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Uttlesford District Council

Chief Executive: Peter Holt

Licensing Panel Hearing

Date: Monday, 16th January, 2023

Time: 1.00 pm

Venue: Council Chamber - Council Offices, London Road, Saffron Walden,
CB11 4ER

Chairman: **Councillor P Lavelle**

Members: Councillors M Caton, A Dean, G Driscoll, R Freeman (Vice-Chair), P
Lees, J Lodge, L Pepper, **G Smith** and M Tayler

Substitutes: Councillors A Armstrong, **S Barker**, A Coote, A Khan, M Lemon and
B Light

AGENDA

PART 1

Open to Public and Press

1 Apologies for Absence and Declarations of Interest

To receive any apologies for absence and declarations of interest.

2 Variation of a Premises Licence

3 - 47

To consider the application for a variation to the current Premises Licence of Bear and Eden, Brewery Barn, 31 Lower Street, Stansted Mountfitchet.

For information about this meeting please contact Democratic Services

Telephone: 01799 510369, 510548, 510410 or 510460

Email: Committee@uttlesford.gov.uk

General Enquiries

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Website: www.uttlesford.gov.uk

Agenda Item 2

Committee: Licensing and Environmental Health Committee

Date:
16 January 2023

Title: Variation of a Premises Licence: Bear and Eden, Brewery Barn, 31 Lower Street, Stansted Mountfitchet, Essex, CM24 8LN

Report Author: Steven Mahoney, Senior Licensing Compliance Officer

Summary

1. The application before the panel today is for the grant of a variation to the current licence PL0398 in respect of Bear and Eden, Brewery Barn, 31 Lower Street, Stansted, CM24 8LN. The applicant seeks to extend the terminal hour for the sale by retail of alcohol from 18:00 until 23:00 Monday - Sunday and to amend the current sale of alcohol on the premises to include off sales. The application is dated 30 November 2022 and is made by Gemma Denman who has held the licence since September 2020 although the premises have benefited from a licence since at least 2019. This report sets out details of that application to vary the Premises Licence.
2. The options open to the Committee are set out by law, and are:
 - To grant the application
 - To modify the application by inserting conditions
 - To reject the whole or part of the application

Recommendations

3. The application is determined

Financial Implications

4. None

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
 - a. Vary Premises Licence Application (Appendix A)
 - b. Current Licence (Appendix B)
 - c. Representations from Caroline & Richard Bedford (Appendix C)
 - d. Representations from Sophie Fletcher (Appendix D)
 - e. Representations from Annie Pressman (Appendix E)
 - f. Representations from Mr Murray Potter (Appendix F)
 - g. Representation from Mrs. J.A. White (Appendix G)
 - h. Representation from Mr B Barker (Appendix H)
 - i. Representation from Tony Taylor & Alison Springham (Appendix I)
 - j. Representation from Vanity Fayre (Appendix J)
 - k. Representation from Trevor Joel (Appendix K)

- l. Representation from Mrs A Lamprell (Appendix L)
- m. Representation from Mary Greaves (Appendix M)
- n. No Objections from any responsible authority.
- o. Uttlesford District Council Statement of Licensing Act 2003 Policy 2017–22

Impact

6.

Communication/Consultation	Details of the application was conveyed to all relevant responsible authorities. A blue public notice was displayed on the premises for the required timeframe and a public notice was placed in a local publication circulated within the area of the premises.
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	Under Article 1 First Protocol to the European Convention on Human Rights everyone is entitled to peaceful enjoyment of their possessions which includes property. This right may be interfered with if necessary to control the use of property in accordance with the general interest. The imposition of conditions under the Licensing Act 2003 is a legitimate interference with this right in this context. In the event that an applicant, responsible authority or interested party is dissatisfied with the decision of the committee there is a right of appeal to the Magistrates Court
Sustainability	None
Ward-specific impacts	'Stansted North' being the ward within which the premises are situated,
Workforce/Workplace	None

Situation

- 7. Bear and Eden currently operates as a coffee shop/restaurant in the village of Stansted Mountfitchet from 10am - 4pm daily. As a coffee shop they do not currently sell much alcohol. Due to the high running costs of the building they now need to operate during the day (as they currently do) and also of an evening as a family style restaurant and increase the allowed daily trading duration, which in turn will increase turnover to allow them to continue to trade and keep up with ever increasing running costs. They plan to operate of an evening as a family style restaurant selling evening food and alcohol. They are proposing to extend the licensing hours until 23:00 daily and add off sales of alcohol. The proposed licensable activities and times can be read on page 12 of the application form. (Appendix A).

