

Chris Hills

From: GGPC Clerk <clerkggpc@gmail.com>
Sent: 17 April 2018 11:17
To: Chris Hills; Licensing Resource (SBC)
Subject: Monks Hill Farm

Good morning,

Graveney with Goodnestone Parish Council wishes to make representation with regard to the above licensing application. Our objections are as follows:

1. Traffic management problems on all approaches with severe congestion likely for long periods particularly on the largely single lane approach roads such as Waterham Road, Monkshill Road, Highstreet Road and Seasalter Road which are unsuitable for high volumes of traffic together with the additional hazard on queues forming on the A299.
2. On street parking is likely on all approach roads and privately owned land causing further problems for other road users and local residents who will also face restrictions in using these roads on event days thus impacting on their freedom of movement.
3. A significant increase in traffic driving through Graveney and Goodnestone with Seasalter Road and Head Hill Road unable to deal effectively or safely with the likely volume of cars and other event traffic, particularly in connection with the size and nature of these roads with tight bends and known accident black spots.
4. The problems with light pollution emanating from the event and car parking areas.
5. The problem with noise pollution emanating from the event areas, traffic using the local roads, and members of the public arriving at and leaving the site on foot.
6. Can Video Illusions Ltd and Mr Whiteoak demonstrate their experience in operating event sites of this nature and scale.
7. How would they control the under 18's from obtaining alcohol from others once on the site or members of the public bringing alcohol on to the site with them.
8. How would the security measures prevent unauthorised access around the perimeter of the site by members of the public.
9. We are concerned about the proposal to seek a licence to sell alcohol every day from 12.00 without there being any specific controls over the areas on the site where this could take place.

We believe these objections fall within all four of the licensing objectives.

I would be grateful if you could confirm receipt.

Many thanks,

Bex Ratchford
Parish Clerk

Chris Hills

From: Licensing Resource (SBC)
Sent: 01 May 2018 08:53
To: Chris Hills
Subject: FW: Monks Hill Farm, Monkshill Road, Faversham

From: smuteham@googlemail.com [mailto:smuteham@googlemail.com] **On Behalf Of** Hernhill Parish Council
Sent: 30 April 2018 19:28
To: Licensing Resource (SBC)
Subject: Monks Hill Farm, Monkshill Road, Faversham

Hello

I am writing on behalf of Hernhill Parish Council to register an objection to the proposed premises licence for Monks Hill Farm.

The Parish Council object to the application with consideration to the prevention of public nuisance in the immediate area which does not have the relevant infrastructure to protect the public and local residents from crime, anti-social behaviour and noise nuisance caused by the proposed activities of films, music and dance performances, alcohol and late night refreshments during the hours proposed in the licencing application. There are significant concerns for local residents about the volume of noise generated from proposed events at the site, causing disturbance to the quiet nature of the rural area, along with associated traffic noise from vehicles attending the proposed events. The location is rural and associated noise from the site can sometimes be heard as far away as Hernhill village centre and Seasalter, depending on weather conditions.

The Parish Council also object to the application with consideration to the protection of public safety, in particular the safety of people/vehicles accessing the site and the safety of local residents who use the roads around the site. The site is in a rural location with limited vehicle access and a lack of contingency routing for vehicles if the railway crossing is shut or the Thanet Way (A299) is blocked. There are concerns on how emergency/safety vehicles could access the site in the event of the railway or A299 being closed. The roads in the immediate area suffer badly from potholes and impact the width of driveable road surface for local residents. If additional vehicles are introduced on these roads (for attending events at Monkshill) then the increase in road traffic would adversely affect the condition of the roads causing long term concerns for local residents who use the roads on a regular basis.

The Parish Council has previously given information to Barbara Westmacott at KCC with concerns over the use of the site, in particular the vehicular access including the following comments, which can be considered in the objection to the licensing application.

- Railway crossing between Hernhill and Graveney. What would be the contingency route if the railway crossing was shut for either an emergency or scheduled engineering works?
- Condition of Highstreet Road, Monkshill is already in a very poor state near Waterham Business Park (heading towards Monkshill) and there are significant potholes/drainage issues which will only be worsened by an increased volume of traffic (fine if KCC have the budget to fix them.....but that's always an issue!)
- Consideration for when accidents/closures on the coastbound Thanet Way occur and the additional traffic that is then diverted through Monkshill/Graveney/Seasalter to get around such closures.
- Bridge weight limit (i think there is one?) for the bridge between Monkshill and Graveney, just after the railway crossing when driving away from Monkshill. Would only certain vehicles be able to use a route going in this direction and what would happen to larger/heavier vehicles...where would they go? It's a narrow bridge for 2 cars!

- Consideration for farm access/traffic in both Monkshill area and also Graveney. The rural roads are not wide and traffic blockages caused by non-local drivers who are not capable of driving appropriately on rural lanes may impede on farming activity. Prudent to check with the local farms perhaps?
- Graveney is the main access to Seasalter, which being a seaside location is busy in the summer. The roads to Seasalter are already busy on warm, sunny weekends without any extra events. Whilst the fact that the roads are busier is not a concern, trying to potentially implement a one way system may exacerbate the issue significantly.
- Graveney is heavily used as a cycle route and there are a significant number of cyclists using this, especially at weekends. This slows down the traffic greatly as overtaking is not often possible due to narrow roads with poor sightlines. There is often a trail of about 15 cars at a time in peak season, waiting to overtake. Again, this may increase any traffic issues relating to a proposed one way system.
- Turning off the Thanet Way on to Waterham Road by Mallards Farm would not be suitable as there is no slip so cars have to break on the dual carriageway to access the turning.....accidents?!

