



A G E N D A

LICENSING SUB-COMMITTEE

Tuesday 20 June 2023 at 11.00 am
Council Chamber, Town Hall, Royal Tunbridge Wells, Kent TN1 1RS

Members: , Councillors

Quorum: 3 Members

- 1 Chair's Introduction** (Page 3)
Announcement on procedural matters.
- 2 Declarations of Interest** (Page 4)
To receive any declarations of interest by members in items on the agenda. For any advice on declarations of interest, please contact the Monitoring Officer.
- 3 Determination of an application for a zoo licence Sky Birds of Prey** (Pages 5 - 43)

EXEMPT ITEM(S)

It is proposed that, pursuant to section 100A(4) of the Local Government Act 1972 and the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following item(s) of business on the grounds that it/they may involve the likely disclosure of exempt information as defined in Part I, Schedule 12A of the Act, by virtue of the particular paragraph(s) shown on the agenda and on the attached report(s).

Exempt Appendices - Zoo License - Birds of Prey

Exempt by virtue of paragraphs 1,2 and 3 of Schedule 12A of the Local Government Act 1972 (as amended): Information relating to and Individual, Information which is likely to reveal the identity of an individual and information relating to the financial or business affairs of any particular person including the authority holding that information.

Democratic Services Team

**Town Hall
ROYAL TUNBRIDGE WELLS
Kent TN1 1RS
Tel: (01892) 554413**

Attending Meetings

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Speaking at Meetings

Members of the public are encouraged to participate and may speak to the Council directly on any item on the agenda for up to 3 minutes. Members of the public (and any members of the Council who are not members of the committee) will need to register with Democratic Services in advance. Please see the agenda item titled **Notification of Persons Registered to Speak** for more details.

Coming to the Town Hall

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Chair's Introduction

For Licencing Sub Committee on Tuesday 20 June 2023

Procedural Item

Announcement on procedural matters.

Declarations of Interest

For Licencing Sub Committee hearing on Tuesday 20 June 2023

Procedural Item

To receive any declarations of interest by members in items on the agenda in accordance with the Members' Code of Conduct. For any advice on declarations of interest, please contact the Monitoring Office before the meeting.

Determination of an application for a zoo licence for Sky Birds of Prey, Honnington Farm, Vauxhall Lane, Southborough, Royal Tunbridge Wells, Kent, TN4 0XD

For Licensing Sub-Committee on 20th June 2023

Summary

Lead Member: Councillor Ellen Neville - Environmental Services

Lead Director: Paul Taylor – Director of Change and Communities

Head of Service: Gary Stevenson – Head of Housing, Health and Environment

Report Author: Zoe Martin – Animal Licensing Officer

Classification: Partially Exempt from Disclosure – Exempt Appendices A, B and C exempt by virtue of paragraphs (1), (2) and (3) of Schedule 12A of the Local Government Act 1972 (as amended):

- (1) Information relating to an individual
- (2) Information which is likely to reveal the identity of an individual
- (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Wards Affected: Southborough North

Approval Timetable	Date
Licensing Sub-Committee	20 th June 2023

Recommendations

1. That Members determine the application for a zoo licence by Sky Birds of Prey, taking into consideration all relevant legislation and guidance and the inspector's report with attached conditions.

1. Introduction and Background

- 1.1 The Zoo Licensing Act 1981 is in place to regulate the operation of any establishment operating as a “zoo”. An establishment is considered under the Act as a “zoo” if wild animals are kept for exhibition to the public otherwise than for the purpose of in a pet shop or circus. The Act applies to any “zoo” where members of the public have access with or without charge for admission, on seven days or more in any period of 12 consecutive months.
- 1.2 Sky Birds of Prey is located at Honnington Farm, Vauxhall Lane, Southborough, Royal Tunbridge Wells, Kent, TN4 0XD. Sky Birds of Prey have a collection of approximately 60 birds of prey that are exhibited to the public both on and off the premises through the means of private experiences and group displays. Sky Birds of Prey also have a second premises based in Ashford known as ‘The Hawking Centre’ located at Eastwell Manor Hotel, Ashford, Kent, TN25 4HR which is under the jurisdiction of Ashford Borough Council.
- 1.3 As wild animals are exhibited by Sky Birds of Prey to members of the public on more than seven days in 12 consecutive months, the premises requires a zoo licence.
- 1.4 Tunbridge Wells Borough Council (‘the Council’) is the issuing authority for any zoos operating in the borough of Tunbridge Wells. The authorised inspector for the Council is required to carry out an inspection of the premises with a designated Secretary of State (SoS) veterinarian to determine the application.
- 1.5 Once an application has been submitted and the necessary inspection undertaken, a decision regarding the application must be made by the Council whether to grant or refuse the licence. The Council shall have regard to the inspection form and any conditions proposed by the Secretary of State (SoS) inspector that accompanies the Council officers at the inspection. The Council are also permitted to add any relevant conditions and recommendations to the licence which they believe are necessary and in line with the Zoo Licensing Act 1981.
- 1.6 The applicant also has opportunity to make any comments regarding the inspection form, proposed conditions, and determination of the licence.
- 1.7 In addition to the Zoo Licensing Act 1981, several additional documents are also required to be considered when determining an application for a zoo licence. These are the Secretary of State’s Standards of Modern Zoo Practice (SSSMZP), the Zoos Expert Committee Handbook and the Guide to the Act’s Provisions. These documents cover how zoos, and the animals within these premises, are managed, provisions for health and safety of animals, staff and

visitors and appropriate conservation, education, and research measures for Zoos according to their type and size of collection.

- 1.8 Under s.4(2) Zoo Licensing Act 1981, the local authority **shall** refuse to grant a licence for a zoo if they are satisfied that the establishment or continuance of the zoo would injuriously affect the health or safety of persons living in the neighbourhood of the zoo, or seriously affect the preservation of law and order.
- 1.9 Under s.4(3) Zoo Licensing Act 1981, the local authority **may** refuse to grant a licence for a zoo if they are not satisfied that the standards of accommodation, staffing or management are adequate for the proper care and wellbeing of the animals or any of them or otherwise for the proper conduct of the zoo. The Guidance to the Act confirms that the Secretary of State would not normally expect a licence to be refused in a situation where adequate standards were not met but where there were reasonable prospects that improvements would take place. In practice this is a situation where the local authority will wish to consider imposing a condition or conditions (in accordance with the powers granted to them by section 5 of the Act).

2. Application and inspection procedure for Sky Birds of Prey

- 2.1 As part of the zoo licence application process, the applicant is required to publish notices in one local and one national newspaper before submitting a formal application to the Local Authority. These notices are attached as **Appendix A** and **Appendix B**. The notice of intent to apply for a licence submitted to the Local Authority is attached as **Exempt Appendix A**.
- 2.2 The Council received no written representations in response to the publication of these notices so the applicant was permitted to submit their full licence application which is attached as **Exempt Appendix B**.
- 2.3 Due to incomplete planning permission for the site, the application was not progressed by the Council until planning permission was confirmed. Planning permission was approved on 23rd December 2022 and the planning decision is attached as **Appendix C**.
- 2.4 The inspection of Sky Birds of Prey's for the zoo licence application was conducted on Tuesday 9th May 2023 by Miss Zoe Martin (Animal Licensing Officer for the Council), Ms Nollaig Hallihan (Food and Safety Team Leader for the Council) and Dr Martin Lawton (appointed Secretary of State inspector). In attendance from the zoo was Mr Paul Green (applicant) and Ms Zoe Lisney (admin manager).
- 2.5 The completed inspection form from the Secretary of State inspector is attached as **Exempt Appendix C**.
- 2.6 The proposed conditions from the Local Authority are attached as **Appendix D**.