8. The current licensable activities are below:
 - i. Supply of Alcohol served on the premises
9. Copies of this application have been served on all the statutory bodies and this did not attract any objections.
10. The statutory notices attracted representations listed in the background papers. As a consequence of these responses the matter has been referred to the Committee for adjudication.
11. In carrying out its statutory function, the Licensing Authority must promote the licensing objectives as set out in the Licensing Act 2003. These are:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
12. There is no hierarchy of importance among the objectives, and all must be given equal weight.
13. The decisions that the Committee can make in respect of this application are to:
 - Grant the application
 - Modify the application by inserting conditions
 - Reject the whole or part of the application
14. When determining an application, due regard should be given to the Council's Licensing Policy and the Secretary of State's Guidance issued in accordance with the 2003 Act.
15. The Secretary of State's Guidance provides at paragraphs 10.8 and 10.10 the following assistance for members:
 - 10.8 "The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives. In order to promote the crime prevention licensing objective conditions must be included that are aimed at preventing illegal working in licensed premises."
 - 10.10 "The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed

premises or requiring that a copy of any document checked as part of a right to work check is retained at the licensed premises. Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions.”

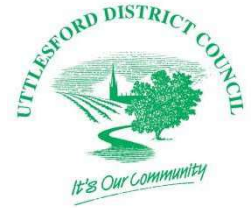
16. If the Committee’s decision is to impose conditions, the only conditions that can be imposed are those that are necessary and proportionate to promote the licensing objective relevant to the representations received. Furthermore, the Committee should not impose conditions that duplicate the effect of existing legislation.
- 17.

Risk	Likelihood	Impact	Mitigating Actions
1 Either no conditions are attached to the licence, or the conditions do not satisfactorily achieve the licensing objectives the prevention of public nuisance	2 There is a possibility that local residents will suffer from public nuisance even if what appears to be appropriate conditions are imposed.	2 Due to the availability of the review procedure and inconvenience which may be suffered by local residents would be relatively short lived.	In light of the objections received to this application members should consider if this meets the licensing objectives

- 1 = Little or no risk or impact
 2 = Some risk or impact – action may be necessary.
 3 = Significant risk or impact – action required
 4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendix A

Uttlesford District Council



Application to vary a Premises Licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Gemma Denman.....

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number: 20/2956/LAPTRN

Part 1 – Premises Details

Brewery Barn, 31 Lower St, Stansted Mountfitchet, Essex, CM24 8LN

Post town	Stansted Mounfitchet	Postcode	CM24 8LN
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Telephone number at premises (if any)	██████████
---------------------------------------	------------

Non-domestic rateable value of premises	██████████
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Part 2 – Applicant details

Daytime contact telephone number	[REDACTED]
E-mail address (optional)	info@bearandeden.com

Current postal address if different from premises address	[REDACTED]		
Post town	[REDACTED]	Postcode	[REDACTED]

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
D	D	D D D D

Do you want the proposed variation to have effect in relation to the introduction of the latenight levy? (Please see guidance note 1) Yes

Please describe briefly the nature of the proposed variation (Please see guidance note)

Bear and Eden currently operates as a coffee shop / restaurant from 10am – 4pm daily

As a coffee shop we do not currently sell much alcohol. Due to the high running cost of the building we now need to operate during the day (as we currently do) and also of an evening as family style restaurant and increase our allowed daily trading duration, which in turn will increase our turnover to allow us to continue to trade and keep up with recent ever increasing running costs.

We plan to operate of an evening as a family style restaurant selling evening food and some alcohol with meals. We would sell some alcohol, but not much due to the customers base we are looking to attract (families).

We are proposing our opening hours and licensable activities to be increased to 11pm daily

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)(if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I) **yes**

Supply of alcohol (if ticking yes, fill in box J) **yes**

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur			State any seasonal variations for performing plays (please read guidance note 6)		
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 6)
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)			
Mon						
Tue						
			State any seasonal variations for the performance of dance (please read guidance note 6)			
Wed						
Thur						
			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 7)			
Fri						
Sat						
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 5)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 6)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/> yes
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5) Drinks served to customers with their meal at tables inside the building		
Mon	11:00	23:00			
	-----	-----			
Tue	11:00	23:00			
	-----	-----	State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Wed	11:00	23:00			
	-----	-----			
Thur	11:00	23:00			
	-----	-----	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)		
Fri	11:00	23:00			
	-----	-----			
Sat	11:00	23:00			
	-----	-----			
Sun	11:00	23:00			
	-----	-----			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/> yes
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Mon	11:00	23:00			
	-----	-----			
Tue	11:00	23:00			
	-----	-----			
Wed	11:00	23:00			
	-----	-----			
Thur	11:00	23:00			
	-----	-----			
Fri	11:00	23:00			
	-----	-----			
Sat	11:00	23:00			
	-----	-----			
Sun	11:00	23:00			
	-----	-----			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).

