

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

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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](mailto: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](http://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