Sarah

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Sarah Muteham
Clerk to Hernhill Parish Council
07740 706139

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Licensing Act 2003

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by other persons of the premises to be licenced as detailed below:

Your name	George Bull
Organisation name OR Name of body you represent	Myself
Postal Address	Seasalter Road, Graveney ME13
Email address	
Daytime contact number	

Name of premises you are making a representation about	Monks Hill Farm Showground
Address of premises you are making a representation about	Monks Hill Road, Faversham, ME13 9EH

Your representation must relate to one of the four licensing objectives (see note 4)



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Licensing Objective	Yes/No	Please detail the evidence supporting your representation OR the reason for your representation. Please use a separate sheet of paper if necessary
Prevention of crime & disorder	Yes	Large numbers of visitors through Graveney, some on foot, would highlight opportunities for loitering and house burglaries. Traffic through Graveney already exceeds the 30mph speed limit in many cases and speeds in excess of 60mph have been measured.
Public Safety	Yes	<p>The road through Graveney to the proposed site is narrow and for most part there is no footpath, so that an increase in traffic would constitute increased danger to pedestrians and horse riders in the village. Visitors from Faversham would inevitably use the more direct through the village rather than via the Thanet Way and Monks Hill Road.</p> <p>Monks Hill Road itself is only single track so that congestion is inevitable which would affect traffic through Graveney and limit access by residents and emergency vehicles.</p>
Prevention of public nuisance	Yes	<p>Graveney is a quiet country location, especially in the evenings and night time.</p> <p>The proposed site is situated at the top of a prominent hill, so that loud open air music and fireworks would be heard for a great distance, including Whitstable, Seasalter, Graveney, Hernhill, Dargate, Yorklets and Goodnestone. Frequent concerts as proposed would severely disrupt the lives and sleep of many local people who like to sit outside on quiet evenings and do not wish to go to bed until after midnight, and then have to wait until the traffic leaving the site has ceased before they can get to sleep.</p> <p>Wildlife on the nearby RSPB sanctuaries and animals on farms would be affected,</p>



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INVESTORS
IN PEOPLE



		<p>as would household pets that are troubled by noise and fireworks.</p> <p>The road through Graveney carries many large farm vehicles, especially in the summer months and evening times so that traffic increase would adversely affect productivity and safety.</p>
Protection of children from harm	Yes	<p>Graveney is on the National Cycle Route 1 from Sittingbourne to Canterbury via Faversham and Whitstable. This is a popular route for families with children on bicycles and an increase in traffic would increase risk both to them and child pedestrians in the villages.</p>

SIGNED:

DATED: 24 May 2018

NOTES:

1. If you do make a valid representation you will be invited to attend a meeting of the Licensing Sub Committee and any subsequent appeal proceeding. If you do not attend, the Committee will still take into consideration any representations that you have made.
2. This form **MUST** be returned within the Statutory Period, which is 28 days from the date the notice was displayed on the premises OR the date specified in the Public Notice in the newspaper.
3. Representations can only relate to the four licensing objectives:
 - i. Prevention of crime and disorder
 - ii. Public safety
 - iii. Prevention of public nuisance
 - iv. Protection of children from harm



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4. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing Committee, which will be made public.
5. Please note that the name and address (excluding house number) of any person that has submitted a representation will ordinarily be disclosed to the applicant and are a matter of public record. Swale Borough Council is unable to accept or take in to account any anonymous representations.
6. Please return this form, when completed, to:
Licensing Section
Swale House
East Street
Sittingbourne
Kent
ME10 3HT
Or by Email to: licensing@swale.gov.uk



Are you registered to vote?

www.swale.gov.uk/all-about-voting



Chris Hills

From: Licensing Resource (SBC)
Sent: 24 May 2018 09:01
To: Chris Hills
Subject: FW: License Objection - Monkshill Farm

From: Donna Waters [REDACTED]
Sent: 23 May 2018 16:59
To: Licensing Resource (SBC)
Subject: License Objection - Monkshill Farm

Dear Licensing Department

Re: Application by Dave Whiteoak
Premises: Monkshill Farm, Monkshill Road, Faversham, Kent, [REDACTED]

We are writing in objection to the above license application.

We live at [REDACTED] which is [REDACTED] to the left of the farm when looking at the entrance from the road.

We firstly want to highlight our disappointment and astonishment at the way in which this application has been managed. When the land owner, Guy Botting, first bought the farm he introduced himself to us explaining that it wasn't in his interest to upset or annoy his neighbours and he would keep us informed of any plans for the farm. Then in January 2018 we were surprised to receive a letter from an events management company, Video Illusions, stating that they were working with the land owner on "Monkshill Showground, a new events space" and they "were looking to build relationships" and "work with residents". We then heard nothing further so you can imagine our dismay when the first thing we knew about the above application was a post on Facebook by a concerned resident of Graveney, posting a picture of the application which they had seen posted at the end of Monkshill Road, almost at the junction of Seasalter Road. Having seen this we looked around the immediate vicinity and found the nearest notice some approx. 300 yards away from our property, going away from the farm and nothing in the opposite direction until opposite Monkshill Bungalow which is even further distance. It was only after speaking to the licensing officer on 8th May that a notice appeared opposite our property and on the farm board.

