

Donna Thorne

From: G Mackay <~~g.mackay@kent.gov.uk~~>
Sent: 12 July 2017 17:03
To: licensing@tunbridgewells.gov.uk; Licensing
Subject: Licensing Application Comments - Zee Bar Tunbridge Wells

17/02458/LAPRE
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~

Dear Licensing Team

I write in relation to the above licensing applications that have been submitted related to Zee Bar in Tunbridge Wells. As a local resident with a young family we are regularly negatively impacted by Zee Bar staff and customers. Every weekend there is noise outside the bar, anti social behaviour, violence, parking issues, rude and aggressive security staff, waste from broken glass, fast food waste, vomit and evidence of illegal drug use - all directly linked to the Zee Bar. The High Street is a family residential area and I object to the Zee Bar license applications on the following grounds:

1. The prevention of crime and disorder: Kent Police are regularly called to attend the Zee Bar to deal with customers who are drunk, disorderly, abusive, violent. The security staff treat the High Street area outside the bar as private property, are rude to residents and park their cars right outside the bar on double yellow lines. The security staff treat cars on South Grove and surrounding street illegally. The streets and South Grove park close to the Zee Bar are used for illegal drug taking and other anti-social behaviour all directly linked to Zee Bar. Fights often develop inside the Zee Bar. When the customer are removed by the security staff the fight continues outside and then moves up South Grove. The level of crime and disorder created by Zee Bar is unacceptable in a family residential area.
2. The prevention of public nuisance: Obviously, Zee Bar customers visit the bar at very anti-social hours. They have no regard for local residents and are regularly sing, shout, swear in the early hours of the morning disturbing local residents. They also leave a lot of waste behind including smashed glasses and vomit. They regularly urinate on the street on South Grove and Christchurch Avenue. Vehicles on the street are often interfered with.
3. The protection of children from harm: As a family residential area there are many children living in close proximity to Zee Bar who are disturbed by the noise and anti-social behaviour. On Saturday mornings we will often find broken glass, vomit, blood on the streets around Zee Bar.
4. Public safety: Public safety is directly at risk from the Zee Bar based on the number of highly intoxicated customers who are concentrated in a family residential area at opening and closing time, the illegal parking, violence spilling out into the surrounding streets, illegal drug dealing/taking in the Grove Park. Public safety is also risked by the broken glass, vomit, urine that is left behind.

Please can you acknowledge receipt of these comments?

Mr Mackay
South Grove
Tunbridge Wells

Samantha Neale

From: Francesca Graham <~~francesca.graham@btinternet.com~~>
Sent: 15 July 2017 12:26
To: Licensing
Cc: Michael Porteous; Mum; Ian Graham
Subject: 17/02458/LAPRE - Zee Bar Extended Opening Hours

To Whom it May Concern,

We live in 6 South Grove and are very frequently woken up by customers leaving Zee Bar Nightclub. Examples of the types of behaviours carried out in our road by people leaving are:

1. The use of cocaine on the wall opposite our house.
2. Fights, in one relatively recent case resulting in blood loss all over the pavement.
3. Loud arguments often between couples resulting in one of us having to check that the female is safe.

These are all behaviours of the customers and I can't hold Zee Bar responsible (I don't believe they would allow any of these behaviours inside or in the High Street directly in the area their bouncers are able to control). However the noise (and other) disturbances suffered by residents in our street and directly surrounding area is already at an unacceptable level. Extending the licensing hours on a Thurs night (when we have to leave for work and our son has to leave for school just 5 hrs later) could only result in further disturbance and public nuisance.

Thank you for your consideration.

Francesca Graham

Teiren Sugden

From: Tanya Green <[REDACTED]>
Sent: 19 July 2017 22:51
To: Licensing
Subject: Premise Licence Application Zee Bar Ref: 17/02458

I am disappointed to have to be writing yet another objection to the latest set of proposed new opening hours for Zee Bar (46 - 50 High Street Royal Tunbridge Wells Kent TN1 1XF). As a resident at Grantley Court, 28-33 London Road which is situated parallel with Zee Bar, I still strongly oppose the proposed new hours due to it breaching the licensing objective of "The prevention of public nuisance".

It is well documented among local residents and the Tunbridge Wells Environmental Health Office that Zee bar and its patrons are already a public nuisance throughout their current opening hours.

Zee Bar's previous licensing application requested extended hours to 3am on Thursday and Friday nights and then to 4am on Friday and Sunday. I have no doubt that they are now trying to push multiple applications slowly through in the hope that one slips by unopposed or that we simply give up which will not be the case.

Therefore I again call on the Licensing Authority to reject this application from Zee Bar to extend their hours.

