

Good morning Chair and members of the Licensing Panel

Thank you for giving me the opportunity to speak today

My name is Scott Tulloch, and I am the applicant for the premises licence for District KCL, which is part of my business - The Larry's Mobile Bar Group.

I have worked in the licensed hospitality industry for around 20 years, managing licensed premises, running Larry's Mobile Bar since 2020 where I have previously held premises licences for sectors of my business, and have worked with Medway Council, local schools and businesses to help manage a wide range of private and community events. During that time, I have always taken my responsibilities seriously and understand the importance of promoting the four licensing objectives.

Since opening District KCL, I have successfully operated numerous events under Temporary Event Notices without objection from the Police, Fire Service or Trading Standards. Throughout this premises licence application, none of the responsible authorities have objected to my application. Where suggestions have been made, such as Challenge 25 and staff training, I have accepted and incorporated them into my operating schedule.

I fully appreciate the concerns that have been raised by local residents. As someone who works in the community, I want to be a good neighbour and operate a safe, well-managed venue.

A number of the concerns relate to a previous teenage birthday party. This was an isolated incident where the birthday girl shared the event on social media, resulting in uninvited people attending the area. Those who were not invited were refused entry, and the disturbance occurred outside of the venue rather than within it. Since then, I have completely reviewed my procedures to ensure this cannot happen again.

These enhanced measures include compulsory SIA security for higher-risk events, guest lists, wristbands, controlled entry, reduced capacities, earlier finishing times for under-18 events, CCTV, Challenge 25, staff training, and keeping doors closed during entertainment to minimise noise. These are practical measures that directly promote the licensing objectives.

I have also provided evidence that challenges some of the allegations made within the representations, including messages and social media posts relating to the source of alcohol and noise complaints. I have included this evidence not to criticise anyone, but to ensure the Panel has an accurate picture based on facts.

District KCL has been created as a community venue. We host family celebrations, weddings, business networking events, children's parties, charity events and community activities. My aim is to provide a professionally managed venue that people can enjoy safely while respecting those who live nearby.

I hope the Panel can see that I have listened to concerns, implemented significant safeguards, and demonstrated a willingness to work with residents and the licensing authority. I am committed to operating responsibly and in full compliance with my licence conditions.

Thank you for your time, and I am happy to answer any questions.

Sorry for only getting back to you now. I have been on A/L and only returned today.

I did call you last week and apologies for only getting back to you now. The reason for calling was to have a better understanding of where the premises was located, that's all. In the end I had walk over there and found it.

I haven't submitted any representation as from reading the documentation in the application you seemed to have covered everything. I understand that it will be for re booked events mainly.

Sorry again for only getting back to you now. If you ever need anything then please just contact us.

Thanks

Carrie



Protecting and Serving
the people of Kent

PC 11605 Carrie KNIGHT

Strategic Prevention Command

Licensing Hub, North Division

(07811 986063, 01634 792388 or 04-2343

Dear Licensing,

I am pleased to advise that the applicant has agreed to the following conditions also being included within the operating schedule, (as per the email below).

- *Staff who may be responsible for selling alcohol will receive training on underage sales at the start of their employment, and thereafter at six-monthly intervals. It will be recorded when staff undergo this training, and these records will be made available to police and responsible authorities on request.*
- *The business will display signage at the point of sale of alcohol, advising customers that it operates a 'Challenge 25' policy.*

As such, I can advise that I have no objection to the application.

Kind regards

Kelly

Kelly Payne | Trading Standards Officer | Regulatory Services |
Medway Council
01634 333176 | Gun Wharf, Dock Road, Chatham, ME4 4TR



Kent Fire &
Rescue Service

together

To
Unit 2 Chatham Waters.
Gillingham Gate Road
Chatham Docks
Gillingham
ME4 4RS

Contact
Thomas Beswick
Our ref
CAS-357251
Your ref
26/01077/MLPL01
Date
16 June 2026

FAO: Scott Tulloch

Dear Mr Tulloch

Licensing Act 2003

Re: Unit 2 Chatham Waters, Gillingham Gate Road, Chatham Docks, Gillingham, ME4 4RS

With reference to the application dated 20 May 2026, the Fire Authority does not propose to make any representation to the Licensing Authority, provided that the premises are constructed and managed in accordance with the information supplied within your application.

It is the statutory duty of the “responsible person” and / or Duty Holder to make a suitable and sufficient assessment of the risks to which relevant persons are exposed, for the purpose of identifying the general fire precautions needed to comply with the requirements of The Regulatory Reform (Fire Safety) Order 2005, as amended.

