: Liquor Licensing Panel

Purpose of Report

- 1 To provide information in order that the Licensing Committee can determine an application for a Premises Licence.

Summary

- 2 An application, pursuant to Section 17 Licensing Act 2003, has been made by Bluebell Railway PLC for the grant of a Premises Licence at Horsted Keynes Railway Station, Station Approach, Horsted Keynes, RH17 7BB. The Environmental Health Team, a Responsible Authority and six members of the public, referred to as 'Interested Parties' within the Act, have submitted representations objecting to the application on the grounds of the Prevention of Public Nuisance.
 - 3 It should be noted by the Panel that there is a Premises Licence currently issued in respect of the premises. This current application is for the issue of a new Premises Licence as the Bluebell Railway wish to extend the licensable area included in the Premises Licence and also to provide more flexibility in respect of the number of large events that they will be able to hold at the location. This not a review or consideration of the current licence.
 - 4 The Committee is asked to determine the application in accordance with the Licensing Act 2003, MSDC Licensing Policy and the Home Office Guidance issued under Section 182 Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.
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Background

- 5 The Bluebell Railway is a Heritage Railway visitor attraction running through the High Weald. The Bluebell Railway Preservation Society, and thus its Trustees and members, own a majority shareholding in the Railway, a not-for-profit company. Bluebell Railway holds an existing premises license. This new application seeks to provide further flexibility around public events and day to day running by extending the licensed footprint.
- 6 The existing Premises Licence (PWA0014) licenses the Refreshment Rooms situated on the platform together with additional areas identified as the Railway Field and Paddock. The new application proposes to extend the licensed area to include all the Platform areas, the carriage and wagon shed and the Car Park.

- 7 The current Premises Licence allows the following activities:

Licensable Activity	Timings
Sale by retail of alcohol – Station Bar only	Sunday 12:00 - 22:30 Monday to Saturday 10:00 - 23:00
A performance of live music - Outdoors	Everyday 18:00 - 22:00
Any playing of recorded music - Outdoors	Sunday 12:00 - 22:30 Monday to Saturday 10:00 - 23:00

The following conditions are attached to the current licence in respect of the performance of live music.

Live Music

No more than 6 times a year.

Live music will not be amplified

- 8 The applicant seeks the following licensable activities and timings:

Licensable Activity	Timings
Supply of Alcohol – On and Off Premises	Mon - Sun 08:00 - 23:00
Provisioning Plays (Indoors and Outdoors)	Mon – Sun 0800-2300
Provisioning Films	Mon – Sun 0800-2300
Performance of Live Music (Indoors and Outdoors)	Mon – Sun 0800-2300
Performance of Recorded Music (Indoors and Outdoors)	Mon – Sun 0800-2300
Performance of Dance (Indoors and Outdoors)	Mon – Sun 0800-2300

- 9 The proposed opening hours of the premises will be:

Mon - Sun 10:00 – 23:00

- 10 The application was correctly advertised at the site between 11th April 2022 to 8th May 2022 and in the Mid Sussex Times on 14th April 2022.
- 11 There have been representations made against this application which have been received from one of the Environmental Protection Team, a Responsible Authority. This representation concerns the Prevention of a Public Nuisance. The detail of this representation is appended to the report.

- 12 Five further representations have been received from members of the public, referred to as 'Interested Parties'. The main points raised in these representations that are relevant relate to the licensing objective of the Prevention of a Public Nuisance.
- 13 The Committee should be aware when reading the representations from the Interested Parties that some of the information contained therein is irrelevant for the purposes of the Licensing Act 2003. They are the comments relating to the provision of car parking, people driving to the location, disturbance to the local wildlife and livestock, noise from locomotives and tannoy announcements, the narrowness of access roads and additional visitor numbers to the location.
- 14 The Committee must focus on the relevant parts only and disregard the irrelevant matters when determining this matter
- 15 There were two further representations made from Interested Parties that are not considered to be relevant under the Licensing Act 2003..
- 16 The Police have agreed conditions with the applicants in respect of the application.
- 17 If the Committee decides to grant the licence, I request that a number of conditions offered in the operating schedule and agreed by the Police be attached. Full details are attached in the appendices.

Representations

Responsible Authority Representations

- 18 Representations the Environmental Protection Team.

Objections have been received on the grounds of Prevention of a Public Nuisance

The applicant seeks to license the whole premises to allow various events every day between 08:00 and 23:00. Given the very quiet rural location of this venue and that noise complaints have been received regarding previous events, Environmental Protection has concern that outdoor events involving amplified music and sound such as plays, dance performances, drive in movies, live bands and recorded music provided at celebrations such as weddings, will cause disturbance to people living in the vicinity of the railway.

Environmental Protection can resolve this representation if an agreement can be reached with the applicant concerning the maximum number of days per year on which events will be held. In addition, Environmental Protection would require a condition be included on the licence requiring the applicant to submit a suitable Noise Management Plan to the Licensing team for approval by Environmental Protection before the first event is held under the new licence.

Interested Parties Representations

Peter Clarke

Mr Clarke has made objections on the grounds of the Prevention of a Public Nuisance.

He has stated that:

The application seeks to extend “further licensing flexibility” to the Bluebell Railway when planning events at Horsted Keynes Station. As a resident of Railway Cottages, which are in the middle of the areas for which permission is sought, I have very serious concerns about the public nuisance and safety of the scope of this application and object to it in its current form.

The application seeks permission to play music indoors and outdoors in every area of the station from 0800am until 1100pm 7 days a week all year round. This is totally unacceptable. The cottages are directly opposite area no 5. “Railway field” and adjacent to no 8. “Paddock” show on the map attached to the application. There is no way any indoor or outdoor event (wedding, film, dance, theatre production) playing music in these areas will not impact the lives of the residents. We could potentially have to listen to it all day every weekend or even all day on week days in the holidays.

Furthermore, live music is limited to 18 “events” per year. One event could cover the 3 weeks of Christmas Carole’s and music on the platform which lead up to Christmas. Another event could conceivably cover an entire weekend music festival or theatre production. As such 18 events could actually cover many weeks of live music activity.

Adam Hackett

Mr Hackett has made objections on the grounds of the Prevention of a Public Nuisance.

He has stated:

Events in the past 5 years at Bluebell Railway under special licenses have produced excessive and widespread noise

The application is for a wide area which covers the entire Bluebell Railway buildings at Horsted Keynes Station , nearby field and car parks . This is a huge platform for generating greater noise and disturbance

A license to 23.00 on every or any day is unacceptable . To allow it at 18 Live Events per year with music and bands is excessive and a nuisance and disturbance of our peace

Camilla Witheridge

Camila Witheridge has made objections on the grounds of the Prevention of a Public Nuisance.

She has stated:

The Bluebell events are and will be a public nuisance because of the noise they generate. During the events staged by the Bluebell railway in summer 2021 we could hear revellers, loud music, announcements and general noise.

The bands were playing music in the open air with amplifiers and no sound proofing. The music was audible inside our house.... The acoustics of the valley that the Horsted Keynes Railway station is situated in does not lend itself to the dissipation of sound. Horsted House is 700m away but the sound is clearly audible. Our garden is filled with noise and you cannot get away from it unless you go inside and close the windows. It would not be so bad if these events happened in the winter but in the summer it makes it difficult to get to sleep.

If you extend the license, there will not be a single Saturday to enjoy the peace because 18 days would license the Bluebell Railway to disturb every weekend all summer (18 days equals four Saturdays a month for three and a half months, ie. from end May till mid September)

Damien Poole

Mr Poole has made objections on the grounds of the Prevention of a Public Nuisance.

He has stated:

The increased area of this application includes a Paddock immediately adjacent to 6 residential cottages. They have previously held weddings and events here. The noise and disruption to residents has indeed constituted a public nuisance in the past.

The events involve loud music which penetrates the cottages and the increased frequency of these events and closer proximity will simply cause even more public nuisance by way of noise pollution. On a weekend band event, held in the field opposite the station about a year ago, the noise disturbed people over a mile away.

This application, however, takes things to a whole new level of disruption, anxiety, and stress. The weddings and concerts that they want to hold in the fields and paddock will seriously and detrimentally affect our quality of life and health. Previous concerts and weddings have produced an unbearable level of noise pollution which penetrates all of the cottages.

Jake McQuitty

Mr McQuitty has made objections on the grounds of the Prevention of a Public Nuisance.

He has stated:

In short, we object to any licence that results in an excessive number of events at the station and environs, and which are liable to run late into the night with live bands and crowds of people creating significant noise that can be heard from our house. Our children will be kept awake for a start but more importantly this would constitute a public nuisance

Rufus Clarke

Rufus Clarke has made representations on behalf of himself, Bunty Clarke, Rory Clarke and Harriet Clarke. Separate representations have not been made by each party.

He has stated:

Noise emanating from the premises as has been experienced from previous events held at this location. This has resulted in our family being unable to sit outside or have windows open in the summer months.

Previous events have resulted in loud music and excessive noise from attendees at the event, which has caused disturbance for an entire weekend and as such has caused a public nuisance.

The likely effect of granting a new licence will be increased disturbance and restrictions to our peace during afternoons and evenings, when we would be keen to be outside in the garden. Keeping our windows open has been problematic during these events as the sound has affected our children when trying to sleep.

The full representations are appended to the report

Policy Context

19 Determination of Application for a Premises Licence

The Committee must determine the application in accordance with the Licensing Act 2003 (LA03), MSDC Licensing Policy and the Home Office Guidance issued under Section 182 Licensing Act 2003, whilst having due regard to the applicant's submissions and relevant representations.

20 Section 18 LA03 deals with the determination of the application:

Grant of premises licence

18. Determination of application for premises licence

(1) This section applies where the relevant licensing authority—

(a) receives an application for a premises licence made in accordance with section 17, and

(b) is satisfied that the applicant has complied with any requirement imposed on him under subsection (5) of that section.