- 2.7 The 'kitchen development plan' and 'veterinary treatment room development plan' mentioned in Appendix D, are attached as **Appendix E** and **Appendix F**. These development plans and associated timelines have been agreed between the Zoo and the Council at a visit on 31st May 2023.
- 2.8 Mr Green has also provided a document with details of work undertaken thus far and proposed developments to be made following the inspection which is attached as **Appendix G**.

3. Options Considered

- 3.1 Option 1 – Grant the application for a zoo licence considering the proposed licence conditions detailed and propose no further recommendations or conditions.
- 3.2 Option 2 – Grant the application for a zoo licence considering the proposed licence conditions detailed and any modifications as the Licensing Sub Committee see fit in accordance with the law and guidance.
- 3.3 Option 3 – Refuse the application for a zoo licence.

4. Preferred Option and Reason

- 4.1 That Members determine the application for a zoo licence by Sky Birds of Prey, taking into consideration all relevant legislation and guidance and the inspector's report with attached conditions.

5. Consultation on Options

- 5.1 Mr Green was made aware on 16th May 2023 that the determination of the zoo licence application for Sky Birds of Prey would be determined by Members on 20th June 2023 at 11:00.
- 5.2 On 17th May 2023, an email was sent from Mr Green confirming attendance to the hearing on 20th June 2023.
- 5.3 Mr Green has submitted plans to the Local Authority of the intended developments and action taken.
- 5.4 No other consultation is required by the Zoo Licensing Act 1981.

6. Appendices and Background Documents

Appendices:

Agenda Item 3

- Appendix A: Notice in the Kent Messenger of intent to apply for a zoo licence
- Appendix B: Notice in the London Gazette of intent to apply for a zoo licence
- Appendix C: Approval of planning permission
- Appendix D: Proposed conditions for licence
- Appendix E: Kitchen development plan
- Appendix F: Veterinary treatment room development plan
- Appendix G: Development plans and comments from Mr Green – 6th June 2023

Exempt Appendices

- Exempt Appendix A: Notice submitted to Local Authority of intent to apply for a zoo licence
- Exempt Appendix B: Sky Birds of Prey – Zoo application form
- Exempt Appendix C: Inspection report

Background Papers:

- [Zoo Licensing Act 1981](#)
- [Secretary of State's Standards of Modern Zoo Practice \(SSSMZP\)](#)
- [Zoo Expert's Committee Handbook](#)
- [Guide to the Act's Provisions](#)

7. Cross Cutting Issues

A. Legal (including the Human Rights Act)

Zoo licensing is regulated by the Zoo Licensing Act 1981. This requires the Local Authority to determine applications for zoo licences in accordance with the requirements set out in s.4 of the Act.

Human Rights

Article 1 of the First Protocol is concerned with the protection of property and provides that every person is entitled to peaceful enjoyment of his possessions. The term 'possessions' is given a broad definition and includes a licence.

Article 8 is concerned with the right to respect for private and family life. It states that Everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others. The Council has had the proper regard for Article 8.

Article 6 relates to the right to a fair hearing. The applicant has seen this report prior to this hearing and is aware of the reason why the Sub-Committee is considering this application.

Helen Ward, Mid Kent Legal Services, Lawyer (Contentious), 24.05.2023

B. Finance and Other Resources

No implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

C. Staffing

No implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

D. Risk Management

No implications

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

E. Environment (inc. Biodiversity) and Sustainability

No direct implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

F. Community Safety

No community safety implications.

Section 17, Crime and Disorder Act 1998

17(1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Zoe Martin, Animal Licensing Officer and Report Author, 8th June 2023

G. Equalities

Section 149, Equality Act 2010

149(1) A public authority must, in the exercise of its functions, have due regard to the need to –

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

No implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

H. Data Protection

Article 5, General Data Protection Regulation 2016

1. Personal data shall be:

- (a) processed lawfully, fairly and in a transparent manner in relation to the data subject;*
- (b) collected for specific, explicit and legitimate purposes and not further processed in a manner that is incompatible with those purposes;*
- (c) adequate, relevant and limited to what is necessary in relation to the purposes for which they are processed;*
- (d) accurate and, where necessary, kept up to date;*
- (e) kept in a form which permits identification of data subjects for no longer than is necessary for the purposes for which the personal data are processed;*
- (f) processed in a manner that ensures appropriate security of the personal data, including protection against unauthorised or unlawful processing and against accidental loss, destruction or damage, using appropriate technical or organisational measures.*

No implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

I. Health and Safety

There are no Health and Safety considerations regarding this report.

Zoe Martin, Animal Licensing Officer and Report Author, 7th June 2023

J. Health and Wellbeing

No implications.

Zoe Martin, Animal Licensing Officer and Report Author, 23rd May 2023

PROPERTY

PRIVATE TO RENT

FLAT FOR RENT
Unfurnished 1st floor,
1 bedroom flat in central
Maidstone to rent.
Parking permit can be applied for.
CH,GD, No DSS, No Pets, No Smokers.
£600 pcm
References required.
Please contact 01622 721639

**TWO BEDROOM
HOUSE FOR RENT**
Unfurnished 2 bed house for rent in
Maidstone.Central heating and garden.
£775 PCM
References, deposit and
first month rent essential
Please contact Jenny 07754 435882
/ jennymcarey@hotmail.com

PUBLIC NOTICES

LICENCE APPLICATIONS

**Goods Vehicle
Operator's Licence**

Daniel Cane trading as, DMH Haulage Contractors Ltd of 35 Gordon Road, Chatham, Kent, ME4 5LU is applying for a licence to use **Smurfit Kappa Townsend Hook, Mill Street, Snodland, Kent ME6 5AX** as an operating Centre for 3 goods vehicles and 3 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the traffic commissioner at Hillcrest House 386 Harehills Lane, Leeds, LS9 6NF stating their reasons, within 21 days of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the traffic commissioners office.

**Goods Vehicle
Operator's Licence**

Rest Logistics Ltd of 6 Bakers Yard, Harrietsham, Maidstone, Kent ME17 1GD is applying to change an existing licence as follows

To keep an extra 5 goods vehicles and 5 trailers at the operating centre at **Greenfields Farm Mobile Home, Tonbridge, Kent TN12 7DG**

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the traffic commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons, within 21 days of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to Making Representations is available from the Traffic Commissioner's office.

**LICENSING ACT 2003:
Application for Premises Licence**

Take notice that Mrs Pathmavathana Sarmalathan has made an application in accordance with the Licensing Act 2003 for a premises licence for 44A LUTON ROAD, CHATHAM,KENT, ME4 5AB

The application is for : PREMISES LICENCE TO SELL ALCOHOL ONLINE

This application has been made to Medway and Gravesham Council Licensing Partnership, Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU. Any person wishing to view details of an application may contact the Licensing Partnership on 01474 337434. Full details of the application and plans can be viewed at Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU during normal hours of business

Any interested party who wishes to make a representation about this application should do so in writing to Medway and Gravesham Council Licensing Partnership Civic Centre, Windmill Street, Gravesend Kent DA12 1AU, or by sending an email to licensing@gravesham.gov.uk. no later than 29th November 2021.

It is an offence, under section 158 of the licensing act 2003, to make a false Statement in or in connection with this application. Those who make a false Statement may be liable on summary conviction to a fine of any amount.