We have multiple reasons for objecting to this application. The negative impact granting any such license would have on our quality of life and disruption to it and our well-being. We choose to live in this rural location and undisturbed community, which is completely unsuitable for a venue that would require such a license.

The lands in question already houses a children's nurse, traffic to support such a license would significantly risk those children. The application would allow activities on any day of the week, at any time day and night.

The surrounding area and infrastructure is unsuitable for such a venue. The roads are often only wide enough for one vehicle and certainly not any large vehicles that would be required to set up and dismantle to support such events. In addition the road is often used to decant vehicles following issues on the Thanet Way, which often results in altercations and vehicles needing to reverse to allow others to pass. One such recent incident prevented us from reaching the local farm shop due to the volume of traffic and the lack of two way access. Any additional traffic from this application will only increase the frequency of such

incidence, on both the local roads and the Thanet Way, the main route to the SE Coast. The company are talking about up to 8000 people and associated access to the site. In addition the roads are not built for this type or volume of traffic, they regularly flood, have potholes which will increase with this traffic.

The farm is also unsuitable for the traffic this will involve. The entrance is single access and since the nursery took residence we have witnessed on a number of occasions lorries coming and going and not being able to enter or exit as a result of their size and the limited turning circle.

There are no local public transport options other than cars or taxis, so the 8000 people would generate a similar volume of traffic, not to mention the added issues with people trying to walk away from the venue, disruption the local resident, risking injury from passing vehicles and the unmanned level crossing or Thanet Way. The local community is largely farming so farm vehicles often go up and down the roads, so would not be able to pass other traffic on this scale.

The local area there is already Faversham Showground, which is underutilised but in a much better position for similar events with easy access from the Thanet Way and less disruption. Then there is Mount Ephraim that has one large event a year, which we hear from that distance so we are very concerned about the noise disruption and disturbance that this cause.

We haven't even broached that the land is not suitable for these events regularly flooding the fields and our property.

We look forward to your consideration

Kind regards

Donna and Mark Waters

Sent from [Outlook](#)

Chris Hills

From: Licensing Resource (SBC)
Sent: 03 May 2018 09:30
To: Chris Hills
Subject: FW: New Premises Licence for Monks Hill Showground - Objection

From: D M K Johncock [REDACTED]
Sent: 02 May 2018 21:52
To: Licensing Resource (SBC)
Subject: New Premises Licence for Monks Hill Showground - Objection

Dear Sir

We wish to raise an objection to the aforementioned application on the following grounds.

Prevention of Public Nuisance

We understand from the documents submitted by the applicant that the venue will be hosting large events on the site with the potential of up to 8000 visitors, given that this will be accompanied by amplified music coupled with a liquor licence from 12 noon until midnight at least 6 days a week and most weeks of the year gives us real grounds for concern.

This is a small, quiet rural community which is unequipped and unsuitable for the hosting of such events and the activity proposed is not commensurate with the location proposed. We feel that the noise pollution generated by this venue would be a constant threat to rural life and inappropriate to the demographic of the village community.

Public Safety

The proposal and scale of the development would generate unacceptable levels of traffic on rural roads especially given the capacity of the venue and the absence of public transport links which would necessitate access to the site by private cars. The road leading to the site is, in places, merely a single track road and not designed to carry such heavy traffic movements, moreover, there is no pavement along Monks Hill Road leading to the site which would pose an unacceptable safety risk to any pedestrians or cyclists using this route.

Given that this is a popular route off of Sustrans, National Cycle Route 1 and is subsequently heavily used by cyclists gives us grave concerns for public safety.

Prevention of Crime and Disorder

Again, given the scale of the vehicular movements and the fact that this is a premises with a licence to sell alcohol gives us real concern for the potential for drink driving offences which would be further exacerbated by the fact that the access and egress to the site can only be achieved via narrow un-illuminated rural roads which are unsuitable for such traffic volumes. In addition there is increased potential for speeding and unsafe driving offences

with the added prospect of a likelihood of a large amount of litter to be deposited thought the countryside enroute to the venue.

General Note

It is our opinion that the preposed venue is totally unsuitable for the activities detailed in the licence application and would be detrimental to both the local community and the environment.

A small rural community is not suitable for a development of this size and scale, the venue would not serve the local community and represents a commercial operation geared solely towards profit with no tangible positive benefits for the community in which it is located.

The environmental impact of such a scheme would be both large and detrimental to residents and to rural life, with this in mind we would assume that the authority would need to have carried out an "Environmental Impact Assessment" in relation to this application, we would be grateful if you could confirm if this has been done and also whether or not the development is fully compliant with any local planning regulations that would apply to the preposed site.

Yours Faithfully

Keith Beney and Delores Johncock

[REDACTED]
Seasalter Road
Graveney
Faversham
Kent ME13 [REDACTED]

Application for New Premises Licence – Dave Whiteoak, Monks Hill Farm, Monkshill Road, Faversham, ME13

I wish to object to the above application on the following grounds:

Prevention of crime and disorder – when a large number of outside visitors are introduced to a rural area, for the activities that are being applied for, there will be an increase in disorder and the potential for crime. The participants may be fueled by alcohol and will be moving late at night after mass entertainment events and will be moving in large numbers, using narrow lanes which will become congested to the point of gridlock.