(2) Subject to subsection (3), the authority must grant the licence in accordance with the application subject only to—

(a) such conditions as are consistent with the operating schedule accompanying the application, and

(b) any conditions which must under section 19, 20 or 21 be included in the licence.

- (3) Where relevant representations are made, the authority must—
- (a) hold a hearing to consider them, unless the authority, the applicant and each person who has made such representations agree that a hearing is unnecessary, and
 - (b) having regard to the representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.
- (4) The steps are—
- (a) to grant the licence subject to—
 - (i) the conditions mentioned in subsection (2)(a) modified to such extent as the authority considers appropriate for the promotion of the licensing objectives, and
 - (ii) any condition which must under section 19, 20 or 21 be included in the licence;
 - (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - (c) to refuse to specify a person in the licence as the premises supervisor;
 - (d) to reject the application.
- (5) For the purposes of subsection (4)(a)(i) the conditions mentioned in subsection (2)(a) are modified if any of them is altered or omitted or any new condition is added.
- (6) For the purposes of this section, “relevant representations” means representations which—
- (a) are about the likely effect of the grant of the premises licence on the promotion of the licensing objectives,
 - (b) meet the requirements of subsection (7),
 - (c) if they relate to the identity of the person named in the application as the proposed premises supervisor, meet the requirements of subsection (9), and
 - (d) are not excluded representations by virtue of section 32 (restriction on making representations following issue of provisional statement).
- (7) The requirements of this subsection are—
- (a) that the representations were made by a responsible authority or other person within the period prescribed under section 17(5)(c),
 - (b) that they have not been withdrawn, and

(c) in the case of representations made by a person who is not a responsible authority, that they are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

21 Relevant Representations

The Licensing Act 2003 requires representations to address the four licensing Objectives which are

1. Prevention of Crime and Disorder
2. Promotion of Public Safety
3. Prevention of Public Nuisance
4. Prevention of Harm to children and young persons

22 A representation is a 'relevant representation' if it is about the likely effect of the grant of the licence on the promotion of the licensing objectives. The objector must establish that such a consequence is a *likely* effect of a grant - (ie more probable than not)

23 Guidance Issued Under Section 182 of the Licensing Act 2003

9.3

Where a representation concerning the licensing objectives is made by a responsible authority about a proposed operating schedule and it is relevant, the licensing authority's discretion will be engaged. It will also be engaged if another person makes relevant representations to the licensing authority, which are also not frivolous or vexatious. Relevant representations can be made in opposition to, or in support of, an application and can be made by any individual, body or business that has grounds to do so.

9.4

A representation is "relevant" if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives.

9.37

As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or other person may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation and should be allowed sufficient time to do so, within reasonable and practicable limits.

9.38

In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- Guidance issued under Section 182 Licensing Act 2003;
- its own statement of licensing policy.

9.42

Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43

The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

Other Options Considered

- 24 In order to lawfully provide licensable activities as applied for, they must be conducted under the authority of a Premises Licence.

Financial Implications

- 25 The final decision made by the Committee in this matter is subject to appeal in the Magistrates Court by any party to the proceedings.

Risk Management Implications

- 26 None

Equality and Customer Service Implications

- 27 None

Other Material Implications

- 28 Section 136 Licensing Act 2003 – A person commits an offence if he carries on or attempts to carry a licensable activity on or from any premises otherwise, than under and in accordance with an authorisation or he knowingly allows a licensable activity to be so carried on.
- 29 A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine or both.

Sustainability Implications

30 None

Background Papers

Appendix 1 – Application Form and plan of premises

Appendix 2 – Plan of Current Licence

Appendix 3 – Map of area

Appendix 4 – Photos of location

Representations

Appendix 5 – Representation from Environmental Protection Team

Appendix 6 – Representation from Peter Clarke

Appendix 7 – Representation from Adam Hackett

Appendix 8 – Representation from Camilla Witheridge

Appendix 9 – Representation from Damien Poole

Appendix 10 – Representation from Jake McQuitty

Appendix 11 – Representation from Rufus Clarke

Other Documents

Appendix 12 – Schedule of proposed conditions

Form	Application for a premises licence	APPENDIX 1
service_team_name	Licensing Team	
service_email_address	licensing@midsussex.gov.uk	
Your Details		
Name/s:	The Bluebell Railway	
Premises		
Postal address of premises or, if none, ordnance survey map reference or description:	Bluebell Railway Horsted Keynes Station	
Postcode	RH17 7BB	
Phone (at premises)	Redacted	
Email	Redacted	
Non-domestic rateable value of premises.	£0 - £4300	
Plan of premises	https://forms.midsussex.gov.uk/upload_dld.php?fileid=0f20b7ebe001f54b675b836fc20d2473	
Applicant type		
Please state whether you are applying for a premises licence as:	a person other than an individual - i) as a limited company	
Applicant type		
Please confirm:	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities	
Individual Applicants		
Second Applicant		
Other Applicants		
Name	Bluebell Railway PLC	
Address	c/o Asa Griffiths, Bluebell Railway PLC, Sheffield Park Station,	
Postcode	TN22 3QL	
Registered number (where applicable)	01966061	
Description	Bluebell Railway is a Heritage Railway visitor attraction running through the High Weald. The Bluebell Railway Preservation Society, and thus its Trustees and members, own a majority shareholding in the Railway, a not-for-profit company. Bluebell Railway holds an existing premises license. This new application seeks to provide further flexibility around public events and day to day running by extending the licensed footprint. This application relates to Horsted Keynes Station.	
Phone	Redacted	
Email	Redacted	
Operating Schedule		
When do you want the premises licence	01/05/2022	

to start?

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

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

Description of premises

Description The whole premises to be licensed is as on the attached plans. The premises is a Railway station and the associated site. This includes the buffet-bar on the platform, the waiting room, the platform areas, the paddock and railway field and station building, the carriage and wagon shed and the car park area. This is to offer flexibility for a variety of potential events throughout the year which use the sheds, fields etc to serve alcohol and may involve live or amplified music.

Licensable Activities

Plays

Will you be provisioning Plays? Yes

Monday

Start Time 08:00

End Time 23:00

Tuesday

Start Time 08:00

End Time 23:00

Wednesday

Start Time 08:00

End Time 23:00

Thursday

Start Time 08:00

End Time 23:00

Friday

Start Time 08:00

End Time 23:00

Saturday

Start Time 08:00

End Time 23:00

Sunday

Start Time 08:00

End Time 23:00

Where will the performance of the play take place? Indoors may include a tent. Indoors and outdoors

Please state type of activity to be This may include amplified and live music. For example visiting

authorised, if not already stated, and give theatre productions, school events, outdoor plays, indoor plays. relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for performing plays: For example (but not exclusively) where the activity will occur on additional days during the summer months. none

Non standard timings. Where the premises intends to use the premises for the performance of a play at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve. none

Films

Will you be provisioning Films? Yes

Monday

Start Time 08:00

End Time 23:00

Tuesday

Start Time 08:00

End Time 23:00

Wednesday

Start Time 08:00

End Time 23:00

Thursday

Start Time 08:00

End Time 23:00

Friday

Start Time 08:00

End Time 23:00

Saturday

Start Time 08:00

End Time 23:00

Sunday

Start Time 08:00

End Time 23:00

Where will the exhibition of the film take place? Indoors may include a tent. Indoors and outdoors

Please state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified. May involve amplified sound and music. For example movie nights, drive in movies, projected images during events, educational movies, school trips etc. No over 18 or adult movies will be shown.

State any seasonal variations for the exhibition of the film: For example (but not exclusively) where the activity will occur on additional days during the summer months. none

Non standard timings. Where the premises intends to use the premises for the exhibition of the film at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve. none

Indoor Sports

Will you be provisioning Indoor Sporting events? No

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

Boxing or wrestling

Will you be provisioning boxing or wrestling events? No

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

Live Music

Will you be provisioning Live Music? Yes

Monday

Start Time 08:00

End Time 20:00

Tuesday	
Start Time	08:00
End Time	23:00
Wednesday	
Start Time	08:00
End Time	23:00
Thursday	
Start Time	08:00
End Time	23:00
Friday	
Start Time	08:00
End Time	23:00
Saturday	
Start Time	08:00
End Time	23:00
Sunday	
Start Time	08:00
End Time	23:00
Where will the performance of live music take place? Indoors may include a tent.	Indoors and outdoors
Please state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.	May be amplified or live music. Live bands during events. Choirs, eg christmas Choir. No more than 18 such events in any calendar year.
State any seasonal variations for performing live music: For example (but not exclusively) where the activity will occur on additional days during the summer months.	none
Non standard timings. Where the premises intends to use the premises for the performance of live music at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.	none
Recorded Music	
Will you be provisioning Recorded Music?	Yes
Monday	
Start Time	Liquor Licensing Committee - 26 May 2020 08:00

End Time 23:00

Tuesday

Start Time 08:00

End Time 23:00

Wednesday

Start Time 08:00

End Time 23:00

Thursday

Start Time 08:00

End Time 23:00

Friday

Start Time 08:00

End Time 23:00

Saturday

Start Time 08:00

End Time 23:00

Sunday

Start Time 08:00

End Time 23:00

Where will the playing of recorded music take place? Indoors may include a tent. Indoors and outdoors

Please state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified. Ambient music, DJs, recorded music during weddings.

State any seasonal variations for playing recorded music: For example (but not exclusively) where the activity will occur on additional days during the summer months. none

Non standard timings. Where the premises intends to use the premises for the playing of recorded music at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve. none

Performances of dance

Will you be provisioning Performances of dance? Yes

Start Time 08:00

End Time 23:00

Tuesday

Start Time 08:00

End Time 23:00

Wednesday

Start Time 08:00

End Time 23:00

Thursday

Start Time 08:00

End Time 23:00

Friday

Start Time 08:00

End Time 23:00

Saturday

Start Time 08:00

End Time 23:00

Sunday

Start Time 08:00

End Time 23:00

Where will the performance of dance take place? Indoors may include a tent. Indoors and outdoors

Please state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified. visiting dance performers and companies, dancing as part of performances. may involve amplified sound.

