

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

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Jon,

Many thanks and I appreciate all your help.

Best wishes

Rufus

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**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](mailto:jon.bryant@midsussex.gov.uk)

[www.midsussex.gov.uk](http://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](mailto: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

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**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](mailto:jon.bryant@midsussex.gov.uk)

[www.midsussex.gov.uk](http://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](mailto: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

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**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](mailto:jon.bryant@midsussex.gov.uk)

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