PUBLIC NOTICES

LICENCE APPLICATIONS

**Goods Vehicle
Operator's Licence**

R Hall Ltd trading as Kent Scaffolding of Shepherds, Lenham Forstal Road, Maidstone, Kent ME17 2JG is applying for a licence to use **Chegworth Court, Chegworth Road, Maidstone, Kent ME17 1DG** as an operating centre for 3 goods vehicles and 0 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

**Licensing Act 2003:
Full Variation of a Premises Licence**

Notice is hereby given that Rochester Cathedral has applied to the Medway Council o/o the Gravesham Borough Council on 28th October 2021 for variation of the premises licence for Rochester Cathedral, Boley Hill, The Precinct, Rochester, Kent ME1 1SX

To permit off sales in respect of sale of alcoholic products either made by or on behalf of the cathedral or in respect of pre-booked food industry events

A register of licensing applications can be inspected at: www.gravesham.gov.uk/licensing or at Licensing Section, Regulatory Services, Civic Centre, Windmill Street, Gravesend Kent DA12 1AU Tel:01474 337252. Any person wishing to submit representations to our application must give notice in writing to the address shown above, or by email to licensing@gravesham.gov.uk giving in detail the grounds of objection by 25th November 2021.

The Council will not entertain representations where the writer requests that his identity remains anonymous. Copies of all representations will be included in the papers presented to the Licensing Panel and will therefore pass into the public domain. Representations must relate to one of the four Licensing Objectives: THE PREVENTION OF CRIME AND DISORDER, PUBLIC SAFETY, THE PREVENTION OF PUBLIC NUISANCE AND THE PROTECTION OF CHILDREN FROM HARM.

It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in or in connection with an application for premises licence and the maximum fine is an unlimited fine.

Stephen Thomas LAWI, Solicitor for Applicant
8, Grassmere, Leybourne, Kent ME19 50P

PLANNING APPLICATIONS

**TOWN AND COUNTRY PLANNING ACT 1900 (AS AMENDED)
TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
NOTICE OF MAKING DIRECTION UNDER ARTICLE 4(1) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

NOTICE is hereby given that Tonbridge and Malling Borough Council being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") has made an immediate Direction pursuant to Article 4(1) of the Order.

The Direction was made on

This Direction applies to development described in the following classes to the Town and Country Planning (General Permitted Development) Order 2015 in respect of the land hatched in red on the plan attached to this Direction and otherwise known as **Land Adjoining Former Telephone Repeater Station, Tonbridge Road, Mereworth, Maidstone, Kent** ("the Land"):

- Part 2, Class A (means of enclosure)
- Part 4, Classes A and B (temporary buildings and structures and temporary uses of land);
- Part 5, Classes A and C (caravan sites and recreational campsites);
- Part 6, Classes A, B and E (agricultural and forestry development)

The effect of the Direction is that permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 shall not apply to development of the type specified above and that such development shall not be carried out on the Land unless planning permission is granted by the Council on an application made to the Council.

A copy of the Direction and of a map defining the area to which it relates may be seen at the Tonbridge and Malling Borough Council offices during normal opening hours. Any representations about the Direction may be sent or delivered in writing addressed to Development Management Gibson Building Gibson Drive Kings Hill West Malling Kent ME19 4LZ and should be made between 11th November and 9th December 2021.

The Article 4 Direction will come into force on 1st November 2021 and will expire on 1st May 2022 unless confirmed by the Local Planning Authority in accordance with the Order before 1st May 2022.

Eleanor Hoyle
Director of Planning Housing and Environmental Health

Public Notices

For all your public notices,
AGMs and meetings

Email: publicnotices@thekmgroupp.co.uk

Call us on 01622 717744

KM

**Appendix A
TONBRIDGE & MALLING BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS – NOTICES OF APPLICATIONS

The following applications have been submitted to the Council and are being advertised for the reason(s) given in each case.

TM/21/02627/FL – Little Egypt Park Road Hadlow Tonbridge Kent TN11 9SR – Mr N Taylorson is applying for existing dilapidated garage and shed to be demolished and replaced with new oak framed annexe. Reason: LB CA HH

TM/21/02649/FL – Oldbury Hatch Oldbury Lane Ightham Sevenoaks Kent TN15 9DG – Mr & Mrs Taylor are applying for demolition of existing structure and erection of a one bedroom bungalow. Reason: CA

TM/21/02626/FL – 675 London Road Ditton Aylesford Kent ME20 6DF – Lidl Great Britain Ltd is applying for Variation of Condition 9 (opening hours) pursuant to planning permission TM/19/02841/FL (Demolition of existing buildings and erection of Class A1 foodstore with associated parking, landscaping and access works and installation of pedestrian crossing on London Road). Reason: MD

TM/21/02831/FL & TM/21/02834/LB – Fosse Bank School Noble Tree Road Hildenborough Tonbridge Kent TN11 8ND – Fosse Bank School is applying for alterations to, and expansion of, Fosse Bank School comprising altered access road, new multipurpose hall, reception building and eco-classroom building, new childrens play areas, extended car parking, and enhanced hard and soft landscaping to frontage of Mountains; conversion of existing building to provide additional nursery space, and extension of car park, at Stables Nursery; and erection of 76 no. residential dwellings with associated access roads, landscaping, play areas and incidental open space. Reason: HA DEPART MD LB

TM/21/02683/FL – Gransden Cottage 248 Tonbridge Road Watlingtonbury Maidstone Kent ME18 5NY – Mr R Davies is applying for erection of a part two storey part single storey side/rear extension, following demolition of existing conservatory and shed alongside replacement windows on existing house. Reason: CA HH

TM/21/02582/FL & TM/21/02583/LB – The Chequers 61 - 63 High Street Aylesford Kent ME20 7AY – Mr D House is applying for extension of the existing first floor kitchen, this includes four incisions (holes), three internal and one external to allow for the required vent for the extension of the kitchen. Reason: LB CA

TM/21/02722/LB – Bramblings Caxton Place Court Lane Hadlow Tonbridge Kent TN11 0JU – Mr T Atkinson is applying for Listed Building Application: Internal reconfiguration, replacement staircase, moving boiler flue, and closing off kitchen vents. Reason: LB

TM/21/02707/RM – Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW – CP Logistics UK Aylesford Propco Ltd is applying for Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA; Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, parking and areas of landscaping at Unit 2. Reason: HA MD PROW

TM/21/02744/FL – Mankash Tree Lane Plaxtol Sevenoaks Kent TN15 0QA – Mrs T Wallaceis applying for two storey rear extension incorporating two side dormer windows and first floor Juliet balcony. Conversion of integral garage with addition of a bay window to side. New entrance porch. Reason: CA HH

TM/21/02641/FL – 29 Dry Hill Road Tonbridge Kent TN9 1LU – Mr & Mrs Briers is applying for loft conversion with addition of dormer windows and roof lights. Reason: CA HH

TM/21/02710/FL & TM/21/02711/LB – 83 High Street West Malling Kent ME19 6NA – Caxton House Investments Limited is applying for demolition of existing small outbuilding, demolition of brick element of and alterations to existing ragstone wall, demolition of a curved garden wall, and the construction of two houses with associated hard landscaping, boundary wall extension, cycle stores, and fencing. Reason: CA LB

TM/21/02706/RM – Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW – CP Logistics UK Aylesford Propco Ltd is applying for Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA; Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, parking and areas of landscaping at Unit 1. Reason: HA MD

TM/21/02758/FL & TM/21/02759/LB – Chestnuts 141 St Leonards Street West Malling Kent ME19 6PE – Mr & Mrs Pelling are applying for proposed single storey side porch and rear extension, associated internal alterations and new entrance gate. Reason: CA LB HH

Reasons for the application being publicised:

LB	relates to/affects a Listed Building or its setting
CA	is within/affects a Conservation Area
MD	is a Major Development
PROW	affects a Public Right of Way
DEPART	does not accord with the Development Plan
HA	Site is over 1ha.
HH	Householder application - As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Applications are displayed on our website www.tmbc.gov.uk/view-planning-applications and may also be viewed between 8.30am and 5pm Monday to Friday at our offices at either Kings Hill or Tonbridge Castle. Anyone wishing to make comments can do so using the Submit Comments option. Alternatively comments can be sent to applications@tmbc.gov.uk quoting the relevant application number(s). Please note that we will publish a copy of any representations received on the website, although we will not publish personal data online. Any representations should be received by **25 November 2021**.