State any seasonal variations for the performance of dance: For example (but not exclusively) where the activity will occur on additional days during the summer months. none

Non standard timings. Where the premises intends to use the premises for the performance of dance at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve. none

Similar to live music, recorded music or performances of dance

Will you be provisioning anything with a similar description to live music, No
Liquor Licensing Committee - 26 May 2022

recorded music or Performances of dance?

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

Late Night Refreshment

Will you be provisioning any late night refreshment? No

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

Supply of alcohol

Will you be provisioning any alcohol? Yes

Monday

Start Time 08:00

End Time 23:00

Tuesday

Start Time 08:00

End Time 23:00

Wednesday

Start Time 08:00

End Time 23:00

Thursday

Start Time 08:00

End Time 23:00

Friday

Start Time 08:00

End Time 23:00

Saturday Liquor Licensing Committee - 26 May 2022

Start Time	08:00
End Time	23:00
Sunday	
Start Time	08:00
End Time	23:00
Where will the supplied alcohol be consumed?	Both on and off premises
State any seasonal variations : For example (but not exclusively) where the supply of alcohol will occur on additional days during the summer months.	none
Non standard timings. Where the premises intends to use the premises for the supply of alcohol at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.	none
Premises Supervisor	
Name	Asa Griffiths
Address	Redacted
Postcode	Redacted
Date of birth	Redacted
Place of birth	Redacted
Personal licence number (if known)	PA1967
Issuing licensing authority (if known)	Mid-Sussex District Council
Opening Hours	
Monday	
Start Time	08:00
End Time	23:00
Tuesday	
Start Time	08:00
End Time	23:00
Wednesday	
Start Time	08:00
End Time	23:00
Thursday	
Start Time	08:00
End Time	23:00

Friday**Start Time** 08:00**End Time** 23:00**Saturday****Start Time** 08:00**End Time** 23:00**Sunday****Start Time** 08:00**End Time** 23:00**State any seasonal variations : For example (but not exclusively) where the supply of alcohol will occur on additional days during the summer months.** none**Non standard timings. Where you intend to use the premises to be open at different times from those listed above, please list: For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.** none**Adult Entertainment****Please highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.** no concerns, no adult entertainment or non family activities.**Licensing Objectives****General - all four licensing objectives (b,c,d,e): Please list here steps you will take to promote all four licensing objectives together.** A refusals record will be kept on the premises which details all refusals to sell alcohol. This record will include the date and time of the incident, a description of the customer, the name of the staff member who refused the sale and the reason for the refusal. All entries will be made within 24 hours of the refusal. The DPS will review and sign the record at intervals of no more than 8 weeks. The record will be made available upon request to officers of a responsible authority. Various members of the Bluebell Railway staff have personal alcohol licenses.**The prevention of crime and disorder:** The premises will operate an age verification policy set at a minimum of 25 years, whereby any persons attempting to buy alcohol who appears under the specified age will be asked for photographic identification to prove their age. Signage advertising the "challenge" policy will be displayed at all alcohol sales points and the area alcohol is displayed. The DPS will authorise members of staff and volunteers to sell alcohol once the DPS is confident that the seller has received the proper training and clearly understands their responsibilities.**Public safety:** All staff members engaged or to be engaged in selling alcohol on the premises shall receive full training pertinent to the licensing act,
Liquor Licensing Committee - 26 May 2022 22

specifically in regard to age restricted sales and the refusal of sales to persons believed to be under the influence of alcohol or drugs. Induction training must be completed prior to engaging in any sale of alcohol. Refresher training shall be conducted thereafter at intervals of no more that twelve weeks. All restricted sales training undertaken by staff members shall be fully documented and signed by the employee and DPS. All training records shall be made immediately available upon request to officers of a Responsible Authority.

The prevention of public nuisance:

The premises will monitor noise levels for live and amplified music. On event days and on other events organised by the Bluebell Railway where there are third parties in attendance selling alcohol the DPS will ensure that these traders have their own personal alcohol license and they will provide documentation to verify this to the Bluebell railway team.

The protection of children from harm:

The premises will operate an age verification policy set at a minimum of 25 years, whereby any persons attempting to buy alcohol who appears under the specified age will be asked for photographic identification to prove their age. Signage advertising the “challenge” policy will be displayed at all alcohol sales points and the area alcohol is displayed.

Right to work

Signatures

Submit & Pay

Address for correspondence associated with this application Asa Griffiths
Bluebell Railway PLC
Sheffield Park Station

Postcode tn22 3ql

Phone Redacted

Correspondence Email Redacted

Confirm Email Redacted

Payment Ref 1g04fuhaq

Amount to be paid: GBP 100


Order summary:

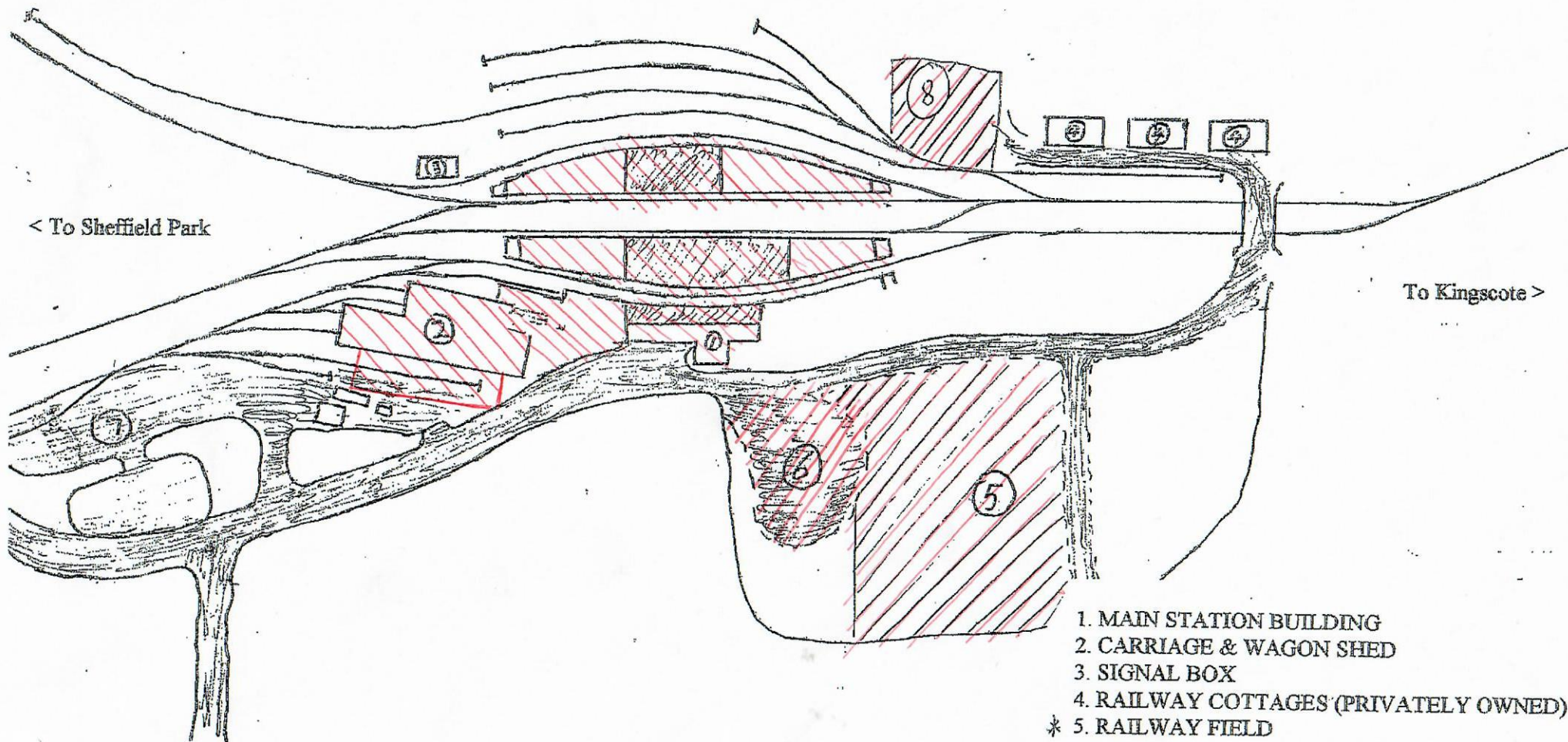
Item	Price	Total
Non-domestic rateable value of premises. - £0 - £4300	£100.00	£100.00
TOTAL	£100.00	

The message has been sent from 81.131.33.146 (United Kingdom) at 2022-04-08 13:47:09 on Chrome 100.0.4896.60