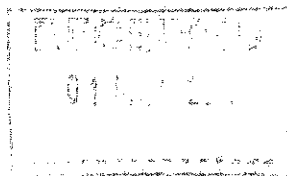
Public nuisance – public nuisance will occur because of the production of noise and light pollution in the open air, in a quiet rural area. I believe this nuisance would apply to the whole of Graveney and wider surrounding areas. It will also be at all hours of the day and night. The traffic entering and leaving the site will be bottle necked by the narrow lanes on to which the site fronts, and in the surrounding routes beyond the immediate site. Large numbers of vehicles will be using narrow, ill surfaced, unlighted and twisting lanes where vehicles cannot pass easily. Local business already cause some difficulties because any vehicles bigger than a modest car can only be passed at certain critical points. No one way system would be feasible, because of its interference in local business activity and local resident movement.

Public Safety – public safety will be jeopardised by the extraordinarily increased volume of traffic anticipated. As mentioned, all the roads around the site are small, restricted width and of uneven surface. There are frequent squeeze points and blind curves. The road through Graveney is a national cycle route (number 1) and takes substantial cycle traffic. There are few sections of pavement for pedestrians. The Graveney School would have difficulties at arrival and departure times. The bus service, which is invaluable to many residents, could not be diverted for a one-way system. The village has a high proportion of elderly residents and it is vital that emergency services have ready access at all times. The access from the A299 would be unable to handle the volume for such huge events. Any queuing for the site will rapidly spread back onto the A299 dual carriageway, and become a huge accident risk. Marshalling on the site and at its entry can not be sufficient.

Mr Malcolm Rogers, Seasalter Road, Graveney, Faversham ME13

27th April 2018

28 April 2018



Seasalter Road
Graveney
Faversham
Kent ME13

Licensing Officer
Licensing Department
Swale Borough Council
East Street
Sittingbourne
Kent ME10 3HT

Re: Proposed Activities at Monkshill Farm, Monkshill Road, Faversham, ME13 9EH

Dear Sir / Madam,

I am writing to oppose the licensing application made at the above address. The proposed development will severely and detrimentally impact the local area and, in particular Graveney village. My reasons for opposing are as follows:

1. The proposals for music and other events will create noise pollution in a village that is very quiet and in a very rural location.
 - a. The location is situated on a hill and noise pollution will be unavoidable due to its orientation.
 - b. The proposals to sell alcohol until midnight 7 days a week will result in noise and potentially more accidents when visitors leave the event due to the poor road system leading and from the location.
2. The location is on a narrow country lane and the applicant proposes to introduce a one-way road system during these events, taking all traffic along Seasalter Road through Graveney to the A299.
 - a. This would take all traffic past my house and restrict movement of our village and its residents which is unacceptable.
 - b. The location is just a short distance from the A299 and the traffic should enter and leave the location via that route, not take them through a much longer and more intrusive route via Graveney.
 - c. If the applicant feels this would impact their visitors then they should pay to improve the road leading from the A299 so that the impact is not extended beyond their area.
3. Based on your licensing application process it is evident that the applicant has not followed due process:

- a. I understand all local residents should have received a notice directly through their letter box. I live 1.1 miles from the location and have received nothing.
- b. I understand notices should be prominently displayed at regular intervals. I was not aware of this application until someone from our village saw a single notice posted on a fence which is in the middle of nowhere.
- c. The applicant has already posted details of their first event at the end of May, despite not yet having licensing approval.
- d. It is clear from these examples that the applicant has no intention of following the correct process. As a result, I have no confidence that any promises to monitor and restrict noise and traffic will not be upheld and that we will have a continuing battle with him to address the impacts that will be suffered as a result of his plans.

Based on these reasons I ask that you decline this application.