Non – just ran as a family restaurant selling minimal alcohol with a meal on the premises at tables. Customers can also buy takeaway alcohol and food

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon	07:00	23:00	
Tue	07:00	23:00	
Wed	07:00	23:00	
Thur	07:00	23:00	
Fri	07:00	23:00	
Sat	08:00	23:00	
Sun	08:00	23:00	

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)

All other hospitality business on lower street in Stansted have late night licenses and opening hours to inc the Cork House opposite us. We don't see any reason why we cannot now also operate and sell food of an evening as well as in the daytime for dine in and take away consumption.

Please tick as appropriate

- I have enclosed the premises licence **yes**
- I have enclosed the relevant part of the premises licence **yes**

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

<p>N/A</p> <p>I will need make the fee over the phone via credit card.</p>
--

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note11)

We are a family run business selling food and drinks for sit in or takeaway – we would not pose any licensing issues

b) The prevention of crime and disorder

We have active security cameras on our premises. Our customer base are families who will not be consuming excessive amounts of alcohol on our premises – they will be coming to us for a meal mainly with only some alcohol sales in house and served at the table

c) Public safety

I do not see how increasing our opening hours to sell food will be any threat to public safety

d) The prevention of public nuisance

We will not be playing loud music and will be mindful and respectful of our neighbors and surrounding general public. Our evening environment will be a calm and friendly affair.


e) The protection of children from harm

Children will also be eating in our restaurant as we are a family restaurant, but under supervision of their adults / parents responsible for them.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

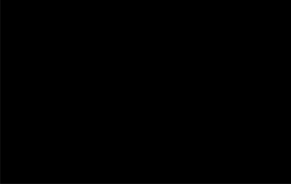

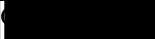

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	30 th November 2022
Capacity	DPS and current license holder for Bear and Eden

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

			
Post		Post	
town		code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) info@bearandeden.com			

Appendix B



Uttlesford District Council

Council Offices London Road
Saffron Walden Essex CB11 4ER

Premises Licence Licence No: PL0398

Licensing Act 2003

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description		
Bear And Eden Bear And Eden Brewery Barn 31 Lower Street Stansted Essex CM24 8LN		
Where the licence is time limited the dates		
Not applicable		
Licensable Activities Authorised by the Licence		
- Sale by Retail of Alcohol		
The times the licence authorises the carrying out of licensable activities		
Sale by Retail of Alcohol		
Monday to Friday	11:00	18:00
Saturday & Sunday	11:00	16:00

The opening hours of the premises

Saturday	08:00	16:00
Sunday	08:00	16:00
Monday to Friday	07:00	18:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Alcohol is supplied for consumption on the Premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Miss Gemma Denman



Registered number of holder, for example company number, charity number (where applicable)

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Gemma Denman



Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Personal licence number: 20/3452/LAPER Licensing
Authority: Uttlesford

Annexe 1 - Mandatory Conditions

1) No supply of alcohol may be made under the premises licence
- at a time when there is no designated premises supervisor in respect of the premises licence or
- at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended

2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

3)(1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-

(a) a holographic mark, or

(b) an ultraviolet feature.

6. The responsible person must ensure that-

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

7. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8. For the purposes of the condition set out in paragraph 8 -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(a);

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994(a).

9. Where the permitted price given by Paragraph (b) of paragraph 9 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

10. -(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 9 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annexe 2 - Conditions Consistent with Operating Schedule

1. All staff to be trained in the promotion of the licensing objectives and the company's own policies. Training records to be held and made available to responsible authorities at reasonable request
2. "Challenge 25" scheme to be operated at the premises. Only approved proof of age identification to be accepted - passport, photo driving licence and holographical marked PASS scheme ID cards

Annexe 3 - Conditions imposed Following a Hearing

1. None

Annexe 4 - Plan of Premises

1. See separate attachment.



For and On Behalf Of Chief Executive

This section has been left
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Appendix C

From: Caroline Bedford [REDACTED]
Sent: 28 December 2022 12:11
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] Licence variation - 20/2956/LAPTRN

Re: Bear & Eden,
Brewery Barn,
31 Lower Street,
Stansted Mountfitchet.