Entry ID: 15

HORSTED KEYNES


 AREAS USED FOR LICENSABLE ACTIVITIES

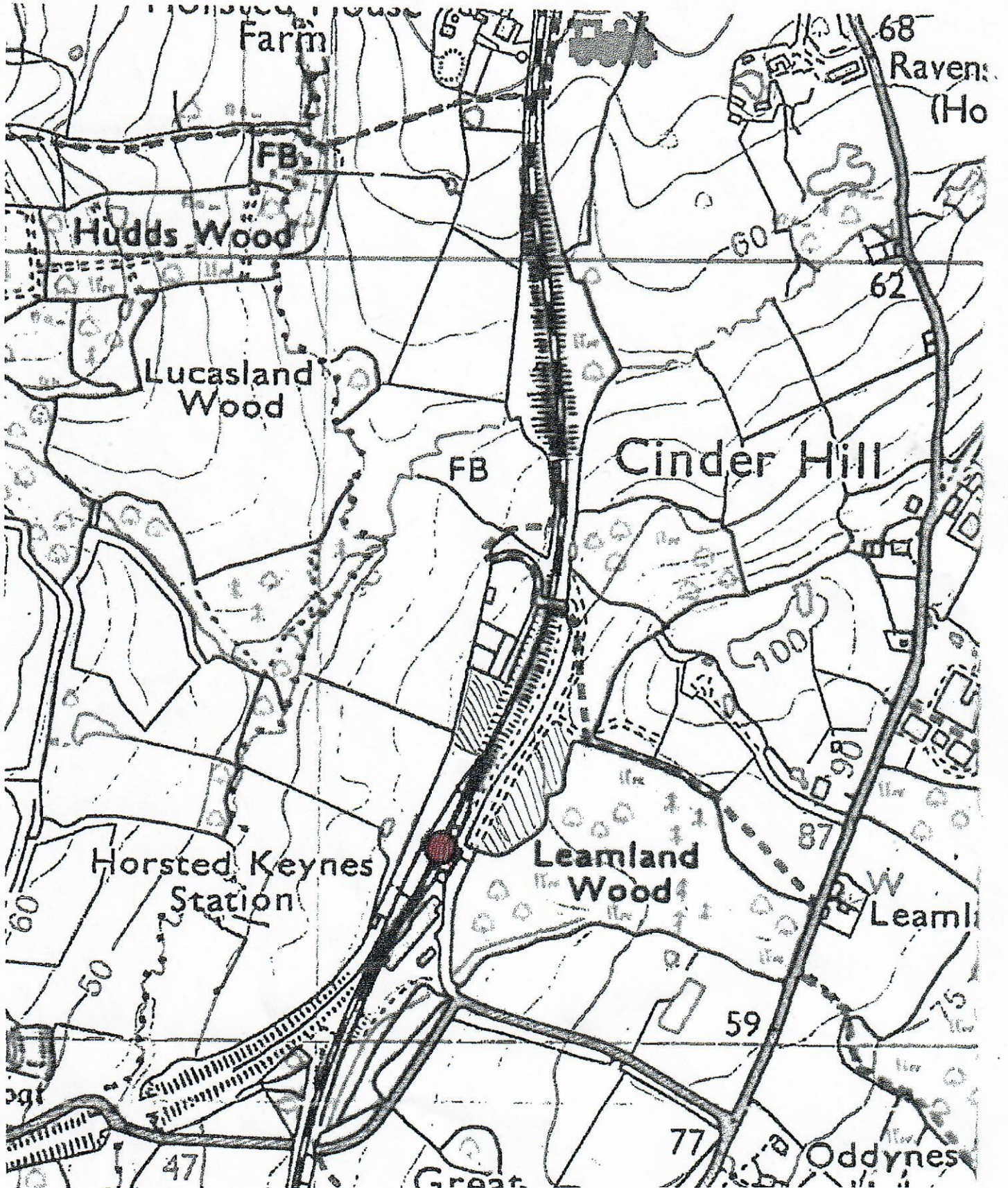


< To Sheffield Park

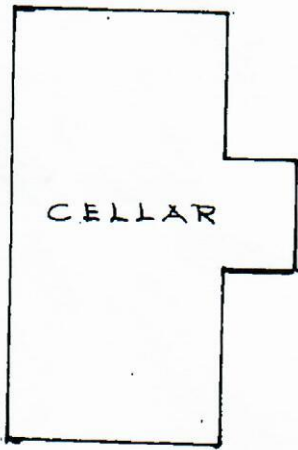
To Kingscote >

- 1. MAIN STATION BUILDING
- 2. CARRIAGE & WAGON SHED
- 3. SIGNAL BOX
- 4. RAILWAY COTTAGES (PRIVATELY OWNED)
- * 5. RAILWAY FIELD
- 6. CAR PARK
- 7. PERMANENT WAY YARD
- * 8. PADDOCK