Julie Beilby
Chief Executive
4 November 2021

**TONBRIDGE & MALLING
BOROUGH COUNCIL**

The screenshot displays a web browser window with the URL thegazette.co.uk/notice/3922732. The page is titled "Zoo Licensing | The Gazette". The main content area features the Royal Coat of Arms and the text "THE GAZETTE OFFICIAL PUBLIC RECORD". Below this, a navigation bar includes links for "All notices", "Coronavirus notices", "Resources", and "The Gazette: 350 Years".

The central content area is titled "Zoo Licensing" and "ZOO LICENCE". It contains a notice from Paul Green of Sky Bird of Prey Display Team, dated 5 November 2021, regarding a proposed zoo at Sky Birds of Prey, Honnington Farm, Vauxhall Lane, TN4 0XD. The notice states that a written notice of intention to make application for a zoo licence has been sent to Tunbridge Wells Borough Council.

On the left, a "Notice details" sidebar lists the following information:

- Type: Planning > Zoo Licensing
- Publication date: 5 November 2021, 12:02
- Edition: The London Gazette
- Notice ID: 3922732
- Notice code: 1609
- Issue number: 63521
- Page number:

On the right, an "Actions" sidebar provides links for:

- Save notice to My Gazette
- Download PDF of this issue
- Print notice
- Share this notice
- Linked data view
- Provenance trail

Below the "Actions" sidebar, a "Digital Signature" section lists options for downloading signed documents in HTML, PDF, and RDF formats.

The bottom of the page shows a Windows taskbar with various application icons and a system clock indicating 12:57 on 16/12/2021.



Mr S Bowie
C/O Price Whitehead
The Oast, Forstal Farm
Leigh Green
Tenterden
Kent, TN30 7DF

23 December 2022

PLANNING DECISION NOTICE

APPLICANT:	Mr S Bowie
DEVELOPMENT TYPE:	All other minor development
APPLICATION REFERENCE:	22/03328/FULL
PROPOSAL:	Retrospective application for the change of use of stables and yard area for the keeping of birds of prey
ADDRESS:	Honnington Farm, Vauxhall Lane, Southborough, Tunbridge Wells, Kent, TN4 0XD

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(1) The development hereby permitted relates to the following approved plans:

- 1950-C D02 Rev 1
- 1950-C D01

Reason: To clarify which plans are approved.

(2) The building hereby approved shall be used for the purposes hereby approved only; and not for any other purpose without the express written planning permission of the Local Planning Authority, whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting that Order.

Reason: In the interests of protecting the character and amenities of the locality, and to control and regulate development on this site

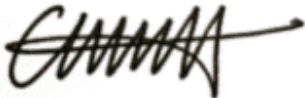
The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was acceptable as submitted and no further assistance was required.
- The application was approved without delay.



Carlos Hone
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

SGN Advisory note

There are a number of risks created by built over gas mains and services; these are:

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linsearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>

Annex A – Proposed/amended conditions

Additional conditions

Additional conditions to ensure the proper conduct of the Zoo in all other respects, during the period of the licence.

Insurance

1. Zoo operators must have insurance cover which covers them and every other person under a contract of service or acting on their behalf, against liability for any damage or injury which may be caused by any of the animals or by other factors, whether inside or outside the zoo, including during transportation to other premises. Any upper limit on the sum insured must be set at an adequate but realistic level.
2. Within one month of the date of the licence and one month of the date of renewal of the policy, where applicable, a copy of the Zoo's current public liability insurance policy, and of subsequent renewals thereof, to be sent to the licensing authority.

Hazardous animals

3. The licensing authority to be notified in writing, at least one month in advance, of the proposed **addition** of any animal listed in Category 1 of the Hazardous Animal Categorisation (see Appendix 12 of the Secretary of State's Standards of Modern Zoo Practice 2012), which is from a taxonomic family of which Category 1 species have not previously been kept in the zoo.

Temporary removal of animals from the zoo

4. The licensee to notify the licensing authority before the temporary removal from the zoo (other than for veterinary attention or inter-zoo movements) of any animal listed in Category 1 of the Hazardous Animal Categorisation of the Secretary of State's Standards of Modern Zoo Practice. Such notification is to be given as early as possible and, in any case, no later than 24 hours before the removal, unless the zoo operator and licensing authority mutually agree a shorter period. When giving notification, details of the destination and method of transportation of the animal and of the arrangements for its well-being, as well as for the safety of the public whilst it is away from the Zoo, to be provided.
 - a. If you wish to temporarily remove Category 1 animals from the premises for exhibition, you must provide the Local Authority with a list of planned temporary removals of these animals from the Zoo 28 days ahead of the planned removal. If there are any changes to this list, you must inform the Local Authority no later than 24 hours before the removal.

Escapes

5. In the event of any non-domestic animal escaping from the confines of the Zoo, notification shall be made to the licensing authority as soon as possible, and, in any case, no later than 12 hours following the escape.
6. The licensee must ensure that all members of staff are familiar with emergency procedures when animals escape. In particular, emergency animal escape drills must be carried out at least four times a year, recorded and regularly reviewed, this should include at least two drills involving the escape of a Category 1 species (where present) as stipulated in Appendix 12 of the current Secretary of State's Standards of Modern Zoo Practice.

Stock records

7. An annual stocklist of all animals must be kept, and a copy must be forwarded to the local authority before 1st April of the year following that to which it relates. The stocklist must be in a multi-column format similar, for example, to Section 9.5 and 9.6 of the Secretary of State's Standards of Modern Zoo Practice and cover the period from 1st January to 31st December.

Display of the licence

8. The operator is required to display publicly the Zoo licence and Conditions or a copy of it at each public entrance to the Zoo.

Detailed contingency plan

9. In accordance with Appendix 1 (1.1.4 and 1.1.5) of the Secretary of State's Standards Of Modern Zoo Practice the Zoo must produce and maintain a detailed Contingency Plan, to the requirement of the Local Authority, to detail contact information and plans for the animal care and if necessary their distribution (temporary or otherwise) in the event of closure of the Zoo, partial closure of the Zoo or loss of income for a sustained period of time. The initial Contingency Plan must be produced and submitted to the Local Authority within 2 (two) months from the date of issue of this licence.

Development plan for kitchen/ animal food preparation area

10. In accordance with 1.3 of the Secretary Of State's Standards Of Modern Zoo Practice the zoo must, the Zoo will comply with the requirements and timescales of the 'Kitchen Development Plan', and any reasonable amendments, which is being produced in consultation with the Animal Licensing Officer and Food & Safety Team Leader. This is to ensure hygienic standards for food and staff, and that food preparation areas can be maintained in an appropriate hygienic fashion at all times, This condition must be **fully completed** within 6 (six) months from the date of issue of this licence.

Written standard operation procedure for controlled feeding of animals by visitors

11. In accordance with 1.10 of the Secretary Of State's Standards Of Modern Zoo Practice, the Zoo must produce and implement a written operating practice and risk assessment for the controlled feeding of animals by visitors to the satisfaction of the Local Authority. This Condition must be met within 1 (one) month from the date of issue of this licence.

