

I J Chown Esq
24 Paradise
Lane
Kettering
NN15 6LX

24 JUL 2017

20 July 2017

The Licensing Department at:
Kettering Borough Council
Bowling Green Road
Kettering
NN15 6HJ

Dear Sirs

Wicksteed Park Limited, Wicksteed Park, Barton Road, Kettering, NN15 6NJ
Application for a Premises Licence Variation under Section 34 of the Licensing Act 2003

I would like to object to the proposed variation as detailed at appendix 1 to this letter for the following reasons:

Security

Currently the security at Wicksteed Park is inadequate at the Paradise Lane entry to the Park as the boundary is not secured as detailed below:

1. The park erected wooden posts and four removable yellow posts to prevent nuisance parking in Paradise Lane which is a private lane. In recent times two of the yellow posts locking points have been broken and as a result two of the posts have been stolen, with only two posts now in place.

In addition some of the wooden posts have been vandalised and broken. I attach at appendix 2 photographs of the current situation. I have written to the Park management with regard to this and offered to make a contribution to their repair. To date I have not received any reply and there has been no attempt to repair the damage.

As a result I now have to deal with nuisance parking during the day and night. We have had late night parking with noise and disruption and litter. During the day parking has taken place outside the gates blocking the emergency exit to the Park. See photographs at appendix 3. To my knowledge the Park security have taken no action with regard to this.

2. The Park has erected many fences in the Park and around some of the perimeter. However, the Paradise Lane boundary is not secure. As a result this not only attracts late parking but a constant stream of people accessing and leaving the park following closure. I attach at appendix 4 photographs of the access points into and out of the Park and people entering in and out of the Park after closure.

As you can see, the Park security is inadequate and it does not appear there is any intention to improve the safety aspects of the Park's boundaries, despite significant funds being spend elsewhere. In my opinion this illustrates that the Park has little interest in the comfort and safety of its near neighbours. An extension to licensing hours, live music and off sale of alcohol will lead to more disruption to the residences in Paradise Lane. I myself have been subject to the abuse outside my house and as a 59 year old man feel I may be subject violence if I confront people causing a disturbance outside my home. I ask myself, should I just put up with this or take action.

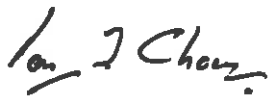
Noise and disturbance

I attach at appendix 5 a letter I have received from a fellow resident Mike Smith which also outlines my concerns as a resident. I am happy to support the Park wherever possible but I do not believe the Park is taking sufficient account of the interests of its near neighbours to enjoy their own homes. Indeed, to date, there seems to be no awareness of the rights of their neighbours to live in a safe and secure neighbourhood free of disruption.

It seems to me that the Park should first secure its boundaries, provide adequate security for itself and near residents before planning a further extension to its late night activities which I do not believe they will be able to control safely and securely.

I ask the Council to instruct the Park to ensure its existing facility is safe and secure and reject this application to vary the premises licence.

Yours sincerely



LJCHOWN

**Notice of application for a Premises Licence Variation
under section 34 of the Licensing Act 2003**

Name of applicant: Wicksteed Park Ltd
Address of premises: Wicksteed Park
Barton Road
Kettering
NN15 6NJ

It is proposed to vary the premises licence to add a campsite shop to the licence for the off sale of alcohol Monday to Sunday 07:00 – 11:00 and 16:00 – 20:00.

To extend the hours for live music to Monday to Sunday 10:30 – 00:30

Recorded music Monday to Sunday 09:00 – 02:00

Late night refreshment Monday to Sunday 23:00 – 00:30

Sale by retail of alcohol in pavilion Monday to Sunday 10:30 – 02:00

To change the of St. George's Suite to Celebration Suite and the Bistro to Idea's Café.

The full application can be inspected by contacting:

Kettering Borough Council

Email: licensingenquiries@kettering.gov.uk

Website: www.northantslicensing.gov.uk

Tel: 01536 534291 Fax: 01536 532424

Representations can be made on the following dates:
From: **30 June 2017** To: **27 July 2017**

and **IN WRITING** to 'The Licensing Department' at:
Kettering Borough Council
Bowling Green Road
KETTERING
NN15 7QX

It is an offence to make a false statement in connection with an application and those who make a false statement may be liable on summary conviction to a fine of any amount.