 = AREAS USED FOR LICENSABLE ACTIVITIES



BAR AREA HORSTED KEYNES RAILWAY STATION



RAILWAY TRACK

RAILWAY TRACK

KEY

- ☐ FIRE BLANKET
- △ 9 LITRE WATER FIRE EXTINGUISHER

BASEMENT LEVEL

PLAN



PLATFORM

PLATFORM

PLATFORM

PLATFORM LEVEL


PLAN

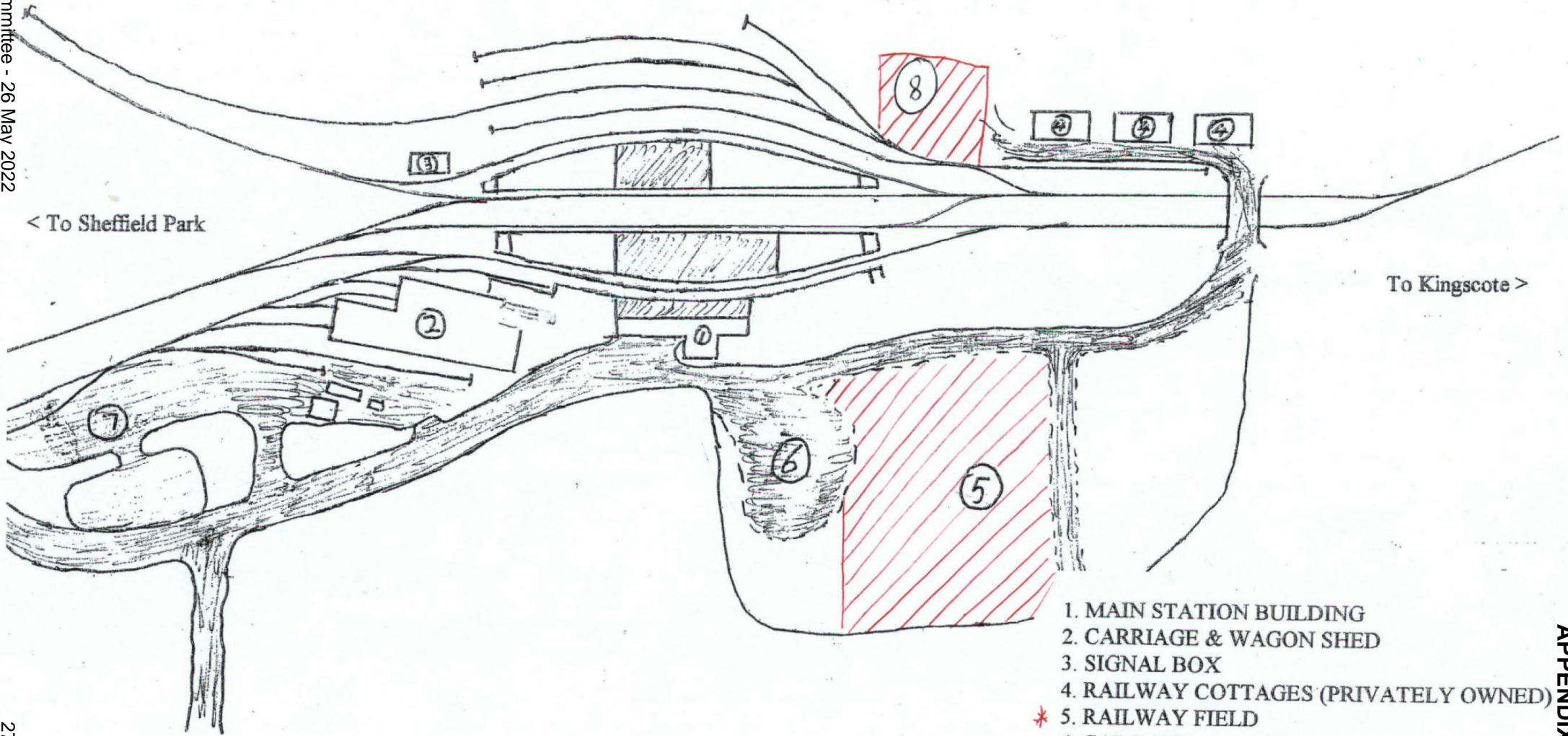
SCALE 1:100

HORSTED KEYNES STATION

A 18.03.05 FIRE EQUIPEMENT ADDED

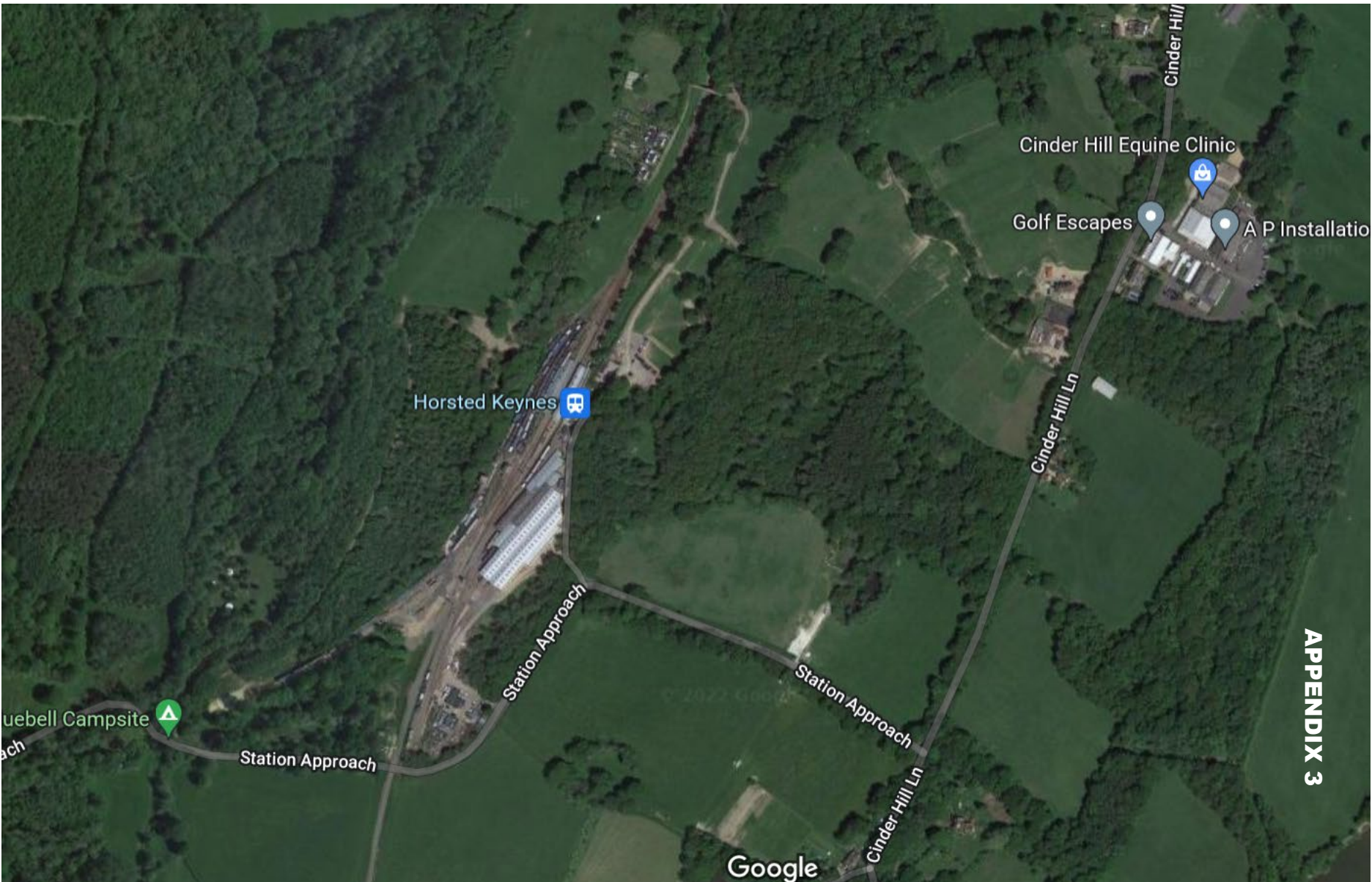
HORSTED KEYNES

 AREAS USED FOR LICENSABLE ACTIVITIES



- 1. MAIN STATION BUILDING
- 2. CARRIAGE & WAGON SHED
- 3. SIGNAL BOX
- 4. RAILWAY COTTAGES (PRIVATELY OWNED)
- * 5. RAILWAY FIELD
- 6. CAR PARK
- 7. PERMANENT WAY YARD
- * 8. PADDOCK

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APPENDIX 3

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Site Photos – Horsted Keynes



View from Car Park towards Station building



View across car park from same point



Further view of car park



Reverse view of car park



View of Railway Field from car park



Further View of Railway Field



View of Railway Field from top of the field



Further view of Railway Field from top of the field



View of Paddock from Station end



View of Paddock from Railway Cottage end



View of Railway Cottages from top of Paddock



Platform area



Further view Platform area



Further view platform area



Platform area



View towards Carriage sheds

LI/22/0524 Application for a Premises Licence

**Bluebell Railway, Horsted Keynes Station, Station Approach, Horsted Keynes.
Haywards Heath. West Sussex. RH17 7BB**

I write on behalf of Mid Sussex District Council Environmental Protection to raise a representation against the grant of the above application on the grounds of the licensing objective of the prevention of a public nuisance.

The applicant seeks to license the whole premises to allow various events every day between 08:00 and 23:00. Given the very quiet rural location of this venue and that noise complaints have been received regarding previous events, Environmental Protection has concerns that outdoor events involving amplified music and sound such as plays, dance performances, drive in movies, live bands and recorded music provided at celebrations such as weddings, will cause disturbance to people living in the vicinity of the railway.

Environmental Protection therefore objects to this application.

Environmental Protection can resolve this representation if an agreement can be reached with the applicant concerning the maximum number of days per year on which events will be held. In addition, Environmental Protection would require a condition be included on the licence requiring the applicant to submit a suitable Noise Management Plan to the Licensing team for approval by Environmental Protection before the first event is held under the new licence.

Jane Cooper

Environmental Protection.

06/05/2022

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From: [Jon Bryant](#)
To: [Peter Clarke](#)
Subject: RE: Premises licence application LI/22/0524 Horsted Keynes Station
Date: 04 May 2022 16:12:00
Attachments: [image002.png](#)

Dear Mr Clarke,

Thank you for your email.

Although I appreciate your comments and the feeling behind them, issues surrounding parking and vehicular access etc are not considered to be part of the licensing objective relating to public safety.

Examples of matters that can be considered in relation to public safety may include:

- Fire safety;
- Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts;
- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises
- Considering the use of CCTV in and around the premises.

As much as I would want to I can only accept relevant representations that fall within the Legislation and Statutory Guidance.

If the representations are not resolved then the application will be determined by the Licensing Panel, they will have possession of your full emails but can only take account of relevant representations in respect of their decision.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk

'Working together for a better Mid Sussex'



From: Peter Clarke <Redacted>

Sent: 04 May 2022 16:01

To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>

Subject: Re: Premises licence application LI/22/0524 Horsted Keynes Station

Dear Mr Bryant

Thank you for your email. I respectfully request that my objection be considered in full, not just the issue of noise, as they represent relevant considerations of considerable public safety and public nuisance.

The issue of vehicle traffic and lack of parking facilities is one of one of public safety for the following reasons:-

My neighbours (who are still members of the public) and I are entitled to be able to step outside of our front gates without the risk of being hit by speeding vehicles as detailed in the incidents in my objection.

Members of the public parking their cars along the edge of a single lane track are at significantly greater risk of being hit by another vehicle on getting out of and in to their vehicles than when parked correctly in a car park.

The historical poor organisation of the events held in the past at the station has directly contributed to a public nuisance especially to the Bluebell's immediate neighbours. A relaxing of the licensing governing these events will inevitably lead to a greater incidence of events and a commensurate increase in public nuisance. My example of the music festival last year is a case in point. It was a one off event that was a considerable nuisance which was heard miles away and which now has the potential to be a weekly event. Therefore the Bluebells competence in

managing such events is relevant.

Thank you for your consideration.

Regards

Peter Clarke

Sent from my iPad

On 4 May 2022, at 13:57, Jon Bryant <Jon.Bryant@midsussex.gov.uk> wrote:

Dear Mr Clarke,

Thank you for your email making representations in respect of the application by the Bluebell Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. Some of the issues that you have raised may be considered in other types of applications; however, in Licensing Applications a representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and must be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else. Your specific comments surrounding

access to the site, parking provision at events and other issues such as planning permission, the need for the premises, trade competition, the effect on house prices etc are not relevant in the context of a Licensing Application. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You are aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

As explained, the general points that you raise would not be considered relevant under the four licensing objectives, however the issues that you detail at:

The application seeks to extend “further licensing flexibility” to the Bluebell Railway when planning events at Horsted Keynes Station. As a resident of Railway Cottages, which are in the middle of the areas for which permission is sought, I have very serious concerns about the public nuisance and safety of the scope of this application and object to it in its current form.

The application seeks permission to play music indoors and outdoors in every area of the station from 0800am until 1100pm 7 days a week all year round. This is totally unacceptable. The cottages are directly opposite area no 5. “Railway field” and adjacent to no 8. “Paddock” show on the map attached to the application. There is no way any indoor or outdoor event (wedding, film, dance, theatre production) playing music in these areas will not impact the lives of the residents. We could potentially have to listen to it all day every weekend or even all day on week days in the holidays.

Furthermore, live music is limited to 18 “events” per year. One event could cover the 3 weeks of Christmas Carole’s and music on the platform which lead up to Christmas. Another event could conceivably cover an entire weekend music festival or theatre production. As such 18 events could actually cover many weeks of live music activity.

These comments are a relevant representation made under the objective of Prevention of Public Nuisance. Are you able to provide further information about the likely effect of the grant of the new licence in this respect to support your representation?

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

I can confirm that I have accepted the part of your representation that I have highlighted above in italics as being relevant.

Your additional comments are not relevant for the purposes of a Licensing application and could not be considered.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk

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

From: Peter Clarke [Redacted](#)>

Sent: 04 May 2022 13:09

To: licensing <licensing@midsussex.gov.uk>

Subject: Premises licence application LI/22/0524 Horsted Keynes Station

[You don't often get email from Redacted Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Dear Sir

I am writing regarding the above application which I have only now been made

aware of despite it being submitted in early April. I am not aware of any notice visible in the area of the Station.

The application seeks to extend “further licensing flexibility” to the Bluebell Railway when planning events at Horsted Keynes Station. As a resident of Railway Cottages, which are in the middle of the areas for which permission is sought, I have very serious concerns about the public nuisance and safety of the scope of this application and object to it in its current form.

The application seeks permission to play music indoors and outdoors in every area of the station from 0800am until 1100pm 7 days a week all year round. This is totally unacceptable. The cottages are directly opposite area no 5. “Railway field” and adjacent to no 8. “Paddock” show on the map attached to the application. There is no way any indoor or outdoor event (wedding, film, dance, theatre production) playing music in these areas will not impact the lives of the residents. We could potentially have to listen to it all day every weekend or even all day on week days in the holidays.

Furthermore, live music is limited to 18 “events” per year. One event could cover the 3 weeks of Christmas Carole’s and music on the platform which lead up to Christmas. Another event could conceivably cover an entire weekend music festival or theatre production. As such 18 events could actually cover many weeks of live music activity.

The cottages are already impacted by noise pollution from the Ravenswood wedding venue which play music all year round and existing Bluebell events. At a Bluebell music festival weekend event last year the music was ridiculously loud for the tiny crowd in attendance and showed no consideration for the people who live here. It was only turned down when a complaint was made to the council.

The Bluebell have proven themselves over the past 20 years to be very poor at managing public events at the Station. A lack of planning and coordination, staffing and basic organisation have meant events have unnecessarily negatively impacted the lives of the Cottage residents.

There is insufficient parking for Bluebell visitors in the public car park and in wet weather visitors cannot park on the grass field. As a result visitors park along the access road to the cottages which impedes our access and is specifically prohibited in the deeds for the use of the road. The Bluebell’s 3rd party traffic marshals are either not made aware of the requirement to keep the road clear or choose to ignore it as they have no where else to park cars.

