



LICENSING AUTHORITY: SWALE BOROUGH COUNCIL

**LICENSING ACT 2003
LICENSING ACT 2003 (HEARINGS) REGULATIONS 2005**

NOTICE OF DETERMINATION

Applicant:	Nicole Ramsey
Regarding	NEW PREMISES LICENCE – The Playa, The Leas, Minster on Sea, Sheerness ME12 2NL
Date(s) of hearing:	6 May 2026
Date of determination:	6 May 2026
Committee Members:	Councillor Derek Carnell (Chair) Councillor Tony Winckless Councillor Lee-Anne Moore

Legal Advisor in attendance at hearing(s): Helen Ward, Senior Lawyer, MKLS

Licensing Officer in attendance at hearing(s): Lorraine Crowley, Johanna Thomas

Democratic Services Officer in attendance at hearing(s): Alona Diachenko

This was an application for Grant of a Premises Licence

A: Representations, evidence and submissions:

The Sub-Committee considered the representations, evidence and submissions of the following parties:

Applicant

- Nicole Ramsey, assisted by Salih Saruhan

Responsible Authorities

None

Interested Parties

- Carole Nealey, assisted by Terri Middleton

Representations considered in the absence of a party to the hearing:

Those contained within the Report prepared for the Licensing Sub-Committee

B: Consideration of the Licensing Act 2003, the Guidance under s. 182 of the Act and the Statement of Licensing Policy of Swale Borough Council

The Licensing Sub-Committee has taken into account:

The Licensing Act 2003 and the Regulations thereto
Guidance under section 182 of the Licensing Act 2003.
Swale Borough Council's Statement of Licensing Policy
The National Licensing Policy Framework

C: Determination:

The Sub-Committee has decided to:

Grant the application as applied for and amended as set out in **section D** of this Decision.

Reasons for determination:

■ **Prevention of Crime and Disorder**

Reasons (state in full):

The Licensing Sub-Committee considered the application and the amendments, including the addition of a number of conditions agreed with the Police regarding

CCTV, staff training and risk assessments on certain occasions. They noted submissions made by the applicant regarding the style of operation and that they intended to be a responsibly managed venue focused on the local community. Subject to the addition of the conditions agreed with the Police, the Licensing Sub-Committee were satisfied that the application, as amended, would not undermine this licensing objective.

■ **Public Safety**

Reasons (state in full):

The Licensing Sub-Committee considered the application provided and noted that no concerns had been raised regarding the safety of the public using the premises, which was also subject to a number of other health and safety regimes, and were satisfied that the operating schedule was appropriate and proportionate to promote this licensing objective.

■ **Prevention of nuisance**

Reasons (state in full):

The Licensing Sub-Committee carefully considered the application and the representations, in particular the concerns of the residents regarding music and people using the premises and dispersing from the premises.

The Licensing Sub-Committee noted that the application sought to replicate the existing premises licence in terms of hours. However, they were also mindful that the premises had historically not traded to the later hours permitted by the premises licence and there were a number of objections from residents in the area who may be impacted by the potential for public nuisance in the later hours.

During the hearing, the applicant confirmed that they would be happy to formally amend their application, having considered the representations, to allow for a terminal hour for standard licensable activities of midnight, with close at 00:30 hours. This did not include the non standard timings noted on the application. The objector who attended the hearing welcomed the amendment to the application.

The applicant provided evidence of how they intended to reduce the risk of noise disturbance including the noise management plan which set out a number of measures in detail. The Licensing Sub-Committee noted that the Environmental Health Officer had not objected to the application on the basis of this noise management policy.

The applicant confirmed that they would also agree the existing licence condition requiring the garden to close at 11.30pm.

Accordingly the Licensing Sub-Committee were satisfied that the application, as amended in respect of standard hours and with the addition of conditions regarding

the noise management policy to be in place and the earlier close of the garden, would not undermine the licensing objectives.

The Licensing Sub-Committee noted that should concerns be made out in the future then there were mechanisms in both the Licensing Act and in environmental law to address those.

■ **Protection of children from harm**

Reasons (state in full):

The Licensing Sub-Committee heard evidence that the premises would operate a Challenge 25 Policy. They noted that no concerns had been raised regarding this licensing objective and subject to conditions confirming the operation of the Challenge 25 policy and staff training, they were satisfied that this licensing objective would not be undermined.