Dear Sir/Madam,

We are writing with regards to the recent change of licence request to extend the licencing hours of the above premises.

We strongly object to this proposal.

We live at [REDACTED] Brewery Yard, Stansted, CM24 8UW.

Since the original licence change from business premises to cafe, the premises have been subject to problems and issues.

The building is situated in a tightly packed residential location and already impacts the households directly behind and to the sides of the premises.

The original licence restrictions were designed to be adhered to, but the scope creep of outside seating at the rear and the front already demonstrates that existing licence rules are flaunted.

This would be even worse if permission to extend were granted.

The traffic issues caused by the premises are also extremely problematic. Brewery Yard is not designed for non-residential traffic. Yet, the premises brings vehicles around the tight courtyard and to the rear of the building, encroaching on residents' access and parking. We live at No. 6, at the top of Brewery Yard, and regularly find ourselves faced with vehicles exiting the premises without looking, causing near misses and safety issues as they don't expect people to be living/walking in the area.

The noise from the Cafe was tolerable as it was in daylight hours. The extended noise if it were allowed to become premises with a pub/bar licence and pub/bar hours and smoking outside (by customers AND staff, already unacceptable) would make the lives of the residents very stressful and anxiety-inducing.

Please acknowledge receipt of this objection.

Regards,

Caroline & Richard Bedford
[REDACTED] Brewery Yard
CM24 8UW

Appendix D

From: Sophie Fletcher [REDACTED]
Sent: 27 December 2022 15:10
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] Objection to the variation to the current premise license -20/2956/LAPTRN for 'Brewery Barn, trading as 'Bear & Eden' - 31 Lower Street Stansted CM24 8LN

To whom it may concern,

Re:- proposed extension to licence for...

“Brewery Barn”

Trading as “Bear & Eden”

31 Lower Street

Stansted

CM24 8LN

A variation to the current premise licence-20/2956/LAPTRN

11am-6pm Monday to Friday

11am to 4pm Saturday to Sunday

It is my understanding that the above extension has been applied for on the above property.

I wish to formally object to this extension based on the following:

It is our belief that the cafe currently has granted trading hours as granted in the application

- UTT/14/3368/FUL. Dated 14/01/2015. If the licensing hours are extended they exceed the current granted trading hours for the property.

It is my understanding that the Children’s Cafe “Bear &Eden” has ceased trading but wishes to extend this licence to 7 days a week 11am to 11pm.

Firstly, I would like to question why a company that has ceased trading wishes to apply for extended licensing hours?

As mentioned above, Bear & Eden traded as a children’s cafe, so I also question why they would require an alcohol licence in the first place? An extension to the existing licence will dramatically change the dynamic of the cafes business.

The application proposes to offer a take away service of alcohol and food. This will create night time disturbance to residents and encourage litter and anti-social behaviour in the street. If a take away/delivery service is offered, we will have to suffer drivers coming in and out of the yard throughout the night. Every single time a car drives past my property my security light goes on. This would be going on and off continuously. I also have two cats that mean the world to me, the regular users of the yard driver very carefully as they respect their neighbours. People that don't live here would undoubtedly not be so considerate and i worry what potential damage could be caused by reckless driving.

The rear of “Brewery Barn” is situated in a residential yard , the cafe is located in very close proximity to the homes in “Brewery Yard” . The former business already created issues with access to my property and therefore, an extension to the trading license will undoubtedly create more access problems.

The extraction/ ventilation system for the cafe’s kitchen ventilates directly into the residential yard which adversely affects our properties.

'Brewery Barn' has two parking spaces situated in the residential yard of "Brewery Yard" and a patio area that is used as outside seating. The close proximity of the patio area to the residential properties creates disturbance, invasion of privacy, noise pollution and environmental damage. This invasion and disturbance will undoubtedly be increased if the licence is extended.

The two allocated parking spaces are used by staff, these spaces are regularly abused with double parking, sometimes treble, creating an access issue to residents. " Brewery Barn" is situated on Lower Street which operates a parking permit scheme .

