

Representations

Representation 1

Name: Tatiana Dudova

Address: Inverness suite, the Grand

Commenter Type: Neighbour

Stance: Object

Reason: Prevention of public nuisance

Comments: Beton and GRFL Directors did inform the residents of their arrangement, in broad terms, but regrettably no consultation was held on this application. I was not even aware until last week that an application had been submitted. While I support commercial activities at the Grand and wish Beton every success, it is important to keep in mind that the Grand is first of all a residential building. It is also an old building that was built before sound amplifying equipment came into use; the Green room and other commercial spaces on the ground floor have no sound insulation required where such equipment is used.

I purchased my flat because it overlooks the garden, and therefore there is no traffic noise. As someone who suffers from severe headaches I greatly value this quiet location. At the time of purchase of my property at the Grand and until use of the Green room and its adjoining rooms was discontinued during lockdown, the planning permission was to only use amplified music in the Music room located one floor below, next to Keppels. There is no reason why this should be any different now. If and when adequate soundproofing solutions are implemented by qualified professionals, the matter of sound amplifying equipment usage may be revisited, if necessary.

I would like to point out that noise carries at the Grand, e.g., I can hear one of my neighbours, a musician, rehearsing even though he lives two floors away. Noise is a very big concern, and for everyone who lives on the first floor directly above the commercial spaces noise is probably the main concern. Loud music and singing sounds as if it's preformed in our own flats. Thankfully, as I mentioned above, so far our quiet enjoyment of our homes was protected by restricting loud music to the Music room.

I hope we can continue to enjoy the peace and quiet of our beautiful homes. These concerns are very specific to the Grand and other older mixed-use buildings, and very different from free-standing event venues where the only noise-related concerns are for outside neighbours located some distance away.

The wording "occasionally used for public events" is too vague and open to very different interpretations; I would therefore suggest replacing it with a clearer more specific wording. I would suggest that two live non-amplified music events per month would be plenty.

I have no objections to any number of “quiet “ events held in the Green room provided my concerns as per below are addressed.

There are presently no designated smoking areas at the Grand, and I hope it stays this way. I strongly oppose the introduction of any designated smoking areas. It is especially unacceptable that Beton guests should be allowed to smoke and drink near any entrances/exits of the Grand as it would encourage noise, disturbances and littering.

Also, from a practical standpoint, I wonder how such smokers would re-enter the building after having a smoke outside, unless they are given a passcode for the electronic lock (see below), or somehow keep the door open, either is unacceptable. Building access and security: Beton clients currently enjoy free access not only to the Green room but to the entire building, if they wish, and there are no measures in place to restrict their access or to ensure they leave the building once the event they were attending is over. Inadequate security was one of the issues we cited when we took Mr. Stainer, the former owner/manager of the Grand to the Tribunal, and won. And now security is a concern, once again.

Our investment into fob-operated electronic locks is presently invalidated by the access given to Beton and their guests. I don't know if they were also issued a numeric passcode for the electronic locks, and whether they may be sharing it with anyone (see re smoking above; I hope not!). It is natural for people to be curious about the Grand and wish to visit more than just the one room where an event is held, however this is our home, and uninvited visitors are may pose a security risk.

We have many elderly and vulnerable people among our residents, and it is very important that they stay and feel safe. I would like to reiterate that I hope the Grand becomes the home of many very successful commercial activities. I also hope that such activities are not to the detriment of the residents' safety, security, comfort and general welfare.

Representation 2

Name: Thomas von Nordheim

Address: Ingoldsby Suite, The Grand, Folkestone CT20 2LR

Commenter Type: Neighbour

Stance: Object

Reason: Prevention of public nuisance

Comments: I wish to make representation under the Licencing Act 2003 for application reference PR202304-88831. I am one of the leaseholders and occupants of The Ingoldsby Suite, The Grand, which is exactly above The Green Room for which the licence is sought for.

In a historical context The Grand was a hotel, built with a steel frame structure and concrete in which, unfortunately, sound travels. The Grand is now a building with full

time residents. To facilitate commercially run events to be held at The Grand, the premises would have to be updated to modern standards of sound insulation or held in specific areas only (i.e. Keppel's Music Room).

A licence was granted in 2004 (ref. Application IPEL/279) to the previous freeholder, and this put certain restrictions on the use of the commercial parts of The Grand. These included that no amplified music could be played, events were restricted to one a month etc.

The current licence application indicates that amplified sound may be used, even though the applicants lease states it is not allowed, or so we have been told by the directors of the freeholders.

The application asks for 14 hour per day license (8am-10pm), 7 days a week, 365 days a year with potentially 150 guests in attendance and a bar selling alcohol.

The events are varied and include stage plays, live music, film screenings, concerts, weddings etc. This is unsustainable given we could in theory be disturbed by noise from the Green Room every day of the year with events back to back.

Any licence granted would need to reflect that the building is mainly residential and cannot be used for commercial events which could give rise to complain. Perhaps Sundays and Bank holidays can be excluded. It is the days when people like to enjoy the peace and quiet of their homes.

The licence application states use for "occasional events". However, the council has granted a licence (reference LC202306-17361) for a total of 5 consecutive days of events last week. On all of these days we were subjected to noise from The Green Room to include amplified and non-amplified sound and speech, live performed and recorded music. 5 days in a row is not occasional.