Accommodation for birds

12. In accordance the Secretary of State's Standards of Modern Zoo Practice Section 2, Section 4, Section 10, 7.8, 8.5 to 8.12 the accommodation for the Harris Hawks must be of a high standard so that a suitable environment is provided. Currently these birds are tethered on the grassed area outside of the rest of the collection walls.

The accommodation must take account of the natural habitat of the species, be educational to the public on how species should be kept and must be clean and subject to regular and ongoing maintenance such that the facilities are clean and look well maintained. Amendments to be made must include:

- a) Mews to provide sufficient shelter for each birds (i.e. must be closed over head and at least on three sides)
- b) Fencing around the grass area and mews where birds are tether to prevent (visitors, farm workers etc) from walking up to and interfering/disturbing the birds

This condition must be met within 3 (three) months from the date of issue of this licence.

Use of the classroom

13. In accordance with 2.9 of Secretary Of State's Standards Of Modern Zoo proper standards of hygiene must be maintained. Any food and incubated eggs from the birds must be removed or the provision of a sink with running hot and cold water must be provided. This condition must be met immediately.

Routine veterinary surgeon visits

14. In accordance with 3.7 and 3.9 of the Secretary Of State's Standards Of Modern Zoo Practice a programme of routine veterinary visits of at least four visits per calendar year must be established. This programme must include, but is not limited to:
- a. A routine health surveillance programme including vaccination, parasite and microbiology screening, including anthelmintic selection and parasite management options;
 - b. quarantine, isolation and import policies and procedures for each taxonomic group including species specific recommendations;
 - c. a process of documented review of clinicopathological records;
 - d. post-mortem examination (PME) procedures and rational when it is not carried out;
 - e. nutritional and dietary review processes;
 - f. pharmaceutical dispensing, storage and management policies, and
 - g. a documented zoonosis policy that includes a review of zoonotic pathogens considered a risk in the collection, surveillance programmes in place to monitor for such pathogens, risk assessments specific to zoonosis management and the mitigation strategies deployed to reduce risk to staff and visitors, including hand washing and sanitation strategies.

This Condition must be met within 3 (three) months from the date of issue of this licence. Therefore, at least two evenly spaced routine veterinary visits are expected by the end of the 2023 calendar year.

Ethical review process

15. In accordance with 7.14 and Appendix 2 of the Secretary Of State's Standards Of Modern Zoo Practice an Ethical Review Process must be developed, implemented, with written records of at least two annual meetings maintained. A zoo veterinary surgeon must attend at least one Ethical Review Process meeting per year. This condition must be met within 12 (twelve) months from the date of issue of this licence.

Safety of walkways for visitors

16. In accordance with 8.15 of the Secretary of State's Standards of Modern Zoo Practice (2012), the Zoo must ensure a safe route is established for all visitors to the exhibition field. This must be away from any vehicles including moving farm machinery and must be appropriately signposted. Within 1 (one) month from the date of issue of this licence, a plan of a new proposed walkway must be sent to the Local Authority. Within 2 (two) months from the date of issue of this licence, the walkway must be established and ready to use.

Provision and signposting of toilet facilities for visitors

17. In accordance with 11.6 and 11.7 of the Secretary of State's Standards of Modern Zoo Practice (2012), the Zoo must ensure there is clearly signposted, properly equipped and maintained toilet facilities with clean water and soap for washing and a means of drying hands. It must be clear which facilities are for staff and which are for visitors. This condition must be met within 2 (two) months from the date of issue of this licence.

Dedicated veterinary treatment room

18. In accordance with Appendix 5 (5.9) of Secretary Of State's Standards Of Modern Zoo Practice, the Zoo will comply with the requirements and timescales of the 'Veterinary Treatment Room Development Plan', and any reasonable amendments, which is being produced in consultation with the Animal Licensing Officer and Food & Safety Team Leaders. This condition must be **fully completed** within 6 (six) months from the date of issue of this licence.

Removal and exhibition of Category 1 animals

19. In accordance with Appendix 6 (6.7 and 6.8) of the Secretary of State's Standards of Modern Zoo Practice, the Zoo must develop a risk assessment and written procedure acceptable to the Local Authority to remove Category 1 animals from their enclosures and exhibit these animals to the public. Category 1 animals cannot be exhibited to

the public until this is complete and agreed by the Local Authority. This condition is to be met within 1 (one) month from the date of issue of this licence.

Tethering of birds

20. In accordance with Appendix 8 (8.7.4) of the Secretary Of State's Standards Of Modern Zoo Practice, owls (and/or vultures) must not be tethered, unless a specific risk assessment and justification has been approved by the zoo licence inspector. This condition must be met with immediate effect.

Kitchen/food preparation area development plan

Sky Birds of Prey

Item to be completed and evidence sent to Council	Proposed timescale*
Identification of room/area to be used and plan/design of the set-up All frozen meat and fish must be defrosted in a refrigerator.	One month from the date of issue of the licence
1. Making sufficient progress on refit and installation of new animal kitchen area. This must include but not limited to: <ul style="list-style-type: none"> • Hot and cold running water • Two sinks – one for hand washing and one for food preparation • Suitable disinfectant to be used • Ensuring the room/area is suitably enclosed • Replacement of freezers • Containment of all electrical cables Proposed timelines for completion of each item above to be detailed to Council by Zoo. 2. Standing operating procedure covering storage, defrosting, and handling of all animal food (including frozen)	Three months from the date of issue of the licence
Full completion of kitchen/food preparation area in compliance with the required condition.	Six months from the date of issue of the licence. Agreed with Zoo operator to be checked by 8 th January 2024.

*All timescales are based on a licence being granted by the Licensing Sub-Committee on 20th June 2023. As discussed, the Committee will make the final decision to grant or refuse the licence taking into consideration all information presented.

Veterinary treatment room development plan

Sky Birds of Prey

Item to be completed and evidence sent to Council	Proposed timescale*
Identification of room/area to be used and plan/design of the set-up	One month from the date of issue of the licence
<p>1. Making sufficient progress on installation of veterinary treatment room. This must include but not limited to:</p> <ul style="list-style-type: none"> • Hot and cold running water • Appropriate lighting and power • Heating and ventilation • Washable floors and wall surfaces • Adequate drainage • Veterinary examination table <p>Proposed timelines for completion of each item above to be detailed to Council by Zoo operator.</p>	Three months from the date of issue of the licence
Full completion of veterinary treatment room in compliance with the required condition and ready to use.	<p>Six months from the date of issue of the licence</p> <p>Agreed with Zoo operator to be checked by 8th January 2024.</p>

*All timescales are based on a licence being granted by the Licensing Sub-Committee on 20th June 2023. As discussed, the Committee will make the final decision to grant or refuse the licence taking into consideration all information presented.

From: Sky Birds of Prey <info@skybirdsofprey.co.uk>
Sent: 05 June 2023 17:27
To: Zoe Martin <Zoe.Martin@MidKent.gov.uk>
Cc: Paul Green <Paul.Green4@networkrail.co.uk>
Subject: RE: Zoo Licence Inspection Form and Invoice

Dear Zoe,

Many thanks for your time on Wednesday and offering the clarity you have issued. Of course, we will be aligning to the recommendations and requests as per your timelines suggested and offered. As you are aware, we have already started actioning certain elements following the meeting.

I am currently in the middle of the construction drawing to illustrate the transformation of the tool stable into the food prep room with the medical room incorporated within the same area. The stable is a 4x4 square practically, so we have a basic square to work with to fulfil the requirements as per instructions.

Floor Construction.

- Raised 4x4 timber engineered floor base allowing for services to run below.
- 18mm moisture resistant floorboards to cover.
- Commercial Catering grade welded flooring to finish.