I live directly in the middle of 'Brewery Yard' and often am victim to being unable to access my car port/property freely. The staff that use the spaces do not show any consideration to me being unable to park in my own car port!

Granting this licence will undoubtedly add to the existing parking issues on Lower Street.

"Brewery Barn" has limited provision for a smoking area. Smokers undoubtedly spread out into the residential yard or the street, both are currently unacceptable, extending the licensing hours will only increase the current problem.

The litter is already unacceptable and often blows into my car port. I have personally spent time cleaning up the yard from the mess caused from the cafe. I refuse to do this any further.

Deliveries to "Brewery Barn" are made from "Brewery Yard" creating an unacceptable access obstruction to the properties in "Brewery Yard". Alternatively deliveries to the cafe are curb side at the busy junction on Lower street, this is dangerous for us to leave the yard and obstructs traffic.

The only place for the wheelie bins for the cafe in "Brewery Barn" are next to the two parking spaces in the residential yard. The residential properties have no ground floor living therefore we look down into the bins this is unsightly and the noise from bottles being discarded is disturbing to the homes. If the license is extended, the noise of bottles being discarded will increase and the noise will become unbearable.

"Brewery Barn" fronts directly onto Lower Street, a conservation area.

The cafe is directly opposite a licensed bar "The Cork House".

These two licensed establishments are positioned on a major road junction . Currently drinkers spill out onto the pavement creating an obstruction to the footpath and a danger to traffic on this busy junction. The noise of the drinkers leaving the Cork House is already unbearable, so adding potential Brewery Barn drinkers to the mix will be unliveable.

" Brewery Barn" is very near to many other licensed properties in Stansted. Extending the license to "Brewery Barn" will increase the night time disturbance that comes from many licensed properties in close proximity to one another.

Extending the licence to the cafe will have a negative effect to the value of the surrounding properties and therefore Stansted Mountfitchet as a whole.

I am a tenant of this property and love living here. I moved here a year and a half ago when i was in a terrible mental state. Brewery Yard, the other residents that live here and the Stansted locals have all been detrimental in my recovery and i feel the change to Brewery Barn could cause serious negative effects to my mental health. I would need to leave the property if the license was to be extended.

Taking these points into consideration I am objecting to the application.

I look forward to hearing from you.

Yours Sincerely,

Sophie Fletcher
■ Brewery Yard
Stansted
CM24 8UW



Appendix E

From: [REDACTED]
Sent: 21 December 2022 13:08
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] Proposed Extension to Licence at Brewery Barn - Known as Bear and Eden, 31 Lower Street, Stansted, CM24 8LN A variation to current premises licence 20/2956/LAPTRN application UTT/14/3368/FUL

I wish to object to the application to extend licensing hours for the above.

Bear and Eden have ceased trading as a children's cafe so extending the existing licensing hours to 11am to 11pm 7 days a week with a takeaway service of alcohol and food will undoubtedly impact on Brewery Yard residents causing night time disturbances such as noise pollution, parking issues (Bear and Eden only have 2 parking spaces at the rear of the building).

Access problems that existed due to the cafe parking would undoubtedly cause further access problems not just to my property but also the adjacent neighbours properties.

Due to being a Key Worker I require access to my property at all times and need a quiet environment to be able to get good sleep and maintain my wellbeing. If cars were driving into Brewery Yard up until 11pm at night with people getting in and out of their vehicles the noise would undoubtedly impact on my wellbeing and others in the Yard.

Noise from customers in the seating area at the back of the Cafe has been manageable due to the cafe closing at 4pm in the week and 6pm at weekends. I envisage that extending this to 11pm will not be tolerable and cause night time disturbance.

The smoking issue would increase as the customers spill out from the seating area into the yard under my windows and with the ventilation/extraction system that impacts the Yard with cooking smells it is not possible to keep windows open for long. The litter problems would increase as would the potential for anti social behaviour.

Surely there are enough pubs, takeaways, restaurants, premises that sell alcohol to meet the needs of Stansted's residents.

I also question why the Cafe has ceased trading with a notice on the door stating this but wishes to extend the licensing hours?

I strongly object to the licence variation Due to the above reasons.