Vehicles access the paddock (area no 8) for events is via a grass track directly in front of the cottages. Once again, in the past, contractors have shown no consideration for the safety or well being of the residents or their visitors and it has fallen to the residents themselves to try and control the vehicles speeds. No consideration is taken of the forecast weather with vehicles in the past becoming stuck in the mud outside the cottages after heavy rain.

Overall, the Bluebell have shown a serious lack of consideration for the concerns and welfare of its neighbours when conducting public events at the Station in the past. These poorly managed events have negatively impacted our lives. This gives me very serious reservations about granting them greater flexibility in the future licensing of events. I therefore request that the application be denied in its current form until more safeguards are put in place for its immediate neighbours.

Regards

Peter Clarke

Address redacted

Tel. Redacted

Sent from my iPad

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From: [Jon Bryant](#)
To: [Adam Hackett](#)
Subject: RE: LICENSING APPLICATION FROM THE BLUEBELL RAILWAY , HORSTED KEYNES , RH17
Date: 04 May 2022 09:19:00
Attachments: [image002.png](#)

Dear Mr Hackett

Thank you for your clarification.

I can confirm that I have accepted your representation at points 1 – 3 in respect of the above application as being relevant.

Your comments at point 4 are not relevant for the purposes of a Licensing application and could not be considered.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



‘Working together for a better Mid Sussex’



From: Adam Hackett <Redacted>

Sent: 03 May 2022 18:24

To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>

Cc: licensing <licensing@midsussex.gov.uk>

Subject: Re: LICENSING APPLICATION FROM THE BLUEBELL RAILWAY , HORSTED KEYNES , RH17

Dear Mr Bryant

Thank you for your prompt reply to our email earlier today and for your helpful explanation.

We accept the Licensing Objectives and that they are separate and different to Planning considerations .

Our representations to this Application are :

- Events in the past 5 years at Bluebell Railway under special licenses have produced excessive and widespread noise
- The application is for a wide area which covers the entire Bluebell Railway buildings at Horsted Keynes Station , nearby field and car parks . This is a huge platform for generating greater noise and disturbance
- A license to 23.00 on every or any day is unacceptable . To allow it at 18 Live Events per year with music and bands is excessive and a nuisance and disturbance of our peace
- This is an area of outstanding natural beauty with unusual animal and bird life ,which is enjoyed by residents , visitors and walkers. Buzzards, kestrels , red kites and hedgehogs will be driven away in fear from their habitat by the noise of music and public address announcements .

With kind regards

Adam and Anthea Hackett
Redacted

[email Redacted](#)

Redacted

Redacted

On 3 May 2022, at 14:59, Jon Bryant <Jon.Bryant@midsussex.gov.uk> wrote:

Dear Anthea and Adam Hackett,

Thank you for your two emails making representations in respect of the application by the Bluebell Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. Some of the issues that you have raised may be considered in other types of applications; however, in Licensing Applications a representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking etc. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

The comments that you make in your emails dated and timed at 03/05/2022 10:40 and 02/05/2022 14:05 are potentially relevant. These are:

- *Events in the past 5 years at Bluebell Railway under special licenses have*

produced excessive widespread noise

- *A license to 23.00 on every or any day is unacceptable ,is a nuisance and a disturbance of our peace*
- *18 Live Events per year with music and bands is also a nuisance and a disturbance of our peace*

Are you able to confirm that these comments are in relation to the Licensing Objective of the Prevention of Public Nuisance and can you provide further information about the likely effect of the grant of the new licence in this respect to support your representation.

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

Once I have your confirmation in respect of the Licensing Objective your representation relates to I will be able to accept it as relevant. I look forward to receiving any further information you may have in support of your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk

<image001.jpg>

‘Working together for a better Mid Sussex’

<image002.png>

From: Adam Hackett <[Redacted](#)>

Sent: 03 May 2022 10:40

To: licensing <licensing@midsussex.gov.uk>

Subject: LICENSING APPLICATION FROM THE BLUEBELL RAILWAY , HORSTED KEYNES , RH17

You don't often get email from [Redacted](#). [Learn why this is important](#)

We wish to OBJECT to the current LICENSING application by THE BLUEBELL RAILWAY . Our reasons are :

- Events in the past 5 years at Bluebell Railway under special licenses have produced excessive widespread noise
- A license to 23.00 on every or any day is unacceptable ,is a nuisance and a disturbance of our peace
- 18 Live Events per year with music and bands is also a nuisance and a disturbance of our peace
- We are 'sandwiched ' between Bluebell Railway to the south west and RAVENSWOOD to the north , both within half a mile . We cannot be expected to endure competing noise from two licenses premises .
- This is an area of outstanding beauty and peace .
- The Eco system and the wild life habitat will be harmed by more events and loud noise

Please acknowledge receipt of this written objection

Yours faithfully

Anthea and Adam Hackett

Adam Hackett
Redacted

[email Redacted](#)
Redacted

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From: [CW Jon Bryant](#)
To: RE: Reference: LI/22/0524
Subject: 05 May 2022 09:17:35
Date: [image002.png](#)
Attachments:

Thank your for all your help, much appreciated.

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

From: "Jon Bryant" <Jon.Bryant@midsussex.gov.uk>
To: "CW" <Redacted> Sent: Thursday, 5 May, 22 At 08:48
Subject: RE: Reference: LI/22/0524

Dear Camilla Witheridge,

Thank you for your further representation.

Having carefully read through it I can confirm that there are matters that you raise that are relevant in respect of Licensing Applications.

Firstly, to clarify, the application is for a new Premises Licence, not a variation of the current one. The current licence is unaffected by this application and is not under consideration, however if the new application is successful then the old licence will be surrendered so there are not two running at the same time.

Your comments in respect of public nuisance are accepted as relevant in so far as they apply to the music events. Tannoy announcements and noise from trains are not regulated entertainment and therefore cannot be considered.

I can accept you comments in respect of the acoustics of the area and the potential consequences of the grant of the new licence.

Your comments surrounding disorder and public safety are not relevant. Unfortunately these comments do not have substance and are assumptions and there is no evidence to support this would be the likely effect of the grant of this new licence.

The comments around Public Safety are again not relevant in respect of licensing applications. Increase in traffic and the type of roads to the venue are not relevant in Licensing Applications.

I appreciate that there are a number of issues that cause concern to both yourself

and nearby residents and that there is a strength of feeling in respect of this application and there are issues that you raise that could be considered in other applications but in respect of Licensing Applications my discretion is limited by the Legislation and Statutory Guidance as to what can be accepted.

However as stated above I do accept your comments surrounding the potential for excessive noise from the venue causing disturbance due to the requested increase in events.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation. If the representations are not resolved then the application will be determined by the Licensing Panel, they will have possession of your emails and correspondence but can only take account of relevant parts of the representations in respect of their decision.

I will be in touch in due course with any response from the applicant of a potential date for the Panel hearing.

Kind regards

Jon Bryant

Jon Bryant

Senior Licensing Officer

Mid Sussex District Council

Environmental Health

01444 477428

Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



‘Working together for a better Mid Sussex’



From: CAMILLA WITHERIDGE <Redacted> **Sent:** 05 May 2022
07:19

To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>; licensing
<licensing@midsussex.gov.uk>

Subject: Reference: LI/22/0524

Dear Jon and Team,

Please let me know if this objection is on the correct basis.

Regards,

Camilla Witheridge

Reference: LI/22/0524
Horsted Keynes Railway Station
RH17 7BB
Objections by 6th May 2022

Dear Sir,

Please do not extend the Bluebell Railway license so that they can increase the capacity and frequency of their events.

The Bluebell events are and will be a public nuisance because of the noise they generate. During the events staged by the Bluebell railway in summer 2021 we could hear revellers, loud music, announcements and general noise.

1. The bands were playing music in the open air with amplifiers and no sound proofing. The music was audible inside our house.
2. The compere was shouting into the microphone. You could hear individual words. I heard him say "we are in the middle of f***** nowhere". Which is a problem because it is not true.
3. The diesel driving tasters included the freedom for members of the public to honk the horns on the locomotives all day.
4. There were non-stop platform announcements.

The acoustics of the valley that the Horsted Keynes Railway station is situated in does not lend itself to the dissipation of sound. Horsted House is 700m away but the sound is clearly audible. Our garden is filled with noise and you cannot get away from it unless you go inside and close the windows. It would not be so bad if these events happened in the winter but in the summer it makes it difficult to get to sleep.

If you extend the license, there will not be a single Saturday to enjoy the peace because 18 days would license the Bluebell Railway to disturb every weekend all summer (18 days equals four Saturdays a month for three and a half months, ie. from end May till mid September)

The Bluebell events will lead to disorder locally. Hosting such a large number of people will lead to trespass, litter and damage to property. We border the Bluebell Railway site to the North and West and own the adjacent woods and fields. There is no boundary fence. They are likely to trespass and leave litter. They and their dogs are likely to distress our sheep and pheasants and the wild life.

The lighting the Bluebell will have to install on site to make the events safe will also be a public nuisance to us as it is visible from our house.

The Bluebell events will reduce public safety. Horsted Lane, Station Approach and roads in the area are narrow, with sharp bends and have no verge or street lighting. They are already dangerous as they are used by horse riders, farm traffic and heavy construction vehicles that use it as a short cut. Adding additional traffic would be dangerous.

The current license should be revoked not extended. In 2021, I wrote to the council to complain about the Horstedfest held on 6/7 August 2021. I also telephoned and complained about the private events hosted for the benefactors of the Bluebell railway.

The Bluebell Railway managers and employees show contempt to their neighbours when approached on the subject of noise. When I went to the station to ask them to stop honking the horn I was told by the staff on the platform that I was mistaken that there was no honking sound coming from the station. They only looked shame faced when the honking noise resumed while I was standing there in front of them. I do not trust them to take our welfare into consideration. It feels as though we are second class citizens to be steam rolled over.