Regards,

Tanya Green

Teiren Sugden

From: Linda Pocock ~~linda.pocock@kent.gov.uk~~
Sent: 13 July 2017 19:55
To: Licensing
Subject: Zee Bar application Ref17/02458/LAPRE.

Dear Sir/Madam

As resident who lives very close to this establishment, I Would like to raise a few issues which have a significant impact on the wider community.

*It is very alarming and stressful to lie in bed listening to the drunken arguments [often violent] and fights when Zee Bar closes. It is not an accurate statement to make to say it is not their guests.....It is.

*This also has a significant impact on the resources of the police and ambulance services who are in regular attendance.

*Damage to shopfronts, vomit and aggressive behaviour also accompany Zee Bar Behaviour.

We live in 'Village Area' of Tunbridge Wells with many young families, teenagers and the elderly. To extend the already generous hours to Zee Bar would be a travesty for the locals and wider community. I would like to log my objection to this application and would like to know the decision made.

yours sincerely

Linda Pocock

Janet Lockie

From: Lawrence Heasman <~~l.heasman@tunbridgewells.gov.uk~~>
Sent: 28 July 2017 11:16
To: Licensing
Cc: Dave Packham; Cheryl Clark
Subject: Representation Against Licence Application Zee Bar 17/02458/LAPRE

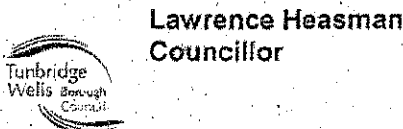
Importance: High

Representation against under objectives 1 and 2 on the following basis:

In the past there has been a high level of disruption when Zee closed, and patrons particularly during the summer months spilled out into the high street often drunk and very loud. They also regularly urinated in shop doorways and other residences of the High Street. I am not interested in needing actual proof the evidence is overwhelming it resulted from Zee no where else.

Licensing objectives:

- 1) Prevention of Public Nuisance;
- 2) Prevention of Crime and Disorder;
- 3) Public Safety; and
- 4) Protection of Children from Harm.



**Lawrence Heasman
Councillor**

E: ~~l.heasman@tunbridgewells.gov.uk~~

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

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elections@tunbridgewells.gov.uk

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E. Trevor Hurrell
15a High Street
Tunbridge Wells
TN1 1UT
Kent

July 30th 2017

To whom it may concern:

As a resident of 15a High Street Tunbridge Wells since April 2005, and therefore a person living in the vicinity of the premises, I write in my capacity as an "interested party" to make representations in respect of the referenced application.

My representations are to the effect that the grant of the application will result in the contravention of the following licensing objectives:

- The prevention of disorder
- The prevention of public nuisance.

My family and myself already suffer each Friday and Saturday night by being awoken at closing time by the following disturbances:

- loud shouting, screaming, arguing and yelling from large numbers of people beneath our bedroom windows in the High Street, who have just left the premises - much of the screaming and shouting is of an extremely profane and offensive nature. Invariably we have to endure the words *fuck, fucking, fucker, cunt* and similar words shouted as loud as possible within 50 feet of our bedroom windows.

- scuffles and fights in the High Street immediately beneath our bedroom windows. Further - on the same nights, loud disturbances come from taxis and other vehicles revving their engines and hooting, from frustration at the congestion in the High St immediately adjacent to the premises. The congestion is created by vehicles contravening the regulations forbidding parking on the western side of the High Street, combined with large numbers of intoxicated patrons leaving the club and choosing to walk in the highway rather than on the pavements.

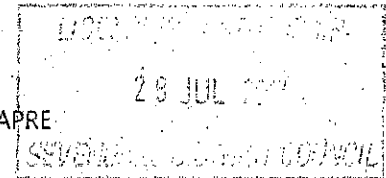
Finally, on the same nights as well as on other weekday nights, patrons leaving the premises frequently relieve themselves immediately outside the front door of my apartment as they leave the area of the High Street

To grant the referenced application will clearly add to the lateness into the night of the existing nuisance and disorder, and I therefore urge that the application be refused.

E. T. Hurrell

Janet Lockie

From: publicaccess@sevenoaks.gov.uk
Sent: 28 July 2017 12:12
To: Licensing
Subject: Comments for Licensing Application 17/02458/LAPRE



Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:12 PM on 28 Jul 2017 from Mrs Jane Paddon.