Annie Pressman
[REDACTED] Brewery Yard
Lower Street
Stansted
CM24 8UW

Appendix F

From: murray potter [REDACTED]
Sent: 20 December 2022 17:54
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] Fw: Bear and Eden

Please find below my comments regarding the proposed variation to Premises Licence.
If I could receive confirmation of receipt of this email please. Thank you M. Potter

Subject: Bear and Eden
Bear and Eden
Brewery Barn
Lower Steet
Stansted
Essex
CM24 8LN Re: Variation of Premises Licence

Dear Sirs

I wish to object strongly to the proposed changes outlined above for the following reasons :-

The existing café (Bear & Eden) currently trading - light meals/tea/coffee, etc has been tolerable, but only just in terms of noise disturbance, violation of privacy and parking issues.

The Brewery Barn stands in extremely close proximity to the neighbouring residential properties that surround it on three sides.

The proposed extension to the alcohol/trading hours, will inevitably lead to exasperate the current problems and more

Parking and vehicle access has always remained an issue in the very tight confines of the yard. Staff/customers regularly double park or even treble park across the current limited spaces allocated to the café causing access difficulties to residence and even damage to our vehicles parked in our own car ports! The extension to trading times, well into the hours of darkness, would undoubtedly lead to worsen the situation.

Taking into account preparation time and clear up time, before and after, the proposed new trading hours would again contribute to disturbance/access issues.

Currently customers are encouraged to use the limited seating area to the rear of Brewery Barn for coffee/cake etc. during daylight hours. If the same seating is offered for people to dine, drink, smoke etc well into the night – this will, without doubt lead to disturbance and antisocial behaviour in the very close proximity of the adjoining residential homes, especially in summer months when obviously our windows are open!

Cooking smells, have always been a nuisance issue in the yard. The change of nature of the proposed business could very well become more of a problem to us.

Badly maintained, industrial wheelie bins have again previously been an issue to the rear of Brewery Barn and have even encouraged vermin into the yard. The change of usage/trading hours could well see these problems return.

In conclusion – as a group of residents, we care very much about the appearance of the yard and living with any antisocial behaviour that occurs within. I myself have regularly litter picked, swept up and even maintained and painted the unsightly bin enclosure in order to make living so close to a business of this nature, more bearable. I feel the proposed changes to the alcohol/trading hours, will impact hugely on our peace and well-being in our own homes.

I very much hope our comments are listening to and taken into consideration.

Mr Murray Potter [REDACTED] Brewery Yard
CM24 8UW

Appendix G

From: jackie white [REDACTED]

Date: 20 December 2022 at 11:03:20 GMT

To: licencing@uttlesford.gov.uk

Subject: Application for variation of Premises Licence to the property known as Bear & Eden, Stansted 20/2956/LAPTRN- application UTT/14/3368/FUL

Dear Sirs

I wish to object to the application to extend the licensing hours Application UTT/14/3368/FUL

The premises is surrounded by residential homes on three sides.

Allowing the extended hours would greatly impact on our lives with the increased noise to a late hour in the evening with the customers leaving and the noise which will result from the close down at the end of the evening service including emptying bottle skips & waste. The dustbins are directly opposite my bedroom which has a window overlooking the dustbin store, cottage 37 lower street so this would greatly impact my sleep. There are only 2 parking spaces at the property which again is not sufficient for staff and customers of a fully licensed property.

Traffic through brewery yard and our unadopted lane to the side of the property would increase dramatically and again cause many issues.

There are already several licensed venues along lower street with one being the cork house directly opposite Bear & Eden. 3 Public houses, 1 cocktail bar, full licensed restaurant are within very close proximity, which are more than adequate to serve the community. To grant another full licence would result in more traffic congestion with motor vehicles especially at the junction directly outside Bear & Eden which is already a major problem.

Also the increase of people spilling out onto the pavements, especially the smokers as not legal to smoke inside premises, would increase dramatically and this would have a very adverse effect on our quality of life.

Also cause a increased problem for pedestrians who at times struggle to pass safely on the pavement.

Also why is a full licence application being made by the present proprietor who has posted a notice on the door signed by her to say she has permanently closed the premises? So the point she has made regarding wanting to do family gatherings etc. in the evenings is irrelevant surely?

For the above reasons I wish to again strongly oppose this application which should not be granted.

Mrs. J.A. White
[REDACTED] Lower Street,
Stansted,
Essex,
CM24 8LN

Appendix H

From: P.Barker [REDACTED]
Sent: 18 December 2022 15:17
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] License/variation 20/2956/LAPTRN

Application for Variation of Premises Licence to the property know at Bear and Eden Brewery Barn 31 Lower Street, Stansted. 20/2956/LAPTRN

Application UTT/14/3368/FUL

We wish to object most strongly to this application to extend licencing hours.