Yours faithfully,
Camilla Witheridge
Redacted
Redacted
Redacted
Redacted
Redacted
Redacted

From: [Jon Bryant](#)
To: [CAMILLA WITHERIDGE](#)
Cc: [licensing](#)
Subject: RE: Events License for Horsted Keynes Railway Station RH17 7BB
Date: 03 May 2022 14:32:00
Attachments: [image001.jpg](#)
[image002.png](#)

Dear Camila Witheridge,

Thank you for your email making representations in respect of the application by the Bluebell Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. The issues that you have raised may be considered in other types of applications; however, in Licensing Applications a representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and *must* be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking etc. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

The general points that you raise would not be considered relevant under the four licensing

objectives, however the issue that you mention at

*2. the events staged by the Bluebell railway last summer were audible from inside our house. Last summer we heard the compere at the Bluebell railway shouting into the microphone "we are in the middle of f***** nowhere" potentially could amount to a relevant representation under the licensing objective of the Prevention of a Public Nuisance which does include a public nuisance caused by excessive noise.*

Are you able to confirm that this comment is in relation to this objective and can you provide further information about the likely effect of the grant of the new licence in this respect to support your representation.

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

Unfortunately, currently, I am unable to accept your email as a valid representation, however I look forward to receiving any further information you may have in support of your representation.

Kind regards

Jon Bryant

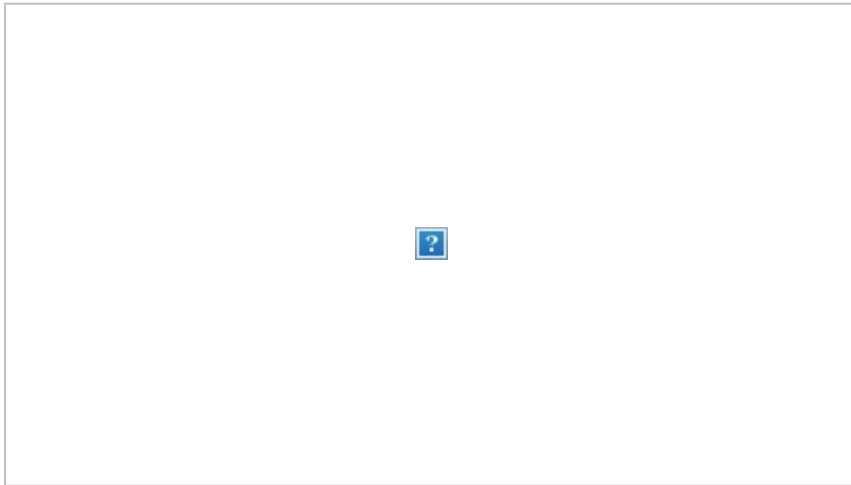
Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



‘Working together for a better Mid Sussex’



From: CAMILLA WITHERIDGE <Redacted>
Sent: 03 May 2022 12:23
To: licensing <licensing@midsussex.gov.uk>
Subject: Events License for Horsted Keynes Railway Station RH17 7BB

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Horsted Keynes Railway Station

RH17 7BB

Objections by 6th May 2022

Dear Sir,

I note the application made by the Bluebell Railway to provide live and recorded music to their customers. Please do not grant them the license.

We live 700m away from the Bluebell Railway station and currently,

1. all the platform announcements made at the station can be heard distinctly from our garden.
2. the events staged by the Bluebell railway last summer were audible from inside our house. Last summer we heard the compere at the Bluebell railway shouting into the microphone "we are in the middle of f***** nowhere".

This is not the middle of nowhere, it is an area of outstanding natural beauty enjoyed by:

1. walkers seeking to escape the urban environment / noise pollution

2. wildlife

3. residents.

These three groups co-exist happily but are continually under pressure from:

a) the Bluebell Railway

b) the Ravenswood Hotel

c) the South of England Show Ground

d) any landowners wanting to host weddings

If you allow these four to make noise, then the many landowners hosting campsites will not be able to control their clients.

Please keep the peace and do not license anyone in the valley to make a noise.

Yours faithfully,

Camilla Witheridge

Redacted contact details

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From: [Jon Bryant](#)
To: [DP](#)
Subject: RE: Bluebell Railway Premises Licence Application Objection
Date: 04 May 2022 11:06:00
Attachments: [image002.png](#)

Dear Mr Poole

Thank you for your additional comments and clarification.

I can confirm that I have accepted your representation as being relevant.

Your comments in respect of drink driving and the station tannoy are not relevant for the purposes of a Licensing application and could not be considered.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



'Working together for a better Mid Sussex'



From: Damian Poole <Redacted>

Sent: 04 May 2022 09:53

To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>

Subject: Re: Bluebell Railway Premises Licence Application Objection

Hi,

I can confirm my previous examples were relevant representations aimed at highlighting the likely affect the approval of this application would cause to increase public nuisance.

The increased area of this application includes a Paddock immediately adjacent to 6 residential cottages.

They have previously held weddings and events here. The noise and disruption to residents has indeed constituted a public nuisance in the past.

The events involve loud music which penetrates the cottages and the increased frequency of these events and closer proximity will simply cause even more public nuisance by way of noise pollution. On a weekend band event, held in the field opposite the station about a year ago, the noise disturbed people over a mile away. The station tannoy already does this regularly. The affect is detrimental to the mental and physical health of the residents. Again, I would argue this constitutes a public nuisance.

I also object on the grounds of inevitable increase in crime and disorder. I know from nearly 30 years Police experience wedding venues frequently have to call the Police. For example the previous weddings held in the paddock involve some drunken people walking past the cottages causing harassment alarm and distress to the residents. This will only get worse.

Additionally, the remoteness of Horsted keynes means most visitors travel by car to events. The proposed increase in availability of alcohol will almost certainly increase the drink driving offences. I'd imagine the police would likely target the location for drink drive stop checks.

So my objections are that if this application is granted it will undoubtedly lead to an

increase in crime and disorder and in public nuisance.

Submitted for your perusal and judgment.

Kind regards,

Damian

From: Jon Bryant <Jon.Bryant@midsussex.gov.uk>
Sent: 03 May 2022 15:42
To: Damian Poole <[Redacted](#)>
Cc: licensing <licensing@midsussex.gov.uk>
Subject: RE: Bluebell Railway Premises Licence Application Objection

Dear Mr Poole,

Thank you for your email making representations in respect of the application by the Bluebell Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. A representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and must be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking etc. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

The comments you that you mention:

This application, however, takes things to a whole new level of disruption, anxiety, and stress.

The weddings and concerts that they want to hold in the fields and paddock will seriously and detrimentally affect our quality of life and health. Previous concerts and weddings have produced an unbearable level of noise pollution which penetrates all of the cottages. Another example is the Christmas music which is played on a loop over the tannoy system almost nonstop for several weeks. This simply drives the stoic residents insane. These comments could amount to a relevant representation under the licensing objective of the Prevention of a Public Nuisance which does include a public nuisance caused by excessive noise.

Are you able to confirm that these comments are in relation to the Licensing Objective of the Prevention of Public Nuisance and can you provide further information about *the likely effect of the grant of the new licence* in this respect to support your representation.

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

Once I have your confirmation in respect of the Licensing Objective your representation relates to I will be able to accept it as relevant. I look forward to receiving any further information you may have in support of your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



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From: Damian Poole <[Redacted](#)>

Sent: 03 May 2022 14:45

To: licensing <licensing@midsussex.gov.uk>

Subject: Bluebell Railway Premises Licence Application Objection

You don't often get email from [Redacted](#). [Learn why this is important](#)

Dear Sir/Madam,

I am writing to object in the strongest terms, to the Bluebell Railway Application for Horsted Keynes ref: **LI/22/0524**.

I have only just found out about this application from a neighbour. We drive past the Station several times a day and have not seen any obvious notice. There are only 6 cottages in the immediate vicinity, which the Bluebell have NOT notified of their application. I believe this speaks volumes for their motives and surreptitious nature of this application.

The events they already hold cause many problems for the residents. Many of whom are elderly and vulnerable and do not have a voice.

Obviously we all chose to live here so the constant disruption to access and noise pollution from regular Bluebell train service, the tannoy, their events, film crews and maintenance etc. have to be suffered in silence. This application, however, takes things to a whole new level of disruption, anxiety, and stress.

The weddings and concerts that they want to hold in the fields and paddock will seriously

and detrimentally affect our quality of life and health. Previous concerts and weddings have produced an unbearable level of noise pollution which penetrates all of the cottages. Another example is the Christmas music which is played on a loop over the tannoy system almost nonstop for several weeks. This simply drives the stoic residents insane.

I am a retired Police Sergeant, so don't make this objection lightly. If the Bluebell are given carte blanche to organise more events by this application, then the mental and physical health of the residents will be adversely affected.

Kind Regards,
Damian Poole.

Address redacted

From: [Jake McQuitty](#)
To: [Jon Bryant](#)
Subject: Re: Horsted Keynes Bluebell Railway licensing application
Date: 05 May 2022 10:38:53

Dear Jon

Thank you for your prompt response and for passing on our objections to the applicant. I hope they will make appropriate revisions to their application to reduce the risk of potential nuisance.

Kind regards

Jake

On 5 May 2022, at 09:14, Jon Bryant <Jon.Bryant@midsussex.gov.uk> wrote:

Dear Jake McQuitty,

Thank you for your email making representations in respect of the application for the grant of a new Premises Licence by Bluebell railway for Horsted Keynes Railway Station.

In respect of Licensing Applications I can only take into account “relevant representations”. A representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and must be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be

considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking, increased traffic, etc or make general comments regarding the merits of the application. In other words, representations should directly relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

Your comment - *In short, we object to any licence that results in an excessive number of events at the station and environs, and which are liable to run late into the night with live bands and crowds of people creating significant noise that can be heard from our house. Our children will be kept awake for a start but more importantly this would constitute a public nuisance, is a relevant part of your representation and I can accept that part as relevant under the objective of the Prevention of a Public Nuisance.*

These comments are a relevant representation made under the objective of Prevention of Public Nuisance. Are you able to provide further information about the likely effect of the grant of the new licence in this respect to support your representation?