Application Summary

Address: 46 - 50 High Street Royal Tunbridge Wells Kent TN1 1XF
Proposal: Premises Licence - Minor Variation
Case Officer: Dave Packham
[Click for further information](#)

Customer Details

Name: Mrs Jane Paddon
Email: ~~janepaddon@bt.com~~
Address: The Roof Terrace, 10 Grove Hill Gardens, Royal Tunbridge Wells, Kent TN1 1SS

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment:
- Noise Disturbance
- Opening Hours
- Prevention of Public Nuisance
Comments: 12:12 PM on 28 Jul 2017 As the owners of 1 Grantley Court, directly behind the Zee Bar, we strongly object to this so-called 'minor variation' to the Licence. Whilst we raised no objection to Friday and Saturday night opening hours, although we were very unhappy about it, the following days are not generally work days for the residents of Grantley Court. HOWEVER, Friday is a working day and the residents of Grantley Court and the surrounding area need to be assured of a decent nights sleep and this WILL NOT happen if the Zee Bar is allowed to stay open until 3am on Friday morning. We already suffer enough from the noise, PLEASE DO NOT grant this application.

From: Angie Leyburn [mailto:~~angie.leyburn@tunbridge-wells.gov.uk~~]
Sent: 26 July 2017 18:47
To: Licensing
Subject: re: 17/02458/LAPRE

To whom it may concern:

Re: extension to licensing hours of Zee Bar, High St, Tunbridge Wells TN1 (ref 17/02458/LAPRE)

I was most concerned to learn about the application to extend the licensing hours of the nightclub called Zee Bar on a Thursday night until 3am.

I am a home-owner in nearby Christchurch Avenue and already suffer regular disturbances from this location. The level of noise in the midst of a residential area is not only unacceptable but often frightening as arguments and fights break out by people fuelled by alcohol. This happens regularly on Friday and Saturday nights to the point where law enforcement is necessary but rarely visible. The sound of glass breaking and items being thrown is not uncommon resulting in a threat to public safety.

Some of the people leaving this bar around 3am at the weekend are a public nuisance; shouting, loud singing and arguments are a frequent occurrence.

How do I know the time? I am regularly awakened by the disturbances. As an adult, I often feel unsafe within my own home and feel this must be very unnerving for children in the vicinity.

Surely it is enough that the licensing hours are as late as 3am at the weekend in an area which is predominantly residential. I am certainly protesting against extended opening hours during the week.

Angela Leyburn (local resident)

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Dave Packham

Subject:

FW: Zee BAR 46-50 High street Tunbridge Wells

From: Lorna Blackmore [mailto:~~XXXXXXXXXXXX@XXXXXX~~]

Sent: 27 July 2017 15:56

To: Licensing (TWBC)

Cc: Tanya Lomakin

Subject: Re: Zee BAR 46-50 High street Tunbridge Wells

Dear Mr Packham

I refer to your email below and I did ring your office at 15.50 today Thursday the 27th July 2017

I have sent two previous emails relating to the Zee Bar wishing to remain open till 3 am on a Thursday nights.

Basically I am a director of Grantley Court Residents Association and myself together with the other 30 flat continue to suffer from noise outage from the Zee bar

We understand that there is opening times till 3 am on a Friday Night/Saturday Morning and Saturday night/Sunday morning. Whilst this is far from ideal it seem to have been allowed for a considerable time

The reason I object to Thursday Evening late opening is this would cause further considerable noise outage. This happens on the other two nights when up to 800 people spill out into the High Street and the door which are open for the smokers this in turns allows the noise of the DJ being heard.

During the earlier part of this year Tanya from Environmental Health Department placed monitoring equipment into my bedroom so that noise could be recorded.

Both of the directors of Grantley Court had a meeting about 5 or six weeks ago with the owner and his manager to outline the problems.

During that meeting no mention was made of considering longer opening on a Thursday Night.

You have both my telephone numbers below and I look forward to hearing from you

Lorna Blackmore
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

On 27 Jul 2017, at 13:24, Licensing (TWBC) <licensing@tunbridgewells.gov.uk> wrote:

Dear Ms Blackmore,

Thank you for your email. Unfortunately your email cannot be considered as a representation as it simply states prevention of public nuisance.

To be considered valid a representation should identify and provide evidence of how activities at the premises breach or fail to comply with the one or more of the licensing objectives; the objectives are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

Your representation should be sent to the Licensing Partnership, PO Box 182, Sevenoaks, Kent TN13 1GP or by email to licensing@sevenoaks.gov.uk

Representations may be rejected if they are considered frivolous (concern minor issues which the licensing authority could not reasonably be required to take any action to remedy) or vexatious (intended to cause aggravation or annoyance without reasonable cause).

Please note that representations must be received by 30th July 2017.