A competent person should carry out the fire risk assessment. Where any doubt exists, or the assessment identifies areas for concern, it may be appropriate to employ the services of a suitably qualified consultant.

The responsible person must make a record of the findings of the assessment, including:

- the measures which have been or will be taken by the responsible person
- any group of persons identified by the assessment as being especially at risk

To remain valid, the fire risk assessment will need to be kept under constant review and revised as necessary.

If your application has been made in advance of occupancy of the Premises, any relevant advice provided should be considered and implemented with due consideration to your fire risk assessment on occupation and use of the Premises.

Scan me to subscribe for more building safety information, tips and advice,
or to give us feedback on a service provided by our Building Safety Team



If you need further advice, please consult the publication [A Guide to making your small non-domestic premises safe from fire](#) which provides guidance on how to comply with the Regulatory Reform (Fire Safety) Order 2005, as amended. This publication is available from the Government website ([Fire safety: guidance for those with legal duties - GOV.UK \(www.gov.uk\)](#)).

This letter is without prejudice to the powers of the licensing authority and to any requirements or recommendations that may be made by enforcing authorities under other legislation.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification, please contact this Building Safety office:

Kent Fire and Rescue Service
Fire Risk Inspection Team
Chatham Fire Station
Watling Street
Chatham
Kent
ME5 7HQ

Phone: 01622 212413

Email: buildingsafety.chatham@kent.fire-uk.org

Please be aware the Building Safety office hours are 09:00-17:00 Monday to Friday.

Yours sincerely

Thomas Beswick

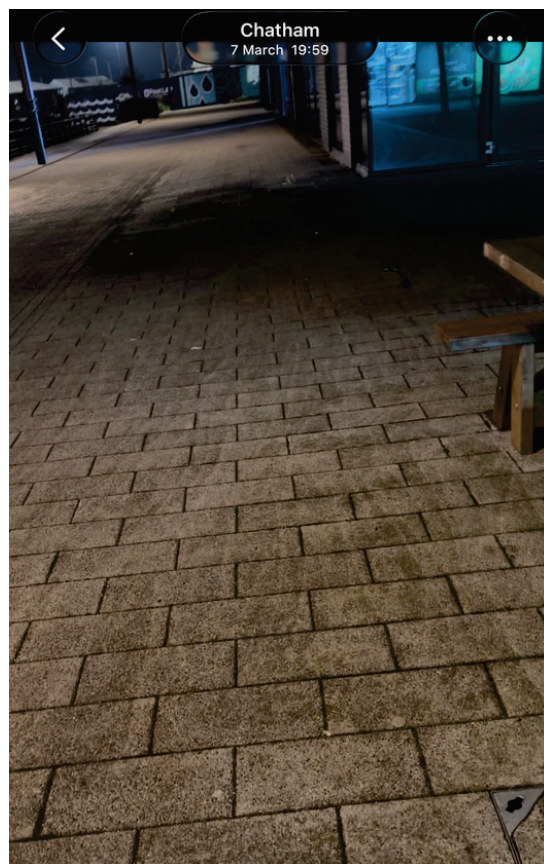
Building Fire Safety Inspector

cc: Licensing Authority

Police Licensing Officer

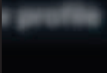
Scan me to subscribe for more building safety information, tips and advice,
or to give us feedback on a service provided by our Building Safety Team





1 - Screenshot of time stamped video, along with 2 videos taken close to the venue at Chatham Waters confirming that music cannot be heard outside from an event that took place in March. It also shows a proactive measure that music levels are being actively monitored.

14:02



22 DEC AT 12:49

Morning,

I hope you are well? You told me to give you a message regarding your event that took place on Friday at Chatham waters. I didn't hear the music to be honest as my neighbour music prob drowned yours out 😂



Also you told me to give you a message regarding any work this is available 😊

Morning!

Thank you for that. I was keeping an eye on the levels, it was pretty loud inside the venue but as soon as I go outside I could barely hear anything - building has great insulation so phew! 😂

So yeah, regarding work I do need staff to cover events at KCL, and also when I do mobile bar services around Medway & Kent. It would be bar work so would be making drinks, cocktails etc. Don't worry about experience as training will be given

It is casual as when needed, and January is pretty quiet within the industry. I do have an event on 31st Jan if you'd like a trial shift to see if you like it



Message...