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to relevant matters outlined in their original representation although detail provided may be expanded upon, hence my request at this stage for any further information.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation. If the representations are not resolved then the application will be determined by the Licensing Panel, they will have possession of your emails and correspondence but can only take account of relevant parts of the representations in respect of their decision.

I will be in touch in due course with any response from the applicant or of a potential date for the Panel hearing.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk

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

From: Jake McQuitty <Redacted>
Sent: 04 May 2022 20:21
To: licensing <licensing@midsussex.gov.uk>
Subject: Horsted Keynes Bluebell Railway licensing application

[You don't often get email from [Redacted](#). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Dear Licensing department

I understand that HK Bluebell Railway has applied for a licence to expand the scale and volume of its events at the railway station.

We live at xxx on Cinder Hill Lane and have a young family.

I would like to make you aware that we object to the company's request to expand its existing licence. Whilst the Bluebell Railway is a delightful sight and a wonderful community, it is not appropriate to turn it into the equivalent of a local party venue. We already have one of these on the other side of our house, at the Ravenswood Hotel, which generates significant amounts of noise on many a summer evening.

The HK station is easily audible from our property and while we are happy to tolerate the sound of steam engines puffing their way up the valley and the sound of the station master's tannoy during the day time it is another matter entirely for the station to host multiple public events in the evening throughout the summer, disrupting our hard-earned peace and solitude.

In short, we object to any licence that results in an excessive number of events at

the station and environs, and which are liable to run late into the night with live bands and crowds of people creating significant noise that can be heard from our house. Our children will be kept awake for a start but more importantly this would constitute a public nuisance. We are also concerned that the volume of traffic resulting from such events will have a detrimental impact on our peace - cars often drive down Cinder Hill Lane at speeds in excess of the legal limit, which makes considerable noise in its own right. If there are large numbers of attendees at events at the station then this is bound to result in large volumes of traffic heading home well after 23:00, travelling straight past the front of our house and creating additional noise.

In short, this is an entirely unacceptable application in an Area of Outstanding Natural Beauty that will have a materially detrimental impact on the enjoyment of our property and we hope the licensing committee will take appropriate steps to refuse or significantly restrict this proposal.

If you wish to discuss this objection then please do call me on my mobile - *number redacted*.

Kind regards

Jake McQuitty
Address Redacted

From: [Clarke - Cinder Hill](#)
To: [Jon Bryant](#)
Subject: RE: Bluebell Railway licensing application
Date: 03 May 2022 20:03:07
Attachments: [image002.png](#)

Jon,

Many thanks and I appreciate all your help.

Best wishes

Rufus

From: Jon Bryant [mailto:Jon.Bryant@midsussex.gov.uk]
Sent: 03 May 2022 15:47
To: Clarke - Cinder Hill <Redacted>
Subject: RE: Bluebell Railway licensing application

Dear Mr & Mrs Clarke,

Thank you for your clarification.

I can confirm that I have accepted your representation in respect of the above application as being relevant.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



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From: Clarke - Cinder Hill <[Redacted](#)>
Sent: 03 May 2022 15:43
To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>
Subject: RE: Bluebell Railway licensing application

We would like to object to the licence application for Bluebell Railway on the following grounds;

- Noise emanating from the premises as has been experienced from previous events held at this location. This has resulted in our family being unable to sit outside or have windows open in the summer months.
Previous events have resulted in loud music and excessive noise from attendees at the event, which has caused disturbance for an entire weekend and as such has caused a public nuisance.

The likely effect of granting a new licence will be increased disturbance and restrictions to our peace during afternoons and evenings, when we would be keen to be outside in the garden. Keeping our windows open has been problematic during these events as the sound has affected our children when trying to sleep.

Kind regards

Rufus and Bunty Clarke – Details redacted
Rory and Harriet Clarke – Details redacted

From: Jon Bryant [<mailto:Jon.Bryant@midsussex.gov.uk>]
Sent: 03 May 2022 15:33
To: Clarke - Cinder Hill [Redacted](#)>
Subject: RE: Bluebell Railway licensing application

Dear Mr and Mrs Clarke

Thank you for your further email.

I must draw your attention to the content of my earlier email below.

Unfortunately your comments below cannot be considered as they are not relevant in respect of Licensing Applications.

- Increased traffic down a narrow lane, poor access for large vehicles due to a low bridge (e.g. fire engines).
- A disturbance to livestock on our farm.

They may be relevant in other applications, such as Planning, but they cannot be accepted for Licensing applications.

Please could you confirm that your other comment below relates to the Licensing Objective of the Prevention of a Public Nuisance and if so can you provide further information and detail about the *likely effect of the grant of the new licence* in this respect to support your representation.

- Noise emanating from the premises as has been experienced from previous events held at this location. This has resulted in our family being unable to sit outside or have windows open in the summer months.

I look forward to receiving your detailed reply.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



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From: Clarke - Cinder Hill <[Redacted](#)>
Sent: 03 May 2022 15:05
To: Jon Bryant <Jon.Bryant@midsussex.gov.uk>
Subject: RE: Bluebell Railway licensing application

We would like to strongly disapprove of granting the licence application for the Bluebell Railway on the grounds of;

- Noise emanating from the premises as has been experienced from previous events held at this location. This has resulted in our family being unable to sit outside or have windows open in the summer months.
- Increased traffic down a narrow lane, poor access for large vehicles due to a low bridge (e.g. fire engines).
- A disturbance to livestock on our farm.

We sincerely hope that common sense will prevail and that extra, late events will not be permissible in an AONB, which currently create substantial noise, which travels clearly and anti-socially through the valley.

Kind regards

Rufus and Bunty Clarke – Details Redacted

Rory and Harriet Clarke – Details Redacted

From: Jon Bryant [<mailto:Jon.Bryant@midsussex.gov.uk>]
Sent: 03 May 2022 14:37
To: Clarke - Cinder Hill [Redacted](#)>
Subject: RE: Bluebell Railway licensing application

Dear Rufus and Rory Clarke,

Thank you for your email making representations in respect of the application by the Bluebell

Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. The issues that you have raised may be considered in other types of applications; however, in Licensing Applications a representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and *must* be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking etc. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

The general points that you raise would not be considered relevant under the four licensing objectives, however the issue that you mention concerning ‘increased noise from the Bluebell’ potentially could amount to a relevant representation under the licensing objective of the Prevention of a Public Nuisance which does include a public nuisance caused by excessive noise.

Are you able to confirm that this comment is in relation to this objective and can you provide further information and details about the likely effect of the grant of the new licence in this respect to support your representation.

If a relevant representation is made and it cannot be resolved then the application will be

determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

Unfortunately, currently, I am unable to accept your email as a valid representation, however I look forward to receiving any further information you may have in support of your representation.

Kind regards

Jon Bryant

Jon Bryant
Senior Licensing Officer
Mid Sussex District Council
Environmental Health
01444 477428
Redacted

jon.bryant@midsussex.gov.uk

www.midsussex.gov.uk



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From: Clarke - Cinder Hill <[Redacted](#)>
Sent: 03 May 2022 12:03
To: licensing <licensing@midsussex.gov.uk>
Subject: Bluebell Railway licensing application

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d Wedding venue and increased noise from the Bluebell, whilst supposedly living in rural England. It is unacceptable that licences are awarded on this scale. Due to the nature of the surrounding countryside the noise travels a great distance and previous events held by the Bluebell have caused great concern to my family and parents who live next door. In the afternoons and evenings it would be a treat to sit outdoors and listen to the sounds of nature; already this is diminished by the Ravenswood and the Bluebell occasionally. We sincerely hope that an extension to their licence won't be granted as we can foresee any desire to enjoy the tranquillity that our homes and our farm being taken from us.

We look forward to confirmation of receipt of this email.

Yours sincerely

Rufus Clarke – Details Redacted

Rory Clarke – Details Redacted

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Proposed Conditions

Conditions agreed with Police

1. The premises shall at all times maintain and operate a sales refusals log and an incident log will be kept to record all refusals and incidents of crime or disorder. These shall be reviewed and signed by the Designated Premises Supervisor at intervals of no more than eight (8) weeks. Feedback shall be given to staff to ensure these are used on each occasion that a refusal or incident occurs at the premises. These records shall be kept for a minimum of twenty four (24) months, and made immediately available upon request to the Local Authority Licensing Officers and Sussex Police Officers or Licensing staff.
2. If a third party is to use the premises for a music event (with more than 500 attendees given that music isn't a regulated activity under 500 attendees between 8am-11pm on licensed premises) the Licensing Authority and Police are to be informed no later than 12 weeks prior to the event.
3. Event organisers shall produce an ESMP (event safety management plan) and conduct a risk assessment acceptable to the Police and licensing Authority in relation to all events in relation to public safety and made immediately available upon request to the Local Authority and Sussex Police.
4. On occasions when a requirement is identified by the licence holder's risk assessment or requested by Sussex Police, glass vessels shall not be used in any area of the premises open to the public.
5. SIA trained and licensed door supervisors shall be employed on occasions when a requirement is identified by the licence holder's risk assessment or requested by Sussex Police.
6. All staff must be made aware of proxy sales and be vigilant to adults purchasing and providing alcohol to children.

Conditions requested by Environmental Protection Team

A condition on the licence limiting the number of **days** on which events can take place to 12 each year and would expect strict noise control measures for events providing amplified sound.

A condition that for each **type** of planned event providing amplified sound, the Bluebell Railway will submit a Noise Management Plan for approval by EP before the first event is allowed to take place. EP feel that this is necessary given the sensitive nature of the locality and that the applicant has applied for various types of events without giving sufficient information regarding how each will be set up and managed to prevent public nuisance. The applicant should be aware that EP are unlikely to approve any NMP unless the railway can show that they will comply with current guidance to control noise, and this may require them to seek input from a suitably qualified acoustician.

EP would also require a condition that any NMPs be reviewed should the Council receive noise complaints.

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