Since the change of use from offices to a café many problems have arisen. When the Bean House was given permission in January 2015 to operate in a listed building it was subject to conditions to meet DEFRA standards for adequate extraction of odour. References for planning were:

UTT/14/3368/FUL

UTT15/2953/DOC

UTT/0696/DOC

UTT/16/000067/ENFNOT

APP/C1570/C/16/312583227 Thomas Sowerby

APP/C1570/C/16/3158228. Beverly Sowerby

Thomas Sowerby and Beverly Sowerby referred to as Bean House here in

I mention all of the above because it appears that the above permissions have never been fully met

The building is in a residential area surrounded on 3 sides by 8 private residential properties. The Bean House at the front of the building have encroached onto the pavement with tables and chairs taking up over half the pavement which when occupied by customers can make it necessary to walk in the road. Not acceptable. At the rear is a small seating area and an extension until 11 o clock to the licence would have a considerable impact on noise each evening until around midnight taking into consideration clearing up with the noise of bottles and kitchen waste being thrown into the rubbish area which is within 5 metres of our kitchen and bedroom 33 Lower Street. The private residences surrounding the Bean House should not be subjected to this encroachment to damage the environment with possible anti social behaviour. The impact of our lives will be intolerable.

The village already has 3 pubs, 4 take away restaurants and 2 wine. Bars. These are all situated in the commercial area of the village and not surrounded by private residential properties.

This application should not be granted.

Mr B Barker
[REDACTED] Lower Street
Stansted CM24 8LN.

18th December 2022

Appendix I

From: Alison Springham [REDACTED]
Sent: 17 December 2022 22:04
To: Licensing <Licensing@uttlesford.gov.uk>
Cc: [REDACTED]
Subject: [External] License variation 20/2956/LAPTRN

Application UTT/14/3368/FUL

Licence variation 20/2956/LAPTRN

Bear & Eden – Brewery Barn, 31 Lower Street, Stansted Mountfitchet

We are writing with regards to the recent application request to extend the licencing hours of the above premises to late evenings.

As we live in the house right next door, we have a serious objection to the extension of hours. The property currently operates as a café and whilst we are disturbed by: the noise / the rubbish / the cars & parking problems, as café was only operating until 4pm, it was manageable.

With the potential of the licence being extended, the noise pollution has the potential of becoming a real nuisance. Both our living room and bedroom overlook the premises and therefore the noise disturbance will have a dramatically profound effect on our lives and mental wellbeing.

With an evening licence, the outside patio area (which we are not sure is currently licenced) would without doubt become a spill over smoking/drinking area – which in turn would create both evening noise pollution as well as further litter problems, which end up in our property.

There is currently no customer parking for the premises and with the already over congested village parking issue – we already have people parking on the pathways outside of our house in lower street in the evenings – a further evening licence will 100% cause further parking and road safety issues.

Taking these points into consideration we are objecting to the licence variation and hope that as supportive locals of our village that these will be taken into serious consideration

Regards

Tony Taylor & Alison Springham
[REDACTED] Lower Street CM24 8LN

Appendix J

From: Mary Greaves <vanityfayrelowerstreet@gmail.com>

Sent: 15 December 2022 07:57

To: Licensing <Licensing@uttlesford.gov.uk>

Subject: [External] Brewery Barn Stansted

Vanity Fayre
32 Lower Street
Stansted
CM24 8LP

Re:- proposed extension to licence for...

“Brewery Barn”

Formally Trading as “Bear & Eden”

31 Lower Street

Stansted

CM24 8LN

A variation to the current premise licence-20/2956/LAPTRN

11am-6pm Mon to Fri

11am to 4pm Sat to Sun

Has been applied for on the above property.

It is my understanding that the Children’s Cafe “Bear &Eden” has ceased trading but wishes to extend this licence to 7 days a week 11am to 11pm.

I wish to object to this extension.

- It is my belief that the cafe currently has granted trading hours as granted in the application
- UTT/14/3368/FUL. Dated 14/01/2015. If the licensing hours are extended they exceed the current granted trading hours for the property.

-Lower Street has both commercial and residential properties, a good trading environment relies a mix of businesses . We already have many food establishments with late licences. Bear & Eden traded as a children’s cafe, not really suitable for an alcohol licence in the first place. Granting a licence extension to “Brewery Barn” will dramatically change the dynamic of the cafes business and put extra pressure on the other licensed establishments

- The application proposes to offer a take away service of alcohol and food. This could encourage litter in the street.
- - Heavy traffic and traffic congestion effects Lower Street , deliveries to “Brewery Barn” are made from Lower Street curb side at the busy junction on Lower street, this is dangerous and obstructs traffic, this creates a disturbance to businesses in Lower Street.