12:07



X1 Chatham Waters Residents Group

22 Feb · Top contributor



I think after tonight's event, this place is literally breaking me. The event place organised a 13th birthday party. Apparently the child put it up on snap chat and people turned up that shouldn't. Apparently the shop was selling drink to underage kids, cans everywhere, kids in south block drinking on the stairs, and then a kid chasing another kid with a knife. All the while our security guard was no where to be seen 😞



5



4



Most relevant ▾



16w · Top contributor

Welcome to the Bronx! I really feel for you being on the first floor, I could hear the brats from the tenth so can only imagine what it's like for you. This shambles of a security company probably wouldn't do anything about it anyway, they are a complete waste of money.....money that would be better spent on CCTV but apparently it's too expensive yet security that don't do their job isn't. Strange that!!

Reply



16w · Author

it's honestly so bad for me now, what with my neighbour above me dragging furniture across the floor all hours of the day and early hours in the morning and then my neighbour smoking weed and it coming through my air vents into my flat! Constant complains and nothing being done. It's just draining now 😞

Reply



View 2 replies

Write a comment...



- 1- Screenshot of Instagram conversation with one of the residents who have made representation confirming that music could not be heard in her flat from a event in December.
- 2- 2 - Screenshot of comments made on residents Facebook group page by one of the residents who have made representation confirming that the incident in question that was referred to shows the party was gatecrashed, alcohol WAS NOT purchased from our venue by anybody underage, as it may read on her representation email.

15:50

75



Ahh I understand:

1 MAR AT 15:02

Hi Demi just wanted to say sorry yet again - I have an event on this afternoon, the DJ is playing at a moderate level but please let me know if it's intruding



No worries at all! thank you so much!

28 MAR AT 19:07

Hello! Hope your well, I have an event tonight, I'm keeping an eye on it but if it's too loud please let me know!



Hi thank you so much for this!Not a problem!

Whilst I'm here too, just to let you know I have local MPs and the police starting conversations with me about the anti social behaviour in the area



oh that's great! Thank you so much for letting me know about the event , really appreciate it!

Double-tap to ❤️

15:50

You've turned on disappearing messages. New messages and reactions will disappear 24 hours after everyone has seen them.
[Change](#)



Disappearing message...



1 - Screenshot of Instagram conversation with one of the residents who have made representation confirming that music could not be heard in her flat from events throughout events held in March. It also shows that we as a venue are actively trying to help with the anti social behaviour along Chatham Waters

Dear Licensing Panel,

I write in my capacity as Ward Councillor for Gillingham North to provide my support, in principle, for the above licensing application.

I recognise the positive contribution that well-managed licensed premises can make to the local economy, including job creation, increased footfall, and the enhancement of the area's social and cultural offer. Having reviewed the application. I am broadly supportive of the intentions set out by the applicant. I feel that this would bring a much welcomed nighttime economy to an otherwise quite empty area in the evenings, which in itself is often an anti-social behaviour deterrent.

However, it is essential that this support is balanced with appropriate safeguards to uphold the four licensing objectives, particularly the prevention of public nuisance and the prevention of crime and disorder. The premises is located in close proximity to residential properties, and residents have previously raised concerns regarding late-night noise, disturbance, and incidents of anti-social behaviour in the wider area.

In light of this, I respectfully request that any grant of a licence be subject to robust and enforceable conditions, including (but not limited to) the following:

Suggested Conditions

1. Hours of Operation

- Clear and proportionate limitations on opening hours and licensable activities, particularly late-night operations, to minimise disturbance to local residents.

2. Noise Management

- Installation and maintenance of a comprehensive noise management plan.
- Use of noise limiters on amplified music, set in agreement with Environmental Health officers.
- Keeping doors and windows closed during regulated entertainment, except for access and egress.
- Prominent signage requesting patrons to leave the premises quietly.

3. Dispersal Policy

- Implementation of a written dispersal policy to ensure patrons leave the premises in a controlled and orderly manner.
- Staff actively managing queues and dispersal to reduce noise and loitering.

4. Anti-Social Behaviour Prevention

- Measures to prevent loitering outside the premises, including staff monitoring and intervention.

- Cooperation with local policing teams and participation in any relevant schemes.

5. Complaints Procedure

- Provision of a direct contact number/email for residents to report concerns.
- Maintenance of an incident log recording complaints, noise issues, and actions taken.

I am aware that much of this is addressed throughout the application, but I feel including them in conditions will allay residents' concerns. These conditions are intended to ensure that the premises can operate successfully while minimising adverse impacts on the surrounding community. I strongly believe that, with appropriate controls in place, the application can strike a fair balance between commercial viability and residential amenity, along with providing a much needed licensed event space.

I would be grateful if these representations could be taken into account when determining the application. I also encourage ongoing dialogue between the applicant, residents, and relevant authorities to ensure concerns are proactively managed.

Yours faithfully

Councillor Lia Mandaracas