Kind regards,



Marie King

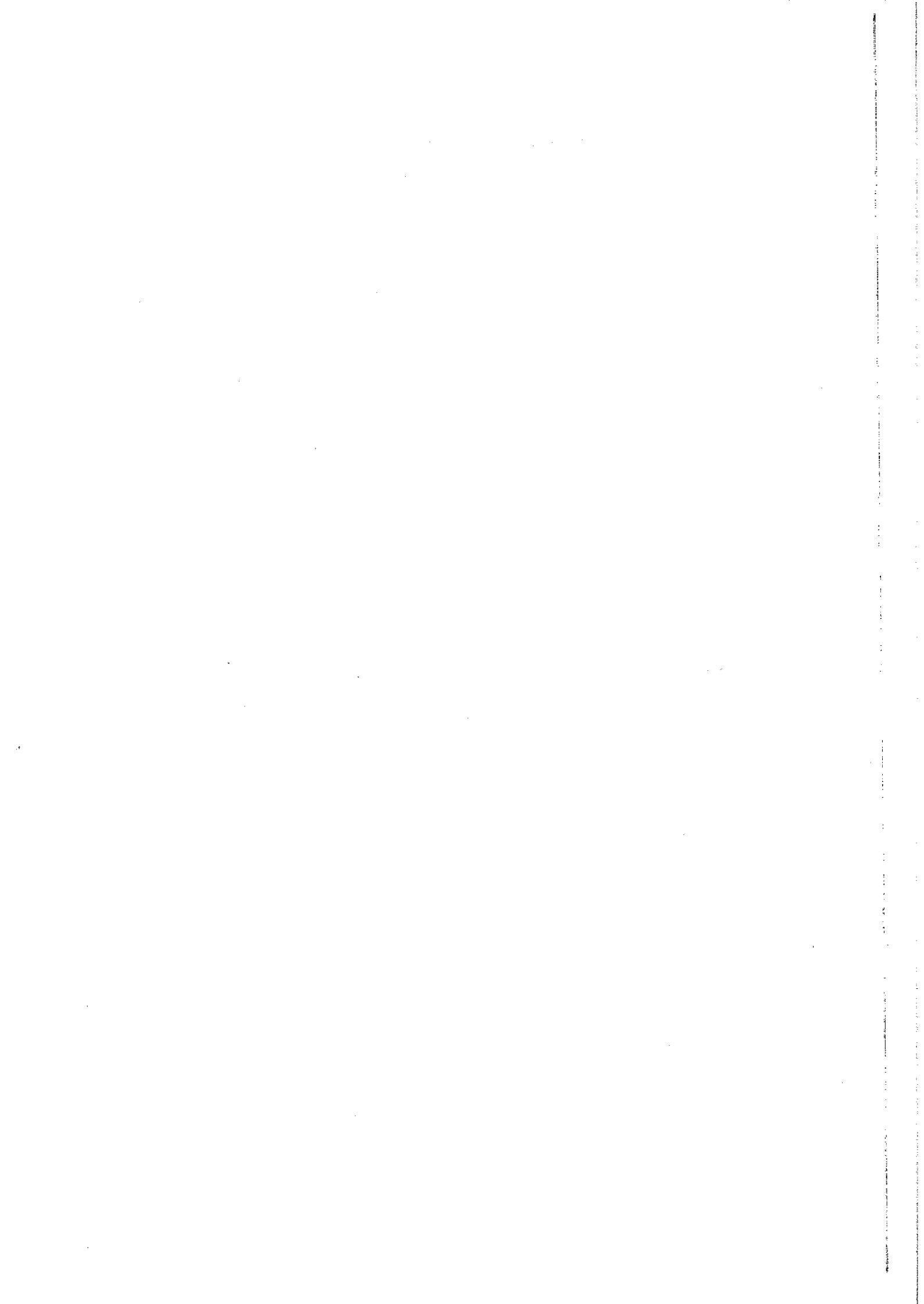
Chris Hills

From: [REDACTED]
Sent: 04 May 2018 14:42
To: Licensing Resource (SBC)
Subject: monks hill
Attachments: 123.docx

dear sirs

please think about this before you accept application, i have lived in [REDACTED] for only 14 years, and in that short time you have let S&A HAVE MORE AND MORE POLY TUNNELS AND LAND TO RUIN OUR AREA. The infrastructure of highstreet road is under to much pressure with HGVS 24 HOURS A DAY now this person wants to add to this at all hours. This is not a show ground it was a farm.
Please say no

mark Benham



Swale House, East Street,
 Sittingbourne, Kent ME10 3HT
 DX59990 Sittingbourne 2
 Phone: 01795 417567
www.swale.gov.uk

Licensing Act 2003

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by other persons of the premises to be licenced as detailed below:	
mark benham	
Organisation name OR Name of body you represent	
residents of hernhill	
Email address	
Daytime contact number	

Name of premises you are making a representation about	monks hill
Address of premises you are making a representation about	Monks Hill Farm Showground ???? monkshill road me13 9eh

Your representation must relate to one of the four licensing objectives (see note 4)

Licensing Objective	Yes	Please detail the evidence supporting your representation OR the reason for your representation. Please use a separate sheet of paper if necessary
Prevention of crime & disorder	yes	drunk and disorderly
Public Safety	yes	small road, quite area
Prevention of public nuisance	yes	noise very late at night
Protection of children from harm		

SIGNED: m benham

DATED: 04/05/2018

Chris Hills

From: [REDACTED]
Sent: 05 May 2018 21:35
To: Licensing Resource (SBC)
Subject: Fw: objection to Licence/change of use Monkshill farm ME13 9EH

On Saturday, 5 May 2018, 21:32, [REDACTED]

Mr & Mrs R S Wraight

[REDACTED]

Monkshill Road

Hernhill

Faversham

Kent

ME13 [REDACTED]

5th May 2018

Dear Sir/Madam,

We are writing to you regarding the change of use for the following property,

Monkshill Farm, Monkshill Road, Hernhill, Faversham, Kent, ME13 9EH.

Monkshill farm want to develop the site into an events showground and apply for various licences, ie provision of films, recorded music, dance, late night refreshment, and an alcohol licence, these licences cover the entire week.

As a resident of Monkshill Road, we are strongly opposed to this change of use, and their proposed ideas to make the road one way, to help with inevitable congestion problems , - they do not appear to have considered the local businesses, or the local residents or the fact that agricultural vehicles use this road every day.

During the harvest months there are huge agricultural vehicles carrying hay going up and down the road throughout the day , do they expect the tractors to use the Thanet Way? (due to them proposing the road be made one way).

Monksill Road , is in a very rural hamlet of Hernhill , a majority of the road is single lane, the road is already in a poor state of repair due to the traffic that currently uses it.

Monkshill Farm is one mile from the Thanet Way, when an accident occurs on the Thanet Way, the drivers divert around the problem by driving through Hernhill and Graveney, normally at speed, due to the drivers not knowing the local area, which in itself is dangerous, whenever this happens it causes congestion along the whole road, it is often at a standstill outside the school which is further down in the village.

At the Thanet Way end of Monkshill Road, there is an industrial estate of local businesses and also Large greenhouses, which employ seasonal workers, who are constantly walking up and down the road, there are no pavements or streetlights at any point along Monkshill Road, which is dangerous to pedestrians, if the traffic increases, due to Monkshill Farms events, this will not only endanger locals, but also and visitors to the events.