Ceiling construction.

- 4x2 timber frame construction
- 9mm OSB ceiling
- Sealed Saniclad installation sealed at all joints.

Wall Construction.

- 9mm OSB timber wall construction.
- CLS stud
- Sealed Saniclad commercial grade wall covering.

Medical Room.

- Offers a 1.5 x 1.5 room space.
- Partition walls constructed from CLS 68mm x 38mm.
- Walls finished with sealed Saniclad.
- 1200 x 600 stainless table
- 400x400 free standing hand basin on stainless frame
- Hot and cold running water
- Waste connection 38mm

Main Food prep room.

- Two 1600 x 690 commercial grade chest freezers
- Two 600 x 600 chest freezers
- Double bowled sink and drainer for food prep
- Running hot and cold water
- 50mm waste
- Catchment interceptor
- Electrical services to suit in waterproof trunking.
- Sealed door past stable doors for double entry
- Emergency lighting and fire exit signage

All as the illustrations within the feedback from the meeting.

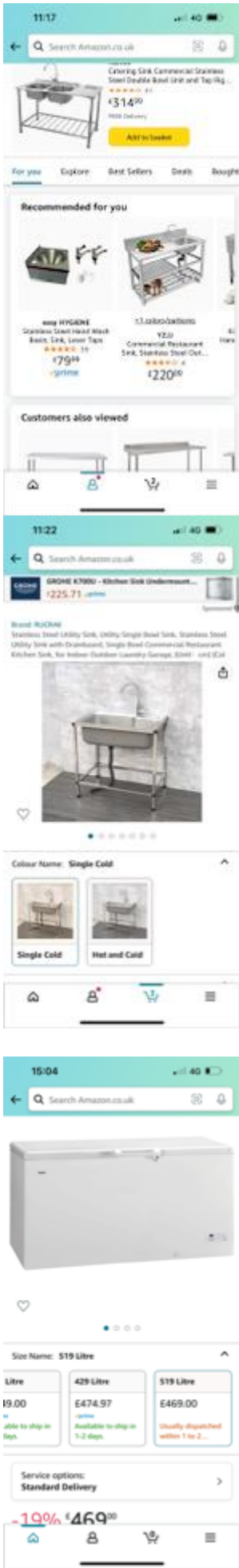
Appendix G

I would like to order the freezers once the new prep room is complete and in place for the meeting scheduled first week of Jan 2024. Would this be acceptable? I have attached below images of the particular equipment I have in mind to meet these conditions to the standard required. As well as having listed below a rudimentary 'list' of the works/tasks needed to complete the conditions.

Additional Needs

- Freezer Large
- Freezer Large
- Freezer Medium
- Freezer Medium
- Hot water in tack room
- New medical / treatment room
- New food prep room
- Quote from flooring specialist £1500 for supply and fit 4x4m
- Sani clad 499, supply only
- £2000 timber and fixings for the floor etc
- £500 plumbing
- Hand basin in prep and medical room
- Hand basin in classroom





We totally understand the commitments to the CAT1 birds and the escape requirements. Along with the displaying of license and stock record details. We will sufficiently capture this moving forward.

Please update me as soon as you can on the requirement's surrounding the Harris Hawks. As stated previously, we have a range of options for the species we house. Some members of the team are sun worshipers, some days they go on lawn for the morning prior to flying. Some days they are in the mews, within the boundaries of the birds. The mornings are designated to cleaning and husbandry, with all flying from 1pm till 4pm. I am unsure if we've made that very clear in the past.

As for the containment of cables and elements surrounding this requirement. These will be completed very soon. The materials are on order.

As explained, your inspection and any form of inspection has come at a very tentative time. The breeding pairs are aligned in January and are not cleaned out extensively whilst they 'pair up' and so, within May, June, and July, visually, the aviaries would not be very appealing as the cleaning process can and would disturb them if it is too extensive. They tolerate little to no interruption at this time of the year. Some of the works requested are also intrusive to this harmony we are trying to provide so we truly appreciate the extension of time issued surrounding the more intrusive works.

As per details issued. We are still awaiting a response from Trinity Vets surrounding the schedule and contract. I will keep you updated as we will be searching for alternatives if this is not resolved in the next 14 days.

Veterinary scope to include:

- Four Quarterly Visits. **Under evaluation with Trinity Vets**
- Report after each visit
- Appointed and **Named** vet
- Details surrounding the Zoo License
- Preventative and Curative Document
- Autopsy / post-mortem on any unexplained death
- Contract for the business
- Adjustments for the new practises being released
- At least one minute meeting per year to discuss hybrids / age of birds / euthanasia / pest control general Ethical 'concerns'

Items within the classroom that do not conform to the requirements will be removed as soon as an available power source is available. No activities will be taking place within this area until 2024 as we have not marketed any. The reason we use this area and keep it is due to the fact it naturally maintains a consistent ambient temperature which is essential for incubators. We may form an area that will replace the existing freezers that are going to an observation room for CCTV and Incubators.

Site related factors will be addressed accordingly. The School half term period and release of the report has somewhat collided and slowed responses surrounding these, but we hope to clear these up asap. We are planning to construct a dedicated DDA / gender neutral WC beside the Blue Cabin office. The farm has given us verbal permission at this stage.

Policy's surrounding the business are being produced and should exceed the time frames. Again, we are discussion with the farm for more space so to expedite the works and assist with logistics.

Site related

- RA on the pylons
- RA On Trees
- Acquire reports from the site tree surgeon
- Track leading to the flying field

- Agreement with Ruth and Ian
- Regular review of said agreement

All in progress

Policy's / RA's:

- Hand Tools
- Power Tools
- Making falconry equipment
- Work Permits
- Feeding seasonal changes
- Feeding in special circumstances
- Thawing foods
- Cleaning areas
- Stock rotations
- Boundary Checks
- Individual birds
- Eggs produced by each bird and the dates laid
- Total amount of eggs
- Need to breed
- Non Hybrids legislation
- New Starter Staff
- Training schedule / Expectation
- CAT 1 Birds and safety precautions / No to off site
- Additional safety around aggressive birds
- Drills
- Escapes of birds
- All accidents within the book
- H&S policy surrounding salmonella cuts and scrapes
- Monthly meetings
- Annual Meeting
- Rapid repair details / policy
- Sickness system
- Guide dogs VIP
- Repair work item need
- Falconry hygiene pack
- Daily boundary check(s) and subsequent reporting system and checklist
- All Ongoing 31/5/23
- New Staff Hand Book of all policys
- Under 18's policy and parents' responsibility Under Review
- Lone working policy In Place
- Product guidance
- Fire points and extinguishers servicing In Place

Training details

- New starter training details
- Documentation of training and policy

Conservation Details

- Plans
- Gaining experience with easier species so the practices are tested
- Impact / success

- What happens if I die?
- First point of contact
- Care and potential distribution of the Birds/Animals
- Consideration of euthanasia of high risk birds
- Pauls Role
- What Paul does

I do just want to clarify that on the farm we work by appointment only and not on turn up admission systems. There is not very much to see within the aviary block so there is little point. We aim to meet all the needs requested of us within the timelines detailed. If not before. I have also attached copies of our most recent PAT Testing certificates for 2023 as well as other general repairs, servicing to equipment done for 2023.

I hope this helps to satisfy any concerns at this time.

Warm regards,

Paul.