Yours sincerely



David Packham
Licensing Officer

T: 01892 554034 ext: 3450 | VPN: 7035.3450

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk



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From: Lorna Blackmore [mailto:lorna.blackmore@tunbridgewells.gov.uk]
Sent: 23 July 2017 14:13
To: Licensing
Subject: Zee BAR 46-50 High Street Tunbridge Wells

Dear Sir

Please accept this as my very strong objection to

The extension of the licensing hours at Zee Bar on a Thursday Evening allowing it **to remain open till 3 am** (Thursday Night/Friday Morning)

The reason for my objection is the Prevention of Public Nuisance

Yours faithfully

Lorna Blackmore

1 Grove Avenue
Tunbridge Wells
TN1 1UP

26th July 2017

Licensing Partnership
PO Box 182
Sevenoaks
Kent
TN13 1GP

By Recorded Delivery

Dear Sirs,

**Zee Bar, 46-50 High Street, Tunbridge Wells – Application for Minor Variation –
Reference: 17/02458/LAPRE.**

I write on behalf of the Avenues Residents Association representing some 31 households in Christchurch Avenue and Grove Avenue, Tunbridge Wells to object to the proposed extension of Permitted Hours at Zee Bar on Thursday nights as embodied in their application referred to above.

Since alterations were made to the premises it is true that noise nuisance in the form of recorded music emanating from the premises has been reduced to a point where there is hardly any breakout.

However, as local residents we continue to suffer the disorderly conduct and nuisance caused by customers of Zee Bar leaving the premises in the early hours of the morning including those when some of us have to be up early to go to work.

The essence of the problem is that the security personnel at the club have a limited sphere of influence ranging about 50 meters from the premises so they can do little to prevent the nuisance caused to residents which manifests itself as follows:

Shouting, screaming by customers as they leave the area;
Slamming of car doors of vehicles parked illegally in the private roads and car park (Bracketts);
Revvng of vehicles as they leave the area;
Customers urinating in the lower end of Christchurch Avenue;
General detritus left in the area at the bottom of South Grove – cigarette packets; butts; polycarbonate glasses.

You will be aware that following the incident on 21st February 2016 when a customer was assaulted with a bottle in the premises an application was made by the management for voluntary conditions to be added to their Premises Licence with a view to preventing a recurrence. One of those conditions was '1/ no glass bottles to be passed over the bar and all bottled drinks will be decanted (excluding Champagne and Wine)'

I assume that this condition was added to the Premises Licence.

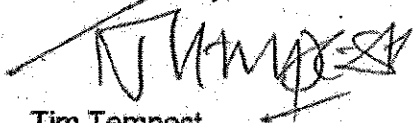
Yet if you access the Zee Bar's website and look at the Gallery and connected facebook pages and in particular the photos taken on the nights of 29th April 2017 - the and 15th July 2017 it is quite evident that the condition is far from being met as the attached selection of photographs proves.

It is difficult for us to rely on the management of the premises to achieve what they propose in terms of prevention of public nuisance and the proposed extension to the current permitted hours on a Thursday will mean that the disturbance we currently suffer only become worse as I reiterate that the Security staff at the premises have only a limited range of influence outside the premises.

It was noted that in August 2016 when a similar application was made to extend the permitted hours of the premises in respect of the playing of recorded music and the supply of alcohol the applicant withdrew his application at the eleventh hour. Having read the letters of objection from local residents he apparently stated he wanted to work with his neighbours and not against them. He could best demonstrate this resolve by confining any late operation of this premises to Friday and Saturday nights.