There would be increased traffic due to vehicles carrying equipments to these events, and Taxis and their proposed shuttle buses taking revellers home.

Due to a retail outlet being built just off the Thanet Way at Whitstable, the traffic is frequently backed up along the Thanet way, and has recently been right up to the BP Garage due to people turning off to go to Whitstable, this traffic understandably increases in the warmer months due to people visiting Whitstable.

All these points would make it extremely difficult for the emergency services to attend residents or properties along Monkshill Road, especially as Monkshill Farm want to change the road to One Way.

If they did this, and there was an accident, or fire or any other emergency are they going to send an ambulance or fire engine around the one-way diversion?

There is a railway crossing and a stone made single lane bridge along Monkshill Road, and we do not believe that the bridge would be able to cope with increased traffic.

There is also a small village school in Graveney, increased traffic, means increased pollution, and increased danger to those children, there is already enough traffic going through Graveney with The Proposed Cleve Hill site increasing in size.

There are also Wide load vehicles that travel through Graveney which take Large Static caravans to the holiday parks in Seasalter.

Monkshill Farm site is in an elevated position, the land is farmland, and is not suitable for this type of venue, most of it is sloping, due to its position any noise and light pollution will be magnified, it will travel widely, which will cause disturbance to locals, it will also further impact on conservation of this beautiful rural area, it may have an impact on crime figures, due to there being more visitors and alcohol consumption can sometimes lead to an increase in crime, there will be more rubbish, and more recycling. Where are they going to park 2000 or more cars?

Most of the properties along Monkshill Road have their own cesspits for waste water, How is Monkshill Farm going to cope with catering for 8000 visitors ?.

The Road constantly floods in one particular area, just down from the farm.

We would like to highlight, that there is already a perfectly adequate showground in Faversham, a couple of miles along the Thanet Way, Faversham showground is significantly underused, despite that fact that it is in a prime position, it has almost immediate access to the Thanet Way, the traffic can be diverted in and out of a number of different routes, it could be diverted over the Thanet way coast bound, or London bound, through Boughton, directly onto the A2, or the Brenley corner roundabout which is ideal for controlling traffic.

We feel that all these points are valid, and we ask you to consider them all, we also strongly believe that Monkshill Farm is not right site for such a showground.

Please confirm receipt of this email

Yours sincerely

Michaela & Robert Wraight

RECEIVED
21 APR 1991

Monkshill Road

Hernhill

Near Faversham

ME13

The Licensing Department

Swale Borough council

Swale House

East Street

Sittingbourne

Kent ME10 3HT

Dear Sir/Madam,

Re: Application for a new premises licence at Monkshill Farm, Monkshill Road, Faversham, Kent
ME13 9EH

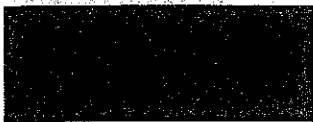
We would like to strongly object to this proposal. We have very big concerns regarding noise disturbance as we live very close to Monkshill Farm. We have children and are very concerned that allowing alcohol and music until midnight will affect our ability to sleep not only with the music but with people leaving the event after midnight. I have looked into the sound company (Video Illusions) wishing to run the events and some of their past events (in other locations) have been heavy metal bands where the volume is a huge concern of ours which would affect our quality of life. In addition, the traffic generation caused by these events would also cause noise disturbance late at night and early morning when big events are being set up.

Secondly, traffic generation, highway safety and road access would also be a big concern. Monkshill Road is not suitable to two-way traffic along its entire length. I am really concerned that we would have difficulty gaining access to our property at times when people are arriving to an event as this would cause queues along the road. Currently Monkshill road is used by farm machinery and any lorries coming down the road always cause a hold up. There was talk from the sound company of making the road a one-way system. This seems to be a ridiculous idea as it would mean residents driving all the way through Graveney before we could head into Whitstable where the children attend school etc.

Finally, the effect on nature conservation is also a big concern. These type of events will have an environmental impact due to increase in rubbish (including plastic cups) being left at the event and thrown from the cars attending. The land next to Monkshill Farm is owned by the RSPB. Surely noise disturbance will also be a big disadvantage to attracting the birds that the RSPB wish to protect.

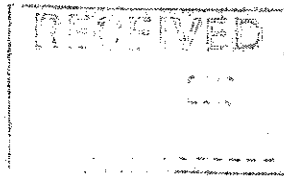
We would be really grateful if you would take our concerns into consideration when reviewing this case.

Yours sincerely



Mr and Mrs Newman

28 April 2018



Seasalter Road
Graveney
Faversham
Kent ME13

Licensing Officer
Licensing Department
Swale Borough Council
East Street
Sittingbourne
Kent ME10 3HT

Re: Proposed Activities at Monkshill Farm, Monkshill Road, Faversham, ME13 9EH

Dear Sir / Madam,

I am writing to oppose the licensing application made at the above address. The proposed development will severely and detrimentally impact the local area and, in particular Graveney village. My reasons for opposing are as follows:

1. The proposals for music and other events will create noise pollution in a village that is very quiet and in a very rural location.
 - a. The location is situated on a hill and noise pollution will be unavoidable due to its orientation.
 - b. The proposals to sell alcohol until midnight 7 days a week will result in noise and potentially more accidents when visitors leave the event due to the poor road system leading and from the location.
2. The location is on a narrow country lane and the applicant proposes to introduce a one-way road system during these events, taking all traffic along Seasalter Road through Graveney to the A299.
 - a. This would take all traffic past my house and restrict movement of our village and its residents which is unacceptable.
 - b. The location is just a short distance from the A299 and the traffic should enter and leave the location via that route, not take them through a much longer and more intrusive route via Graveney.
 - c. If the applicant feels this would impact their visitors then they should pay to improve the road leading from the A299 so that the impact is not extended beyond their area.
3. Based on your licensing application process it is evident that the applicant has not followed due process:

