

# LICENSING REPRESENTATION FORM

## Section 1: Licence Application Details

I wish to *object* to the following application

<b>Name of Applicant (if known):</b>	<i>Dreamland</i>	
<b>Premises Name and Address:</b>	<i>Marine Drive, Margate</i>	
	<b>Postcode:</b>	<i>CT9 1XJ</i>

## Section 2: Your Details

(If you are acting as a representative, please go to Section 3)

Title

- Mr
- Mrs
- Miss
- Ms
- Other (please state)

<b>Surname:</b>	<b>Forenames:</b>	
<b>Address</b>		
	<b>Postcode:</b>	

<b>Telephone</b>		<b>Email</b>	
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(You must provide your full residential address (or business address, if your objection relates to the impact of the licence upon your business premises))

### Section 3: Representative Details

(If you represent residents or businesses, please complete the details below)

<b>Name of Representative/Organisation</b>		<i>Jess and Mags Committee members A Better Arlington the officially recognised Residents Association of Arlington House</i>	
<b>Address of Representative/Organisation</b>		<i>Arlington House, Margate</i>	
		<b>Postcode:</b>	CT9 1XS
<b>Telephone</b>		<b>Email</b>	

I AM (Tick as appropriate):

- Representative or Residents Association
- Representative of Trade/Business Association
- Ward Councillor
- MP
- Other (please specify)

### Section 4: Reason(s) for Representation

Under the Licensing Act 2003, for a representation to be relevant, it must set out the likely effect of granting the application on the promotion of the four licensing objectives. Any representations that are considered to be frivolous or vexatious will not be accepted.

Please fill in the reason(s) for your representation in the space provided below under each of the Licensing Objectives (where relevant). You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation.

Please attach any supporting documents/further pages as necessary, numbering all additional pages. Try to be as specific as possible and give examples, where possible.

Licensing Objective	Reason for Representation
<b>Prevention of Crime &amp; Disorder</b>	

<b>Prevention of Public Nuisance</b>	<p><b>BACKGROUND</b></p> <p>A Better Arlington is the officially recognised Residents Association for Arlington House. We represent over 50% of the leaseholder flats and have 85 individual members including renters.</p> <p>The east face of Arlington House is a little more than 160 metres from the front of Dreamland's large specialist purpose built outdoor stage and only 50 metres from the Hall by the Sea, Dreamland's indoor live entertainment venue. This east face comprises 74 two and three bedroomed flats, with each of those 74 flats having its bedrooms and living room at the face with windows overlooking the Dreamland site. The number of occupants in each of those 74 flats varies but covers the full spectrum of life from recently born infants to retired senior citizens.</p>
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## **EXISTING CONCERNS**

Over the past couple of years many of our members have been increasingly concerned about the number, the duration (during day time) and the volume of sound events at Dreamland and requested that the Residents Association advocate on their behalf. A number of them have already complained during or after events to Dreamland and to the Council.

We conducted a survey of members at the end of 2021 and got data from 26 flats. That confirmed that the majority of people on the Dreamland (65%) found the events are already 'much too loud'. A minority (18%) found the current sound levels acceptable.

In terms of the existing number of events. Of the flats on the Dreamland side 50% wanted less events, 23% felt the existing number of events was about right. There was a minority of 17% who felt there could be more.

A majority of respondents felt that there should be some benefit to individuals and to the building for having to put up with the nuisance.

Accordingly our members have already been seeking:

- New lower sound levels to be set - with the actual level as experienced at the facade factored in.
- Transparency around sound level monitoring results - ideally in real time so that residents can be informed about whether limits are being broken and action taken in real time.
- Limits on the future number of events close to or below the existing frequency.
- Acknowledgement from Dreamland of the disruption to result in greater ticket offers to

join some of the events they are subjected to. We have also suggested in kind or financial contributions to Arlington House community projects. At present there is the feeling that these events simply come at our cost.

### **CONCERNS ABOUT THE NEW LICENCE**

The new licence application seeks a significant increase in the number of events, potentially outdoor events on both days of every weekend during the summer months.

Furthermore, the application seeks four four-day events which we understand would be all day events, some seven hours in duration from morning to night whether that be midweek or for example Friday to Monday. It is these multi day daytime events that are particularly disruptive and unwelcome to residents.

Indoor events wish to be licenced until 4am, which presents the potential for late night and early morning noise and public nuisance unless properly managed.