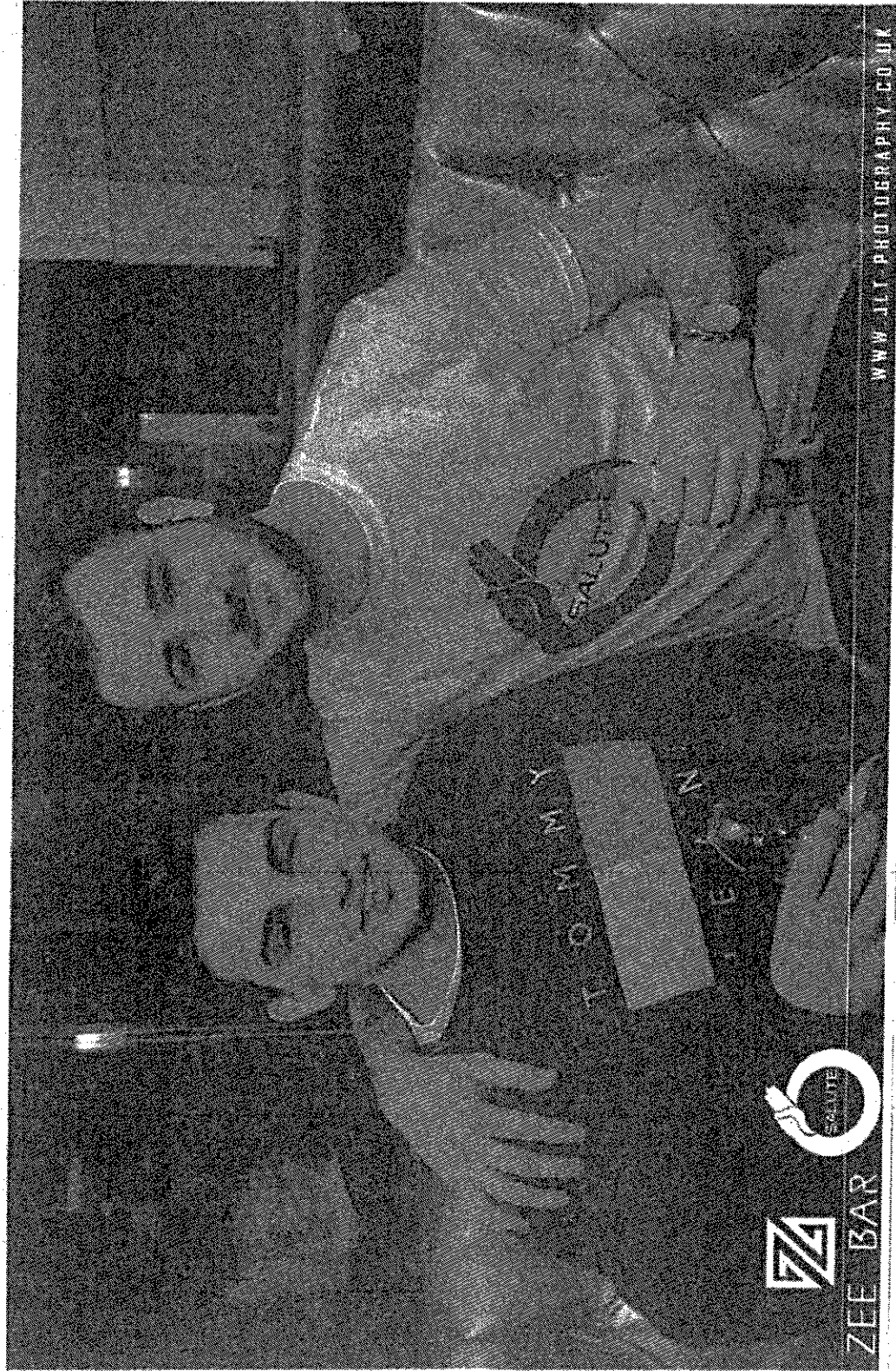
I do hope that you will consider our collective objection carefully in coming to a recommendation with regard to the Application.


Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim Tempest', with a stylized flourish at the end.

Tim Tempest
Chairman
Avenues Residents' Association

Encl/



 Salute
Like This Page · 29 April

With George Wellard and Guy Mitchell
Tunbridge Wells.



Salute
Like This Page · 29 April

At Zee Bar Turbridge Wells.

28 JUL 2017

SEVEN

Dr Nicola Bannister and Mr James Black

1 South Grove

Royal Tunbridge Wells

TN1 1UR

25 July 2017

Strictly Private & Confidential

Premises Licensing - 17/02458 - representation from Dr Nicola Bannister and Mr James Black, 1 South Grove, TN1 1UR

Prevention of Public Nuisance

Dear Licensing Officer,

On behalf of my household, and many residents in the High Street area, we would like to make a strong representation **AGAINST** the extension of opening hours on a Thursday evening at the Zee Bar (17/02458). We understand that in 2013 over 40 residents successfully challenged this very same application and we hope that the council listen to our concerns once again and come to the same conclusion for the benefit of the residents.

Our reasoning is five-fold; especially given that a key objective of Tunbridge Wells Borough Council is to ensure that its residents have an excellent quality of life, **absent of public nuisance**, crime and that also focuses on the protection of children.

1. Royal Tunbridge Wells promotes and markets itself externally as a commuter town for The City and therefore its long term economic well-being is dependent on retaining and attracting commuters and families who relish its proximity to The City and to the South Coast. These families consume the many services that the town offers today, and in the future.

Commuters to London, like me, leave from Tunbridge Wells station from 05.17. Therefore a nightclub which opens until 03.00 on a week night, and will inevitably create passing noise until 04.00, will have a deeply negative impact on the well-being and effectiveness of your residents. It is simply not appropriate to have this public nuisance in the centre of a residential area on a work night and will have a short and long term economic impact of the individuals and the town.

2. Similarly, as this area is rich in family life there will be an inevitable impact on school children and young people who will have interrupted nights on a school-night. We believe that young children should not have 20% of their school nights impacted by a 'night-club'. This will have an impact on educational standards and performance in the borough. Please do not underestimate the number of families; look at the size of the houses/number of bedrooms in the immediate area, who are impacted.