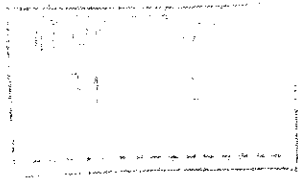
- a. I understand all local residents should have received a notice directly through their letter box. I live 1.1 miles from the location and have received nothing.
- b. I understand notices should be prominently displayed at regular intervals. I was not aware of this application until someone from our village saw a single notice posted on a fence which is in the middle of nowhere.
- c. The applicant has already posted details of their first event at the end of May, despite not yet having licensing approval.
- d. It is clear from these examples that the applicant has no intention of following the correct process. As a result, I have no confidence that any promises to monitor and restrict noise and traffic will not be upheld and that we will have a continuing battle with him to address the impacts that will be suffered as a result of his plans.

Based on these reasons I ask that you decline this application.

Kind regards,



Tom King



Faversham Road

Seasalter

Whitstable

Kent CT5



29th April 2018

Re Applicant: Dave Whiteoak Of Monks Hill Farm , Monkshill Road, Monkshill Nr
Graveney Kent ME13 9EH

To whom it may concern

I would like to make a very severe objection to the above application

After experiencing an evening last summer, when a music festival was held at Monks Hill Farm which lies directly opposite and in clear view of my home, I am horrified to be informed that Mr. Dave Whiteoak is applying for a licence to make this a permanent occurrence.

On this particular evening, running into the early hours of the morning, I could not only clearly hear the continual dreadful noise; vibrations could also be strongly felt from it. I had very little sleep that night.

Furthermore, if this application goes ahead it would ruin the peace and quiet which I have enjoyed since moving here approx 30 years ago.

In light of this, I would most strongly object to Mr Whiteoak receiving a licence for permission to be able to cause such a nuisance to all the inhabitants and visitors to Seasalter.

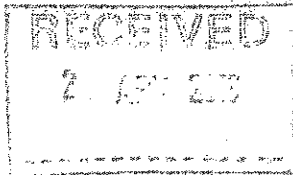
Yours sincerely,



Mrs Sheila Hague

WALDENS Of Seasalter

Caravan and Chalet Park



400 Faversham Road
Seasalter
Whitstable
Kent
CT5 4BW

Telephone: (01227) 272098
Fax: (01227) 266500

E-mail: waldensofseasalter@talktalkbusiness.net

Website: www.waldensofseasalter.co.uk

24th April 2018

Re Applicant: Dave Whiteoak of Monks Hill Farm, Monkshill Road,
Monkshill Nr Graveney Kent ME13 9EH

To whom it may concern

We would like to make a very severe objection to the above application.

We are a family run holiday park that has been trading in the same location for nearly seventy years. Our park has one hundred and twenty holiday homes, at any one time we can have over two hundred people in residence.

We pride ourselves on giving our owners a quiet environment from which to enjoy the delights of the local area.

Last summer, this peace and tranquillity was spoilt by a whole night of loud music, which resulted in a flood of angry complaints from our residents; many had no sleep at all. It was so severe that we found ourselves trying to locate the source of this horrendous and relentless noise, it was found to be on the premises relating to this application.

We can only assume that this was a trial for the farm before commencing a full application, furthermore if this application were to be successful, it would undoubtedly have a seriously detrimental effect not only on our own business but that of the whole local area.

Consequently, in light of this, we would very much appreciate being kept informed, in writing, at all developmental stages of this application.

Yours sincerely,

(Peter Hague)

Proprietors: JOHN HAGUE & SONS LTD
DIRECTORS: S HAGUE, P J HAGUE

REG. OFFICE: 23 Hockerill Court, London Road, Bishop's Stortford, Herts. CM23 5SB
V.A.T. NO 272 4924 47 Registered in England No.00 518786

Color Authorised dealer



Licensing Act 2003

PUBLIC NOTICE

Application for a New Premises Licence
Dave Whiteoak

Name of Applicant:

Monks Hill Farm, Monkshill Road,

Premises: Faversham, Kent ME13 9EH

Proposed Licensable activities:

Provision of Films : Thursday-Friday 18:00 - 00:00

Saturday - Sunday 12:00 - 00:00

Provision of Recorded Music and Provision of
Performances of Dance : Friday 15:00 - 00:00, Saturday
12:00 - 00:00, Sunday 12:00 - 23:00

Late Night Refreshment : Monday - Saturday 12:00 -
00:00, Sunday 12:00 - 00:00

Supply of Alcohol : Monday - Saturday 12:00 - 00:00
Sunday 12:00 - 23:00

Date to make representations by: 7th May 2018

The licensing applications can be inspected by appointment
with the Licensing Team between 10am and 4pm Monday
Friday. Any objections to this application must be made in
writing to The Licensing Department
Swale Borough Council, Swale House, East Street
Bridgingbourne, Kent, ME10 3HT

It is an offence knowingly or recklessly to make a
statement in connection with an application for a licence
which is false or misleading. A person who
makes a false statement is liable, on summary conviction,
to a maximum fine of £5,000.