APPENDIX 2,







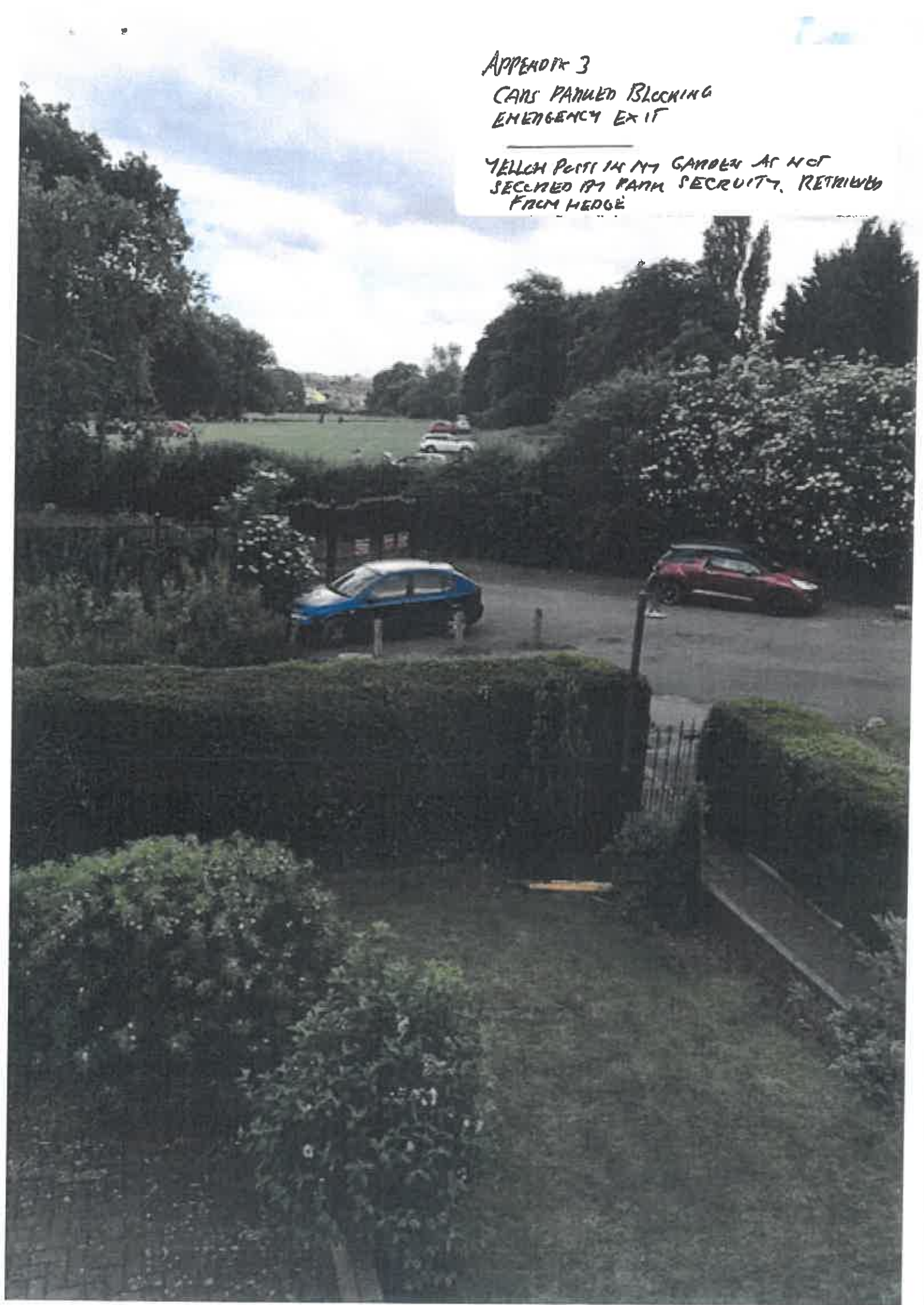




APPENDIX 3

CARS PARKED BLOCKING
EMERGENCY EXIT

YELLOW POSTS IN MY GARDEN AT NIGHT
SECURED BY PARK SECURITY, RETRIEVED
FROM HEDGE





APPENDIX
4

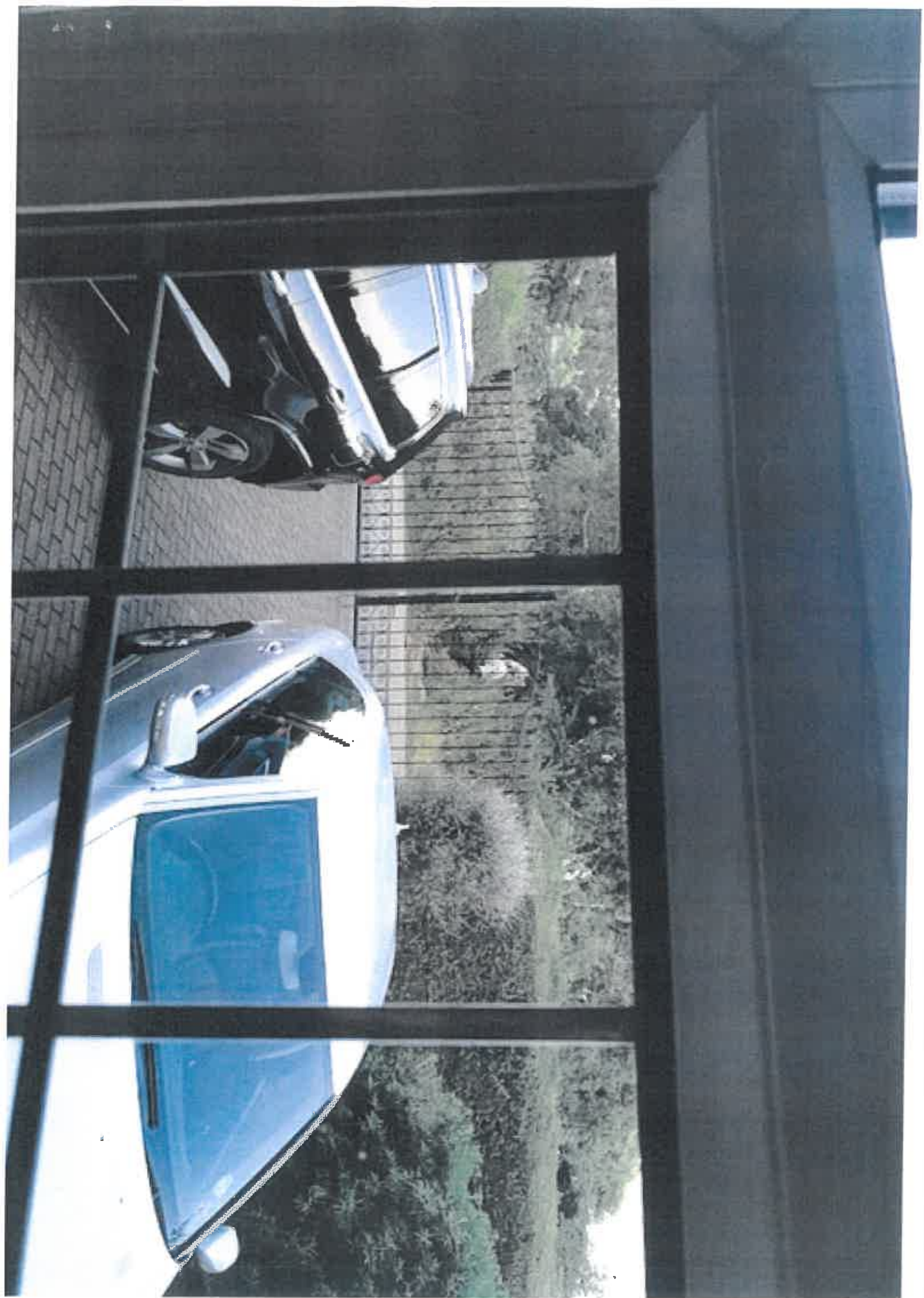












Dear Resident

I am not sure if you are aware, but Wicksteed Park have applied for an extension to their licence, as per the enclosed notice. I have requested and received a full copy of the application and there are two main parts to it.

The main part of the application is to extend the licencing hours as follows:-

- To extent the hours that alcohol can be sold until 2.00am
- To extend the hours that recorded and amplified music can be played until 2.00am,
- To extend the hours that live amplified music can be played until 00.30 am
- To allow late night refreshments to be sold between the hours of 11.00pm and 00.30 am

All of the above are applicable for seven days a week, 52 weeks a year.

This on its own would be bad enough, but the application states that all of the above can be either indoors or outdoors, which means it is not just restricted to the pavilion. It appears from the application that this could happen anywhere in the park.

We already suffer from noise from events in the Park, most of which we accept. There have however been a number of instances over recent years where noise from events in the pavilion have been above acceptable well past midnight, despite the conditions of their licence stating that there should be nothing audible in the gardens of any surrounding residential properties after 11.00pm. This extension has the potential to make things much worse. Not only will we have to contend with noise from the pavillon, they will now be able to hold open air events which will produce a lot more noise. If the sale of alcohol and playing music does not finish until 2.00am, we will then have to contend the with the noise of engines being started and people shouting as the leave the venue which will probably go on until at least 3.00am.