3. Currently, at the weekends, the area around ZEE Bar is rich with public drunkenness, public nuisance, public affray and vandalism – the signs of this are vomit, urination,

defecation and damage on the high street and surrounding streets on the nights the ZEE Bar is open till 0300. A walk down the High Street and up South Grove on a Saturday or Sunday morning will evidence this. This impact is already beyond the pale as it is, and there have been myriad representations to this effect to this Council and the Police stretching back many years. Indeed there is a Council-mandated CCTV Camera not thirty yards from this club, and pointed directly at the front door of the Zee Bar, should you wish to review coverage.

To increase this public nuisance by 50% by adding Thursday late night opening to Friday and Saturday is therefore not in the interests of the residents that you represent and contrary to the Council's own plans to restrict said public nuisance. That would be three nights during the week where local residents like ourselves are disturbed for an hour at 0300 while revellers dispel; last February there was a significant incident outside our house where the police were called and in the last couple of weeks we had a suspected attempted burglary leaving damage to our property for which the police felt the noise from the club provided cover. This is unacceptable in a residential area for families.

4. The noise emanating from the club itself creates a hugely negative impact for the surrounding properties. We have had to install special sound-proofed glazing from a specialist company in London at significant cost, and this still not does block the music beat from the club. It is our view that this is not within approved limits and this has been raised on countless occasions prior to this. This is particularly prevalent in the summer months when the exit doors are left open and, most alarmingly, when the emergency doors are left open to allow smokers outside access. Again, increasing this impact, in the early hours of a week night is not tenable.

5. Finally, the car-park in South Grove (ostensibly owned by Bracketts - but who take no care for it at weekends) is used exclusively by patrons of the Zee Bar. High powered vehicles roar up and down this narrow, private, residential street from 10pm to 4am at the weekends. Again, adding this public nuisance to residents on a Thursday, which is a work night and a school night, is unconscionable.

Finally, we are copying this representation to Tunbridge Wells MP and Secretary of State for Business, Energy and Industrial Strategy, Greg Clark, given the argument that extending the licence creates a business benefit by creating a limited increase in night-club coffers.

This is clearly out-weighted by the short and long term economic cost to the residents and risks to their well-being, and to the future prosperity of Tunbridge Wells as a hub for commuters and families, which has been proven in similar instances up and down the United Kingdom.

With Kind Regards,

Dr Nicola Bannister and Mr James Black

From Jason LaMotté of 39a High Street, Tunbridge Wells

Re: 17/02458 Zee Bar, application for extension of hours

28 July 2017

To Whom It May Concern:

I write to you to object to the proposed extension of hours of operation for Zee Bar on High Street, Tunbridge Wells, a venue that is across the street from my family's bedrooms.

I object on the grounds that the licensing objective to **prevent public nuisance** will be violated as crowds of late-night revelers flood out of the club in the middle of the night on what is a worknight for many of us in the area. We have much experience with this result.

In our neighbourhood, a beautiful Conservation Area, when you walk down High Street it looks and feels like a lovely area with quaint cafes, kitchen shops, and restaurants. It is precisely what drew my wife and myself to Tunbridge Wells as we started a family. It is a truly lovely street that we were so happy to call our first home.

It's not immediately evident how densely residential the vicinity is. The fact that 40 families took time to write in objection to a 2013 application to extend hours for the same premises is an indication not only of how residential our area is, but also of how strongly opposed we all are to the disruptions that accompany late-night activity of drunken club clientel.

Noise from drunk crowds at closing time, urinations, even defecations and vomiting all have a great impact on quality of life for High Street area residents. Sadly I do have an example of defecation next to our entry gate from the 29th January this year (which I can provide upon request). Whilst we cannot prove with any certainty where the source came from (we do not have CCTV), the fact that our entrance is less than fifty steps from Zee Bar's exit, much closer than any other establishment open late at night, highlights a strong possibility, but more importantly, does provide some indication of the level of public nuisance that can accompany what is described as the late-night economy.

The police do not have the resources to deal with these disturbances, and despite numerous meetings with police representatives all the way up to high ranking officers, not a single one of them has ever accepted accountability for public nuisance or 'lesser' crimes like urinating on our doorsteps, public sex acts, vomiting on residents' properties, and the disruption of hundreds of drunks

shouting outside our windows and preventing sleep until the wee hours of the morning – a level of noise that had my wife and myself sleeping on an inflatable mattress in our living room for two full years in 2008-2010.

Public nuisance disruptions are not nearly as common as they were in the time of Davinci's, which was twice the size of Zee Bar. But the club's patrons, in particular at closing time when they pour out of the club in numbers at the end of a night of heavy drinking for many of them, wake us up with their loud, drunken screaming about 2-3 times a month on a work night at some point after midnight. A work night for me is also a school night for my 7-year-old son, who also has a bedroom window on the second floor of our flat above Sweaty Betty, opposite Zee Bar. It usually takes about half an hour before everyone has left and we can all return to sleep. Putting back closing time to 3am on a work night/school night will have a strong impact on our family the next day: my son's focus and performance in school, and similarly mine at work, as I leave on a train for London at 7:55. Imagine if you had this experience repeatedly. Please do not allow this to get worse for my family.

