



To: licensing@gravesham.gov.uk
From: ep@gravesham.gov.uk

Response Date: 15 February 2024

Dear Licensing,

Licensing Act 2003 – Premises Licence application

The Environmental Protection Team have received a consultation for a new Premises Licence at:

Ebbsfleet Rainbow Centre
Rose Street
Northfleet
Gravesend
Kent
DA11 9EQ

With the following details:

New Premises Licence application Dizz Hub Ebbsfleet Rainbow Centre, Rose Street, Northfleet, Kent DA11 9EQ

We object to this notice under the Licensing Objective – “The prevention of public nuisance” for the following reasons:

- 1) The requested licensed activities and requested hours until 02:30 Monday to Sunday for the Community Hall are excessive in this location. The premises in in a predominantly residential area with houses in very close proximity. The ambient background noise levels in the area are likely to be low at night.
- 2) Very little consideration has been given to the objective of 'the prevention of public nuisance' - no noise mitigation measures have been proposed, no details have been provided regarding sound insulation qualities of the building, frequency of events etc. Activities involving alcohol and live or amplified music until 02:30 is highly likely to result in noise disturbance to nearby houses both from noise breakout from the premises but also from noise as customer leave at such a late hour.
- 3) The building has large, single glazed windows which will provide very little in terms of sound insulation and noise breakout will occur those these unless appropriately sound proofed. In addition, opening the windows during warmer weather will result in further problems.
- 4) Parking is very limited in this location with only c. 9 spaces adjacent to the premises which could again give rise to issues of noise as customers leave to return to their cars parked near to houses further away.

- 5) It must be highlighted that although a number of planning applications for the Convenience Store have been applied for, they have been refused. Hours for these were cited as being up till 10pm. Opening hours until midnight are therefore somewhat excessive and could result in noise and disturbance from customers visiting to purchase alcohol late at night. If the Convenience Store is currently operating, this is contrary to planning legislation.

It is recommended that if the applicant wishes to use the Community Hall later than 10pm (which are the hours cited on the latest planning application as hours of use), that they apply for a TEN. This will enable the later use of the premises to be assessed in terms of noise and disturbance and to see if any complaints are received.

Kind regards,

Julie Oates
Environmental Protection Team

Phone 01474 33 70 00
Website www.gravesham.gov.uk

**INVESTORS[™]
IN PEOPLE**

Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU

From: Shaun
To: Helen Buddin
Cc: Julie Oates
Subject: FW: Premises Licence application for Dizz Hub Ebbsfleet Rainbow Centre

Caution: This email was sent from outside of the organisation. Do not click on links or open attachments unless you recognise the sender.

Hi Helen, Julie,

Please find below a response to your email regarding Dizz Hub.

I look forward to hearing from you.

Regards

Shaun Ward
Director and Licensing Manager



127 The Barracks | White Cross Business Park | South Road | Lancaster LA1
4XQ tel 0330 999 3199 | knight.training | [email](#) | [map](#)

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I understand that there are concerns raised on various issues on the proximity of the premises to the local residents, The thickness of the walls of the building is 42cm, I have attached a plan view of the ground floor community Hall. as can be seen from the diagram, the red shaded area will also act as a sound buffer leaving the areas with the windows I have encircled and labelled 1,2, and 3.

I have installed security grills which restricts the windows from opening. A sound proof insulation barrier will be fabricated and used in the event of when functions going into the late hours.

on the issue from noise of breakout. the community hall functions are programs or event oriented, hardly will it be rowdy like a pub. people will come, and leave within a set time frame. a notice will be boldly placed at the door asking customers to leave in a quiet orderly fashion, and when an SIA security is needed, they will usher people out in a quiet and orderly way.

the windows are all double glazed.

we have a limited capacity of people that the hall can accommodate, not more than the church building next to us, and the church uses the parking space, and it has not created any problem. Besides the local community we are catering to, people living a walking distance from the premises.

On the issue of planning, my operating the convenience store, is in line with the government planning legislation, as explained in my previous email. The hours cited on the planning application was an oversight carried over from the application that had one of the floors of the premises as a gym. In exercising my permitted development rights I am within reasonable bounds to open the convenience store till 12am.

I hope these addresses all the concerns listed below.

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From: Julie Oates
Sent: 14 March 2024 09:45
To: Shaun; Helen Buddin
Cc: Licensing; Katie Honeywood
Subject: RE: Premises Licence application for Dizz Hub Ebbsfleet Rainbow Centre

Dear Shaun

Thank you for your email.

I'm afraid that based on the information below, this is not sufficient for me to be able to withdraw my objection. It is still unclear what hours the applicant wishes to operate the premises to – midnight is mentioned for the store, but no hours for the community centre (so I'm assuming he still wishes to proceed for the 02.30close?).

I must also advise that I have received clarification from the Planning Officer regarding both the most recent planning application for the centre (refused but an Appeal has been submitted) and also the current allowed opening/operating hours:

- With regards to the refused/appealed application the Decision was that the whole application was refused. This means at the current time the community shop does not have planning permission and cannot open/trade.
- As a result of the above refusal, the opening hours for the community centre revert to the original planning permission (planning reference 19840870) and are 08:00 to 23:00 on Mondays to Saturdays (so no opening on Sunday).

The applicant may wish to re-consider proceeding with this application until the planning matter has been resolved.

Kind regards

Julie