D: Terms and Conditions of Premises Licence Granted

Opening

- Monday to Sunday: 08:00 hours to 00:30 hours
- Bank Holidays: 08:00 hours to 02:00 hours
- New Year's Eve: 11:00 hours to 23:30 hours the following day

Sale of Alcohol (on and off sales) – Indoors

- Monday to Sunday: 08:00 hours to 00:00 hours
- Bank Holidays: 08:00 hours to 01:30 hours
- New Year's Eve: 11:00 hours to 23:00 hours the following day

Sale of Alcohol (on and off sales) – Outdoor Bar

- Monday to Thursday: 12:00 hours to 18:00 hours
- Friday to Sunday: 12:00 hours to 21:00 hours
- Bank Holidays: 12:00 hours to 21:00 hours

Recorded Music - Indoors

- Monday to Sunday: 08:00 hours to 00:00 hours
- Bank Holidays: 08:00 hours to 01:30 hours
- New Year's Eve: 11:00 hours to 23:00 hours the following day

Recorded Music - Outdoors

- Monday to Sunday: 12:00 hours to 20:00 hours

Live Music - Indoors

- Thursday to Saturday: 18:00 hours to 00:00 hours
- Sunday: 18:00 hours to 23:30 hours
- Bank Holidays: 08:00 hours to 00:00 hours
- New Year's Eve: 11:00 hours to 00:00 hours

Live Music - Outdoors

- Thursday to Sunday: 12:00 hours to 18:00 hours
- Monday: 12:00 to 20:00 hours
- Bank Holidays: 12:00 hours to 18:00 hours

Late Night Refreshment – Indoors

- Monday to Sunday: 23:00 hours to 00:00 hours
- Bank Holidays: 23:00 hours to 01:30 hours
- New Year's Eve: 23:00 hours to 05:00 hours the following day

Conditions to Apply

- 1) CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition. Cameras shall record all ingress and egress to the premises, and all areas where the sale and supply of alcohol occurs. Equipment must be maintained in good working order, be correctly time and date stamped, recordings MUST be kept on the hard drive and kept for a period of 31 days and handed to Police on demand. The premises licence holder must ensure at all times the DPS or an appointed member of staff is capable and competent at downloading CCTV footage in a recordable format to the Police and a Swale Council authorised officer upon request. The recording equipment and discs/ tapes shall be kept in a secure environment under the control of the premises licence holder or designated premises supervisor. An operational daily log report must be maintained and endorsed by signature indicating the system has been checked and is compliant. In the event of any failures, any action taken is to be recorded. In the event of technical failure of the CCTV equipment the premises licence holder or appointed member of staff must report the failure to the Police Licensing Officer as soon as practicable (licensing.north.division@kent.police.uk)
- 2) All persons that sell alcohol or supply alcohol to customers must have licensing training. Training should take place within six weeks of employment and any new employees will be supervised until the training has taken place. Refresher training should be repeated a minimum of every six months or earlier if required due to changes of legislation. Training records must be kept on the premises and shall contain the nature, content and frequency of all training. Records must be made available for inspection by the police or a Swale Council authorised licensing officer on request either electronically or hard copy.

- 3) Incident Log – An Incident log shall be kept at the premises, and made available on request to police or a Swale Council authorised licensing officer. It must be completed within 24 hours of the incident and will record the following: · All crimes reported at the venue. · All ejections of patrons · Any complaints received concerning crime and disorder. · Any incident of disorder · Any visit by a relevant authority or emergency service · Any refusal of sale.
- 4) A challenge 25 policy will be operated from these premises and posters will be displayed stating this policy. The only acceptable forms of ID are either a new photographic driving licence, a valid UK passport, official HM armed forces ID card or a recognised proof of age card containing the official PASS logo.
- 5) The premises licence holder or designated premises supervisor are to conduct a risk assessment for any busy or special events at the premises. Where the risk is assessed as raised then the premises to consider employing 2 x door security personnel.
- 6) The premises will report any incident of crime and disorder to Kent police, utilising the 101/ 999,/online contact system where appropriate.
- 7) The premises shall have a noise management policy in place which shall be retained at the premises and all staff are to be trained in the policy. The policy shall be made available to authorised officers of the police and local authority on request.
- 8) The garden shall close at 11:30 pm.

E: Appeal

Entitlements to appeal for parties aggrieved by the decisions of the Licensing Authority are set out in Schedule 5 to the Licensing Act 2003. An appeal has to be commenced by the giving of a notice of appeal by the appellant to the Magistrates' Court within 21 days beginning on the day on which the appellant was notified by the licensing authority in writing of the decision to be appealed against. Parties should be aware that the Magistrates' Court may make an Order as to costs in any Appeal.

Signed:

Date of Notice: 6 May 2026



Councillor Derek Carnell
Chair of the Licensing Sub-
Committee