After minor impact from events on Friday to Sunday, on Monday 26. June there was a live music jazz concert with amplified singing, accompanied by piano and bass from 7pm-10pm, although we heard noise from downstairs until 11pm. The noise level was very intrusive.

On 28. June the Green Room hosted "Show Up, a Musical comedy" which included piano music and singing from 5.30 to 9.45 pm. After having been compelled to raise our concerns with the applicants on a couple of occasions before, it was Monday's event which made us formally complain to the directors of the freehold about the current use of The Green Room. Although I am in favour of events at The Grand, if it is facilitated and monitored correctly, I am concerned about the impact of future events, if a licence in its current "carte blanche" version is granted to the applicants and I therefore object.

Representation 3

Name: Chris Fallon

Address: The Ingoldsby Suite, The Grand, The Leas, Folkestone CT20 2LR

Commenter Type: Neighbour

Stance: Object

Reason: Prevention of public nuisance

Comments: I am the joint leaseholder and full time resident of the Ingoldsby Suite at the Grand. I am objecting to the granting of the licence in its current form because of the following factors linked to environmental emissions concerns.

The Ingoldsby Suite is located directly above the entirety of The Green Room so the impact is considerable and it can also impact on neighbouring flats on the first floor and potentially through other areas. The Green Room is unsuitable for the activities that are listed on the licence application ie: dance performance, recorded music, live music or "anything similar" and the fact that these can be undertaken from 8.00am to 10.00pm Monday to Sunday all year. The noise created by these activities will have a major detrimental impact on those living above this space.

I am not opposing the use of the Green Room for events and activities but the commercial usage has to be suitable for a residential building and the fact that they are beneath residents homes and not involve activities that will be detrimental to the lives of those living there.

Usage needs to be restricted to activities that it is suited for such as talks, conferences, writing classes, exhibitions etc which we understood to be the case.

During the period of the previous management of the commercial areas of The Grand the Council placed restrictions on the frequency and types of events that could be held here and this included non amplified sound activities. This was in recognition of how sound carried and reverberated and impacted residents through a building such as The Grand with its construction type, acoustic properties and structure. Nothing has changed in this time in terms of sound insulation and structure of the building.

The Green Room is not a space designed for the uses detailed in the application and has not been adapted for these purposes. If an occasional musical event/workshop/activity was allowed then the use of "occasional" needs to be defined in terms of regularity, type and time of day permitted and not a frequent occurrence that is allowed as part of the licence agreement otherwise there is the possibility of numerous events with noise in a week/month and throughout evenings and weekends.

The licence allows for up to 150 people to attend events in a licensed premise which in such a space at The Green Room with its acoustic properties can create much noise. Recent events/workshops with music have demonstrated how sound can emanate from this space.

The space known as The Music Room adjacent Keppels was used for musical activities because it was neither below or above residential flats and had better sound insulation . The old Keppels bar also was not beneath residential properties. It has been confirmed by GFRL that the Music Room will be brought back into use but there still needs to be clarity and restrictions on the types of events that are held in The Green Room.

It has also been confirmed by GFRL that amplified sound is not allowed in the Green Room but can it be clarified if this should be stated in the Licence? Finally this application would have benefited from consultation with residents prior to submission but I only found out about it on the 26th June. It is good news that it has been confirmed that residents are to be involved in the proposals for the other commercial spaces.

Representation 4

Name: Robert Dancy

Address: The Lambourne Suite, the Grand, The Leas, Folkestone CT20 2LR

Commenter Type: Neighbour

Stance: Object

Reason: Prevention of public nuisance. Prevention of Crime and Disorder

Comments: The Grand is primarily a residential building with over 50 apartments. No notice was delivered to each residential apartment of The Grand and the notice has only been displayed in the common areas for a few days, less than a week and certainly not since the 7th June, this has not allowed time for detailed consideration. However I have the following objections.

I object to the proposed start time of 08.00am - the Green Room is within The Grand and shares its entrance with the residential access for flats, with this in mind I think the earliest the public should be allowed access is 10.00am.

Likewise I object to the proposed finish time of 10.00pm on Sunday, I feel that music & licensed events should finish earlier on a Sunday to allow the residents some peace late evening, so i would suggest 8.30pm as a finish on Sundays. I think 08.00 -22.00 7 days a week is too much.

In order to use toilet facilities I believe mean that members of the public will need to access areas of The Grand that are currently secured by access control and only accessible by residents, this poses a security risk. When the Keppels bar was open this had separate access for the public and appropriate facilities. i believe the venue should appropriate access and toilet facilities not requiring access to the residential part of the building.

We have had problems in The Grand before with loud music late at night and unknown people wandering around the residential areas. I am aware of at least one assault in the building by strangers. Access to residential areas should be prevented.

Representation 5

Name: Grenville Hancox

Address: Lancaster Suite, the Grand, The Leas, Folkestone CT20 2LR

Commenter Type: Neighbour

Stance: Support

Reason: No objection

This application is reasonable and takes into account the potential impact on residents /neighbours through public engagement. Beton Collective have proved themselves to be wholly responsible and considerate since January 2023 and the foundation of their business. The impact on residents life of the programme of events and the associated licensed provision is wholly positive and beneficial.