In addition to the above, they are also planning to build and open a shop on the camp site which will sell bottled alcohol between 7.00 am 11.00am and again between 4.00pm and 8.00pm. I find this quite ironic. They lock the gates to the Park as early as 4.30 to prevent "antisocial behaviour" yet they are now planning to sell alcohol as a take away (which is likely to promote antisocial behaviour) until 8pm. How can that make sense?

Whilst we all appreciate that the Park need to generate money to survive, they must also take into account the needs of the residents living on the edge of the Park. This move effectively mean we will have a night club very close to our homes with the potential for it to sound like it is in our gardens. This is a residential area and having to put up with noise like this until the small hours potentially every day of the week is totally unacceptable.

We have until the 27th July to lodge objections to this move with Kettering Council. Objections must be made in writing and sent to the Licencing Department at Kettering Borough Council. The address is on the enclosed notice.

It will be an uphill struggle to get this undone if the application is granted and we then start to experience the inevitable noise disruption. I would therefore urge you to take the time to write to the council before the 27th July at the above address and lodge your objection to this application on the grounds that it is likely to have a serious adverse effect on both the quality of our environment and could potentially devalue our houses if the sound problems become known as an issue.

I have a copy of the full application if anyone wants to see it. You can e-mail me on mike@misconsulting.co.uk, or call me on 07771 640292 if you want to discuss anything.

Mike Smith

12 Spinney Lane