I implore you: please keep things as they are, for the sake of our lovely community, and reject this application.

Sincerely,

Jason

Jason LaMotte
39a High Street
Tunbridge Wells
TN1 1XL

Dave Packham

From: meatonp0ppet <[REDACTED]>
Sent: 30 July 2017 23:51
To: Licensing
Subject: Zee Bar Licence Application 17/02458

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Packham

RE: 17/02458 Application for Variation to Licence, Zee Bar, 48-50 High Street, Tunbridge Wells

I am writing to object to the above application on the grounds of **public nuisance and the protection of children from harm**. Grantley Court is home to a wide variety of residents including young families, the retired, commuters, local workers and key workers – doctors and surgeons – working long hours and shift patterns.

The bedrooms of the 30 apartments at Grantley Court are located at the rear of the building, merely metres away from the Zee Bar. Residents at Grantley Court already suffer noise nuisance from the Zee Bar late at night and into the early morning in terms of music, plant operation (e.g. the fans) and that generated by its patrons entering and leaving the premises, smoking in the designated area which is located immediately to the side of the Bar as well as the drivers seemingly attracted by the queuing/ smoking patrons speeding up and down the High Street during the bar's current opening hours. The rear fire doors of the building are still frequently opened (apparently by other users of the building) sometimes propped open with fire extinguishers, (probably also compromising the safety of patrons) and allowing even more of a noise nuisance to residents at Grantley Court. The situation is exacerbated in hot weather when residents reasonably wish to have their bedroom windows open but cannot due to the noise coming from the Zee Bar, particularly on a Saturday night.

At the recent Grantley Court Residents Association AGM, it was reported by our Directors that they had attended a meeting with the Zee Bar. They had been told that part of the reason why we at Grantley Court can often hear such loud music from the Zee Bar on a Friday and Saturday night is that patrons ignore the signs in the club and instead access the outside smoking area through the side fire doors, not via the acoustic lobby and as a result the noise is 'open to the elements'. Apparently the owner intended to do some work by the end of July to try to alleviate this noise and disturbance to neighbours and would ask us for feedback. I am unsure if this work has been completed, if so it hasn't worked but instead of feedback from local residents they have applied for an extension of hours on a week night!

To further extend the opening hours of the Zee Bar until 3am on a Friday morning would mean that the residents at Grantley Court would only manage two or perhaps three hours sleep before having to get up and attempt to go to work and in the case of the children, to go to school. This is in my opinion extremely unreasonable and it should also be noted that the plant noise and other venue-generated noise continues well after the Zee Bar has closed to its patrons.

In view of the above, I would urge the Licensing Authority to refuse the application to extend

the Zee Bar's premises license. Further, it should be stipulated that all fire doors remain closed, except during emergency use and that the promised consultation between Grantley Court residents and the Zee Bar actually takes place.

Yours sincerely,

M Eaton

4 Grantley Court, 28-33 London Road, Tunbridge Wells Kent TN1 1BX

The Licensing Partnership
PO Box 182
Sevenoaks
Kent TN13 1G

29 July 2017

Licensing@sevenoaks.gov.uk attention of Mr D Packham

The Licensing Officer / To Whom It May Concern

RE: 17/02458 Zee Bar, 48-50 High Street, Tunbridge Wells: Application for Extension of Hours

We are owner occupiers of 2 South Grove, just off the High Street (around the corner from Bracketts Estate Agents). We are writing to object to the above application for extension of hours on the grounds of the **prevention of public nuisance**.

South Grove is a residential street and home to a wide variety of residents including young families, a number of commuters - such as myself (Katherine) - who work long hours and other working and retired people.

Our road is just off the High Street and virtually opposite to one of the entrances to the Zee Bar and we are regularly disturbed when the Bar is in use, especially around and after closing time. The main problem we experience is drunken and raucous behaviour, including loud shouting and shrieking, often including swearing. This appears to occur outside and close to the Bar, either in the High Street or in our own street which people are using either on their way to or from the premises including, we suspect, to the Grove park. We have also sometimes heard prolonged shouting and fighting and have had to call the police (although we do not have incident numbers for these calls as the police had already been notified by other residents and were on their way to the scene).

Many users of the Bar also appear to be parking (illegally?) in the Bracketts car park immediately opposite our house or, when they can get a space, at the top of our road or Christchurch Road. This means that, as Bar users come out, we are often subjected to the additional noise of car doors slamming loudly, horns hooting and loud revving of engines (often departing at some pace) as people gather in groups for lifts and drive away. Around closing time we also hear the sound of speeding engines, horns hooting and brakes and doors being slammed in the High Street as people are being collected from the Bar. This is compounded by the fact that the sound of shouting, swearing, screeching etc described above from people using and leaving the Bar seems to funnel up into our street as the entrance and exits to the premises are so nearby. We can also clearly hear loud shouting etc from smokers in the designated area to the side of the Bar and from people in the High Street as they come in and out of the premises.