Although the Dreamland amusement park and fairground and its predecessor entity predates Arlington House by some 84 years, Arlington House completed in 1964 predates the use of Dreamland as a music and festival venue by a little over 55 years. Dreamland is situated in an urban area with a stage and sound system retrospectively built in the vicinity of and directed towards pre-existing residential properties. Noise and vibrational levels will therefore have a greater impact in such an area than in the countryside where fewer people reside. The technological advances in sound systems over the decades means that heavier basses are felt, and greater decibel levels achieved; it is these features which in equal measure attract audiences to sound events but causes stress to local residents trying to

go about their home lives. It is now six years since the reopening of Dreamland and over that time, it is clear that the business model is evolving from funfair to live entertainment venue as determined by the new licence application.

### **LOUDER AT THE FACADE THAN AT THE CAR PARK**

Last year A Better Arlington invested in semi-professional sound monitoring equipment and have been pursuing consultation with Dreamland for some time to try to make our case as to the excessive noise levels emanating from the site.

We strongly believe, substantiated by our own measurements, that the sound levels at the facade are much higher than the car park where they are usually measured. Dreamland has never conceded this point and in the summer of 2022 we contacted the council to take their own measurements within the residential flats.

We believe the Council's own measurements confirm the differential - which we want to see factored into future sound limits if they continue to be measured from the carpark for practical reasons.

### **INADEQUATE SPECIALIST SOUNDPROOFING AND BASS DAMPENING MEASURES**

We understand the C weighting, which measures the transmission of bass frequencies is not currently recorded by TDC which is of grave concern; limiting bass noise must be a condition of any new licence.

Dreamland is first and foremost a commercial enterprise with every club night, concert, festival, and other entertainment event ultimately hosted for the purpose of creating revenue and profit for the company. Despite six years of sound events, it is

surprising that to date Dreamland has not invested in appropriate specialist soundproofing and bass dampening measures to mitigate sound and vibrational nuisance to surrounding residential properties.

It is the effect of bass frequencies transmitted from the music system (both indoor and outdoor) which has adverse effects on the wellbeing of residents as the vibrations are experienced throughout the interior of the building, more so for those on the east side of Arlington House, which no drawing of curtains nor turning up the TV volume can assuage. Bass frequencies can be felt within the bathroom, which is the only interior room without windows and the furthest point from Dreamland within an individual flat on that east side.

It is possible for bass frequencies to be hampered by isolating anything from the Dreamland structure that enables and exacerbates bass frequencies, by creating a floating room in the interior which would have the same effect, or any other professional and specialist method of dampening of bass which is in usual in other commercial music venues situated within urban areas.

### **IN CONCLUSION**

Ultimately, we recognise Dreamland's unique and unrivalled position by the sea, and the significance of a specialist indoor and outdoor live entertainment venue in Margate. We appreciate this is particularly important since the closure of both the Winter Gardens and Theatre Royal in 2022. There is clearly a need for a live entertainment venue in the town to attract footfall and duly recognise the positive fiscal contribution that the increase in visitors to events at Dreamland will bring to the Margate economy

	<p>including employment opportunities for local people that a larger volume of events would generate.</p> <p>Nevertheless, due consideration must be given to the disproportionate and unreasonable encroachment on the peaceful enjoyment of a resident's property, loss of living and working from home amenity and the deleterious effect on the psychological wellbeing and quality of life for the local residential population that a 19-hour per day seven day per week operating and entertainment licence would create. It is unconscionable to expect local residents to tolerate a period of only five hours peace between 4am and 9am at any given point in the year nor to endure consecutive four-day events.</p> <p>We request that appropriate conditions be set to limit the adverse impact that any extension of licence would have on the residents of Arlington House.</p>
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<p>Protection of Children from Harm</p>	<p>Arlington House is home to a large number of children from infants up to 18 years old. Whilst there may exist minimum age requirements for entry into a Dreamland event, outdoor concerts are audible from all flats on the east face of the building where children live. There is concern about the use of sexually explicit and foul lyrics and language used during outdoor performances to which the children in the building can be unwittingly exposed. We ask that conditions be set to prevent the use of such language deemed unsuitable for children, whether that be that within the lyrics of a song or used by performers when communicating with the audience.</p>
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Public Safety	
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I, Jess and Mags hereby declare that all information I have submitted is true and correct.

Signed:	Date: 2 January 2023
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Please send the completed form to:

Licensing Team  
Thanet District Council  
PO Box  
Margate  
Kent, CT9 1XZ  
Email: [Licensing@thanet.gov.uk](mailto:Licensing@thanet.gov.uk)