

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

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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
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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