Details from

Liberty's Birds of Prey New Forest
Dorset Falconry Park Martin Ballam
David Bussey

IDG tool repair & electrical testing Ltd

19 Bourne Way
Swanley
Kent , BR87HX
Tel: 01322615082
Email: idgelectrical@outlook.com



Date: 06/04/23

SBPE SOLUTIONS
IVY LODGE, HONNINGTON FARM

VAUXHALL LANE, TONBRIDGE
KENT
TN4 0XD
Customer #: SBP001
Contact: PAUL GREEN

INVOICE #: 00001366

Manufacturer: AS LISTED.
Received on 03/04/23 at 1:59 pm
Notes: 2 X TOOLS FOR REPAIR
1 X HONDA HRB476 PETROL MOWER
1 X HONDA UMK425LE 4STRK STRIMMER

	Cost (£)
3.00 hrs Standard labour @ 35.00 per hr	105.00
Subtotal:	105.00
Amount due:	105.00

Work: REPAIR/SERVICE, completed 06/04/23
Work details: REPAIRS / SERVICE AS FOLLOWS :-
MOWER :- CARRIED OUT SERVICE & BLADE SHARPEN / FIT 2 X NEW HANDLE BOLTS / RUN
STRIMMER :- CARRIED OUT SERVICE

TERMS AND CONDITIONS:

Please make checks payable to :-
IDG Tool Repair & Electrical Testing Ltd.
Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

IDG tool repair & electrical testing Ltd

19 Bourne Way
Swanley
Kent , BR87HX
Tel: 01322615082
Email: idgelectrical@outlook.com



Date: 06/04/23

SBPE SOLUTIONS
IVY LODGE, HONNINGTON FARM
VAUXHALL LANE, TONBRIDGE
KENT
TN4 0XD

Customer #: SBP001
Contact: PAUL GREEN

INVOICE #: 00001367

Manufacturer:
Received on 06/04/23 at 12:24 pm

	Cost (£)
2.50 hrs Standard labour @ 35.00 per hr	87.50
Subtotal:	87.50
Amount due:	87.50

Work: PAT TESTING, completed 06/04/23
Work details: PAT TESTING AS REQUIRED AT THE HAWKING CENTRE EASTWELL MANOR AS
2.5 HRS INCLUDING TRAVEL

TERMS AND CONDITIONS:

Please make checks payable to :-
IDG Tool Repair & Electrical Testing Ltd.
Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

IDG tool repair & electrical testing Ltd

19 Bourne Way
Swanley
Kent , BR87HX
Tel: 01322615082
Email: idgelectrical@outlook.com



Date: 01/03/23

SBPE SOLUTIONS
IVY LODGE, HONNINGTON FARM
VAUXHALL LANE, TONBRIDGE
KENT
TN4 0XD
Customer #: SBP001
Contact: PAUL GREEN

INVOICE #: 00001345

Manufacturer: AS LISTED ON REGISTER
 Received on 01/03/23 at 2:47 pm

	Cost (£)
54 X PAT TEST @ 2.45 per X	132.30
1 HR TRAVELLING @ 15.00 per HR	15.00
Subtotal:	147.30
Amount due:	147.30

Work: PAT TESTING

Work details: ANNUAL PAT TESTING AT HONNINGTON FARM :-
 TESTED 54 ITEMS @ 2.45 PER ITEM

TERMS AND CONDITIONS:

Please make checks payable to :-
 IDG Tool Repair & Electrical Testing Ltd.
 Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

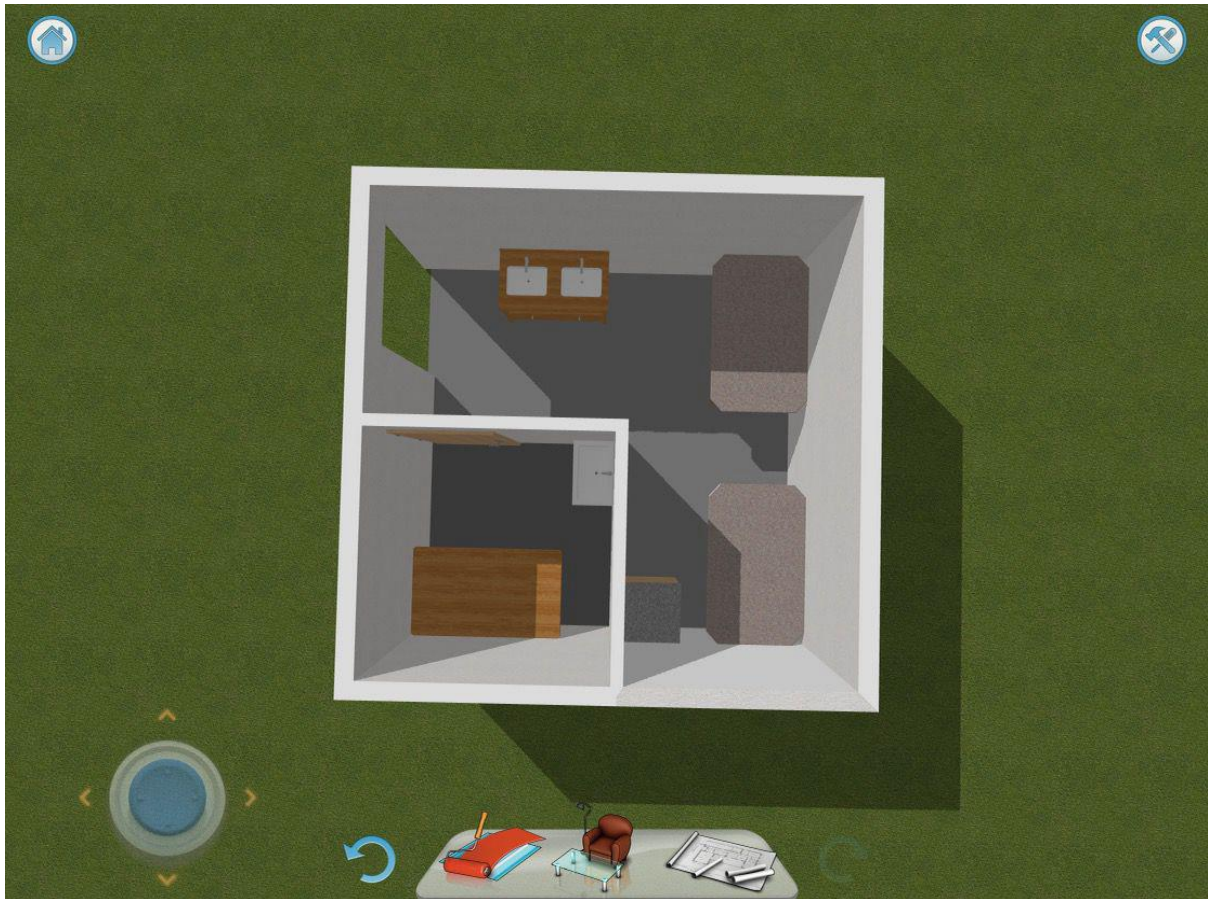
Feed room 1



Feed room 2



Feed room 3



Feed room 4



Veterinary Scope to Include

Veterinary scope to include:

- Four Quarterly Visits. Under evaluation with Trinity Vets
- Report after each visit
- Appointed vet
- Details surrounding the Zoo License
- Preventative and Curative Document
- Autopsy / post-mortem on any unexplained death
- Contract for the business
- Adjustments for the new practises being released
- At least one minute meeting per year to discuss hybrids / age of birds / euthanasia / pest control