Chris Hills

From: [REDACTED]
Sent: 06 May 2018 22:25
To: Licensing Resource (SBC)
Subject: Monkshill Farm ME13 9EH New Premises Licence
Attachments: Monksill Road.docx

Christina Hills Licensing Officer

Please find attached our letter of objection to the above.

Many Thanks

Yours Sincerly

Susan & Robert Wraight.

[REDACTED]
Monkshill Rd
Waterham hernhill
ME13 [REDACTED]

5/5/18

The Licensing Dept Swale Borough Council

Objection to Application for a new Premises Licence. Dave Whiteoak Monkshill Farm Monkshill Rd ME139EH

Dear sir

Monksill Road , is in a very rural hamlet of Hernhill , a majority of the road is single lane, the road is already in a poor state of repair due to the traffic that currently uses it.

Monkshill farm want to develop their site into an events showground and apply for various licences, ie provision of films, recorded music, dance, late night refreshment, and an alcohol licence, these licences cover the entire week.

As a resident of Monkshill Road, we are strongly opposed to this change of use, and their proposed ideas to make the road one way, to help with inevitable congestion problems , - they do not appear to have considered the local businesses. At the Thanet Way end of Monkshill Road, there is an industrial estate and also Large greenhouses, which employ seasonal workers, who are constantly walking up and down the road, there are no pavements or streetlights at any point along Monkshill Road, which is dangerous to pedestrians, if the traffic increases, due to Monkshill Farms events, this will not only endanger locals, but also and visitors to the events.

Also due to a retail outlet being built just off the Thanet Way at Whitstable, the traffic is frequently backed up along the Thanet way, and has recently been right up to the BP Garage due to people turning off to go to Whitstable, this traffic understandably increases in the warmer months due to people visiting Whitstable.

All these points would make it extremely difficult for the emergency services to attend residents or properties along Monkshill Road, especially as Monkshill Farm want to change the road to One Way. If they did this, and there was an accident, or fire or any other emergency are they going to send an ambulance or fire engine around the one way diversion?

Monkshill Farm site is in an elevated position, the land is farmland, and is not suitable for this type of venue, most of it is sloping, due to its position any noise and light pollution will be magnified, it will travel widely, which will cause disturbance to locals, it will also further impact on conservation of this beautiful rural area, it may have an impact on crime figures, due to there being more visitors and alcohol consumption can sometimes lead to an increase in crime, there will be more rubbish, and more recycling. Where are they going to park 2000 or more cars?..

We would like to highlight, that there is already a perfectly adequate showground in Faversham, a couple of miles along the Thanet Way, Faversham showground is significantly underused, despite that fact that it is in a prime position, it has almost immediate access to the Thanet Way, the traffic can be diverted in and out of a number of different routes, it could be diverted over the Thanet way coast bound, or London bound, through Boughton, directly onto the A2, or the Brenley corner roundabout which is ideal for controlling traffic.

We feel that all these points are valid, and we ask you to consider them all, we strongly believe that Monkshill Farm is not the right site for such a showground.

Yours sincerely

Susan and Robert Wraight

Licensing Dept.
Swale Borough Council
Swale House
Bittingbourne.

Mrs A McKeeves

Waterham Road

Faversham

Kent

ME13

Monks Hill Showground

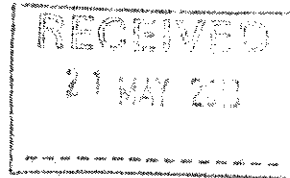
Dear Sir,

I would like to object to the request by Video Illusions Ltd for an alcohol license to sell alcohol everyday of the week. up at Monks Hill Farm.

This will encourage a big increase in traffic on unsuitable country lanes even as it suggested one way directions, & the encouragement of buses. This will make it very difficult for us living in the area to access our houses & for farm vehicles accessing fields. It will increase the number of drivers not used to narrow country lanes & passing lorries, who will drive too fast.

The noise of music encouraged at the events every weekend will be unbearable as the position on the hill it is impossible to reduce the sound with modern technology.

Yours



Monkshill Road
Waterham
Herrnhill
Faversham
Kent
ME13 [redacted]

16 May 2018

The Licensing Department
Swale Borough Council
Swale House
East Street
Sittingbourne
ME10 3HT

Dear Sir / Madam,

We the undersigned, [redacted]
to Monkshill Farm and strongly object to the proposed
Licensable activities at Monkshill Farm, for the following
reasons:-

1. Noise disturbance

Being in a rural environment, sound carries as there are no barriers to contain it. In still air, we can clearly hear the sound of trains passing through Gravney as if they were in our garden.

There have been 'rares' on Gravney marshes and on the farm itself, which have caused sleepless nights, so as you can no doubt imagine, we could certainly do without the proposed; seven days a week, late night disturbance potential of this unacceptable application.

Due to the proposed provision of alcohol and refreshments seven days a week, most days till midnight, there would be disturbance far beyond midnight, possibly into the early hours of the morning.

2. Traffic access

Monkshill Road, being a narrow potholed country road with limited passing places, is not suitable for the volume of traffic that this application would generate.

It is bad enough, that whenever there is an accident on the A299 Thanet Way or a problem at Brenley Corner, we are often unable to exit our driveway, due to the sheer volume of nose-to-tail traffic using Monkshill Road as a cutthrough to Faversham / Whitstable etc.

Yours sincerely,

MR BRIAN DAVISON
[redacted]

e

MRS JACKIE DAVISON
[redacted]