Our bedroom faces directly onto South Grove and on several occasions we have had to move into our back bedroom because of the disturbance which frequently wakes us up in the small hours (or prevents us from getting to sleep in the first place). This is not always practical, however, if we have family members and friends visiting, nor do we feel

that it is fair or reasonable that we should have to do this.

The problem we face is two-fold. Firstly, the proximity of the Bar to our – entirely residential – street and the fact that South Grove is used as a thoroughfare for what is often very noisy and antisocial behaviour. Secondly, the fact that unless the police are called (whose resources are already considerably stretched), no one appears to take responsibility for dealing with such behaviour as it is not directly within, or immediately outside, the Bar premises. The situation is exacerbated in warm weather when we (and other residents) reasonably wish to have our bedroom windows open but cannot due to the noise coming from the Bar.

Residents at South Grove already suffer noise nuisance from the Zee Bar late at night and into the early morning (until at least 3 am) at weekends. The prospect of extending opening hours until 3 am on a work day (i.e. into Friday morning) would be even worse. It would mean that the residents of South Grove - including commuters such as myself - would only be likely to manage two or three hours sleep at most before having to get up and attempt to go to work (and in the case of parents, also get their children to school). This is in our opinion entirely unreasonable and it should also be noted that the noise generated by people coming out of the Bar and lingering in our street and nearby continues well after its doors have closed.

In view of the above, we would most strongly urge the Licensing Authority to refuse the application for extension of hours.

Yours sincerely

Katherine Wilson and Andrew Sharp
2 South Grove
Tunbridge Wells
TN1 1UR

Samantha Neale

From: Ianthe Stark [REDACTED]
Sent: 30 July 2017 23:08
To: Licensing
Subject: 17/02458 Zee Bar Application for extension of hours

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs

I write in objection to the above application for Variation to Licence at the Zee Bar on the grounds that the licensing objectives to **prevent public nuisance and harm to children** will be violated.

I am an owner of an apartment at Grantley Court, the block of residential flats immediately behind the Zee Bar and one of the Directors of the Residents Association. Grantley Court is a varied community and we work hard to be respectful of one another and of our neighbours. The residents of our 30 apartments include young children through to the elderly and workers doing a wide range of demanding jobs and long working hours, including some working shifts in the local hospital and others commuting early in the morning into London. Our residents are already disturbed in terms of noise nuisance by the Zee Bar, its patrons and others attracted to the bar late at night and into the early hours. We can hear the music from the club, cars revving up and down the High Street, screaming and shouting, noise from the smoking area, with our windows closed, during the existing opening hours and afterwards as patrons leave. Residents at Grantley Court have made ongoing and recent complaints to the Council and to the Zee Bar directly and we have tried to do this as constructively as possible, despite the nuisance, as this generally occurs on Friday and Saturday nights i.e. not nights preceding traditional working/ school days. I and my fellow Director, Lorna Blackmore, met with the owner and the manager of Zee Bar on 5th June this year to express our concerns, offer feedback and share some of the noise logs as well as to inform them (as they seemed unaware) of the ongoing conversion of the offices at Castle House, 27 London Road, Tunbridge Wells into residential units. These properties, including 6 apartments and 3 mews houses as yet unoccupied, are much closer to the Zee Bar than Grantley Court and include homes intended for occupation by families. I am extremely disappointed that the Zee Bar have chosen to make a license extension application within weeks of this seemingly productive meeting without mentioning it to us, particularly bearing in mind the reason given for the withdrawal of their variation application to extend the opening hours last year when it was stated that:

"The applicant has read with concern letters from some of his neighbours and advised that he wishes to work with local residents and not against them. Consequently, he has withdrawn the application for variation of the licence."

To allow the bar to extend its opening hours further, to 3am on Thursday nights/ Friday mornings, would mean depriving residents, including children, of sleep on a WORKING/ SCHOOL day not simply during the hours specified but for the hours afterwards as patrons are ejected from the club and make their way home. We ask you to consider the huge further negative impact upon us and other local residents, including the new residents at Castle House, yet to move in, just feet away, if the bar's opening hours were to be extended.

I would be grateful if you could keep me informed of the status of this application and to be given the opportunity to attend and speak at the hearing, should there be one.

Yours faithfully,

I Stark

22 Grantley Court, 28-33 London Road, Tunbridge Wells, Kent TN1 1BX

Director, Grantley Court Residents Association