Policy's / RA

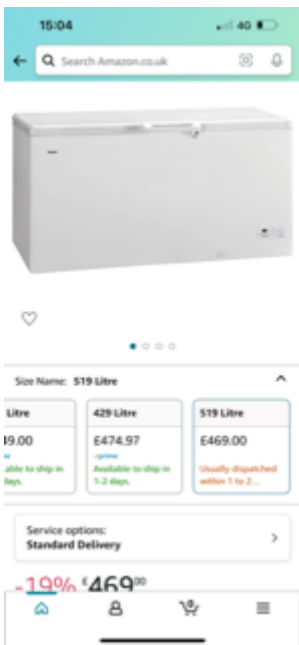
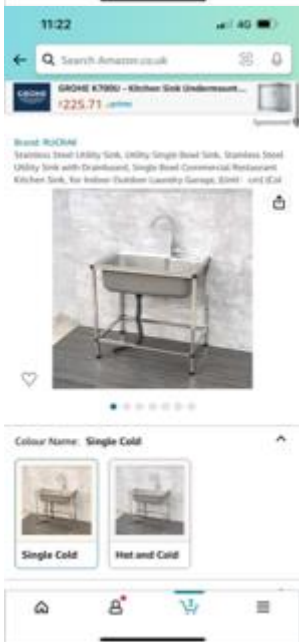
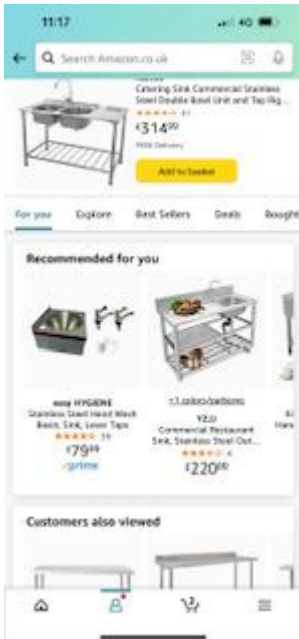
- Hand Tools
- Power Tools
- Making falconry equipment
- Work Permits
- Feeding seasonal changes
- Feeding in special circumstances
- Thawing foods
- Cleaning areas
- Stock rotations
- Boundary Checks
- Individual birds
- Eggs produced by each bird and the dates laid
- Total amount of eggs
- Need to breed
- Non Hybrids legislation
- New Starter Staff
- Training schedule / Expectation
- CAT 1 Birds and safety precautions / No to off site
- Additional safety around aggressive birds
- Drills
- Escapes of birds
- All accidents within the book
- H&S policy surrounding salmonella cuts and scrapes
- Monthly meetings
- Annual Meeting
- Rapid repair details / policy
- Sickness system

- Guide dogs VIP
- Repair work item need
- Falconry hygiene pack
- All Ongoing 31/5/23
- New Staff Hand Book of all policys

Additional Needs

- Freezer Large
 - Freezer Large
 - Freezer Medium
 - Freezer Medium
 - Hot water in tack room
 - New medical / treatment room
 - New food prep room
 - Quote from flooring specialist £1500 for supply and fit 4x4m
 - Sani clad 499 supply only
 - £2000 timber and fixings for the floor etc
 - £500 plumbing
-
- Hand basin in prep and medical room
 - Hand basin within classroom





Training details

- New starter training details
- Documentation of training and policy

Conservation Details

- Plans
- Gaining experience with easier species so the practices are tested
- Impact / success

A Paul Contingency

- What happens if I die?
- Pauls Role
- What Paul does

Details from

Liberty's Birds of Prey New Forest
Dorset Falconry Park
David Bussey

Site related

- RA on the pylons
- RA On Trees
- Track to flying field
- Agreement with Ruth and Ian

All in progress

Not considered

- Under 18's policy parents' responsibility Under Review
- Lone working policy In Place
- Product guidance
- Fire points and extinguishers servicing In Place

IDG tool repair & electrical testing Ltd

19 Bourne Way
 Swanley
 Kent , BR87HX
 Tel: 01322615082
 Email: idgelectrical@outlook.com

**IDG**

Date: 06/04/23

SBPE SOLUTIONS
 IVY LODGE, HONNINGTON FARM
 VAUXHALL LANE, TONBRIDGE
 KENT
 TN4 0XD
 Customer #: SBP001
 Contact: PAUL GREEN

INVOICE #: 00001366

Manufacturer: AS LISTED.
 Received on 03/04/23 at 1:59 pm
 Notes: 2 X TOOLS FOR REPAIR
 1 X HONDA HRB476 PETROL MOWER
 1 X HONDA UMK425LE 4STRK STRIMMER

	Cost (£)
3.00 hrs Standard labour @ 35.00 per hr	105.00
Subtotal:	105.00
Amount due:	105.00

Work: REPAIR/SERVICE, completed 06/04/23
 Work details: REPAIRS / SERVICE AS FOLLOWS :-
 MOWER :- CARRIED OUT SERVICE & BLADE SHARPEN / FIT 2 X NEW HANDLE BOLTS / RUN
 STRIMMER :- CARRIED OUT SERVICE

TERMS AND CONDITIONS:

Please make checks payable to :-
 IDG Tool Repair & Electrical Testing Ltd.
 Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

Good Morning Paul ,
 Please find the attached invoice
 kind regards,
 Ian Griffiths,

IDG Tool repair & electrical testing Ltd

IDG tool repair & electrical testing Ltd

19 Bourne Way
 Swanley
 Kent , BR87HX
 Tel: 01322615082
 Email: idgelectrical@outlook.com



Date: 06/04/23

SBPE SOLUTIONS
 IVY LODGE, HONNINGTON FARM
 VAUXHALL LANE, TONBRIDGE
 KENT
 TN4 0XD
 Customer #: SBP001
 Contact: PAUL GREEN

INVOICE #: 00001367

Manufacturer:
 Received on 06/04/23 at 12:24 pm

	Cost (£)
2.50 hrs Standard labour @ 35.00 per hr	87.50
Subtotal:	87.50
Amount due:	87.50

Work: PAT TESTING, completed 06/04/23

Work details: PAT TESTING AS REQUIRED AT THE HAWKING CENTRE EASTWELL MANOR AS

2.5 HRS INCLUDING TRAVEL

TERMS AND CONDITIONS:

Please make checks payable to :-
 IDG Tool Repair & Electrical Testing Ltd.
 Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

IDG tool repair & electrical testing Ltd

19 Bourne Way
 Swanley
 Kent , BR87HX
 Tel: 01322615082
 Email: idgelectrical@outlook.com

**IDG**

Date: 01/03/23

SBPE SOLUTIONS
 IVY LODGE, HONNINGTON FARM
 VAUXHALL LANE, TONBRIDGE
 KENT
 TN4 0XD
 Customer #: SBP001
 Contact: PAUL GREEN

INVOICE #: 00001345

Manufacturer: AS LISTED ON REGISTER
 Received on 01/03/23 at 2:47 pm

	Cost (£)
54 X PAT TEST @ 2.45 per X	132.30
1 HR TRAVELLING @ 15.00 per HR	15.00
Subtotal:	147.30
Amount due:	147.30

Work: PAT TESTING

Work details: ANNUAL PAT TESTING AT HONNINGTON FARM :-
 TESTED 54 ITEMS @ 2.45 PER ITEM

TERMS AND CONDITIONS:

Please make checks payable to :-
 IDG Tool Repair & Electrical Testing Ltd.
 Bacs payments :- Sort Code 60-21-10 Account No 51247828

Thanks for your custom !!.

Exempt Items

For Licensing Sub Committee on Tuesday 20 June 2023

Procedural Item

It is proposed that, pursuant to section 100A(4) of the Local Government Act 1972 and the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following items of business on the grounds that they may involve the disclosure of exempt information as defined in Schedule 12A of the Act, by virtue of the particular paragraphs shown on the agenda and on the attached reports.

By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Document is Restricted

By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

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of the Local Government Act 1972 (as amended).

Document is Restricted