Taking these points into consideration I am objecting to the application

Vanity Fayre
32 Lower Street
Stansted
CM24 8LP

Tel- 01279 813180

Appendix K

From: Trevor Joel [REDACTED]
Sent: 14 December 2022 18:59
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] License/ variation 20/2956/LAPTRN

Dear sir,

I'm writing to object to the following plans to vary an existing premises licence to the BEAR AND EDEN (Brewery barn 31 lower st stansted Essex CM24 8LN I feel this would cause us major disruption including parking and noise late into the evening, as a shift worker I go to bed around 8pm, I do feel there is plenty of licenced premises in the village and there isn't any need for any additions I hope this will not be granted, Yours sincerely Mr Trevor Joel

[REDACTED] brewery yard
Lower street
Stansted
Cm24 8uw

Appendix L

From: Alasdair Lamprell [REDACTED]
Sent: 14 December 2022 17:47
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] License - Formally Bear & Eden

Mrs A Lamprell
[REDACTED] Lower Street
Stansted
CM24 8LR

Re:- proposed extension to licence for...
"Brewery Barn"
Formally Trading as "Bear & Eden"
31 Lower Street
Stansted
CM24 8LN

A variation to the current premise licence-20/2956/LAPTRN
11am-6pm Mon to Fri
11am to 4pm Sat to Sun
Has been applied for on the above property.

It is my understanding that the Children's Cafe "Bear & Eden" has ceased trading but wishes to extend this licence to 7 days a week 11am to 11pm.

I wish to object to this extension.

- It is my belief that the cafe currently has granted trading hours as granted in the application
- UTT/14/3368/FUL. Dated 14/01/2015. If the licensing hours are extended they exceed the current granted trading hours for the property.

- Bear & Eden traded as a children's cafe, not really suitable for an alcohol licence in the first place. An extension to the existing licence will dramatically change the dynamic of the cafes business.

- The application proposes to offer a take away service of alcohol and food. This will create night time disturbance to residents and encourage litter and anti social behaviour in the street.

- "Brewery Barn" is situated in a residential area, the cafe is located in very close proximity to homes

- "Brewery Barn" uses outside seating on the pavement to the front of the property and a patio area to the rear. The outside seating areas create disturbance and invasion of privacy to surrounding properties, this invasion and disturbance will undoubtedly be increased if the licence is extended.

The property has two parking spaces used by staff, "Brewery Barn" is situated on Lower Street which operates a parking permit scheme.
Granting this licence will add to the parking issues on Lower Street.

- “Brewery Barn” has limited provision for a smoking area. Smokers undoubtedly spread out into the residential yard or the street, both are currently unacceptable, extending the licensing hours will only increase the current problem .

- Deliveries to “Brewery Barn” are made from Lower Street curb side at the busy junction on Lower street, this is dangerous and obstructs traffic.

- The wheelie bins for the cafe are next to the cafes two parking spaces , in close proximity to surrounding homes. The the noise from bottles being discarded is disturbing to the homes.

- “Brewery Barn” fronts directly onto Lower Street, a conservation area.

The cafe is directly opposite a licensed bar “The Cork House”.

These two licensed establishments are positioned on a major road junction . Currently drinkers spill out onto the pavement creating an obstruction to the footpath and a danger to traffic on this busy junction.

- “ Brewery Barn” is very near to many other licensed properties in Stansted. Extending the license to “Brewery Barn” will increase the night time disturbance that comes from many licensed properties in close proximity to one another.

- Extending the licence to the cafe will have a negative effect to the value of the surrounding properties.
- Taking these points into consideration I am objecting to the application

Mrs A Lamprell
[REDACTED] Lower Street
Stansted
CM24 8LR

[REDACTED]

Appendix M

From: Mary Greaves [REDACTED]
Sent: 14 December 2022 08:01
To: Licensing <Licensing@uttlesford.gov.uk>
Subject: [External] Brewery Barn Stansted

Mary Greaves
[REDACTED] Brewery Yard
Stansted
CM24 8UW

Re:- proposed extension to licence for...
"Brewery Barn"
Formally Trading as "Bear & Eden"
31 Lower Street
Stansted
CM24 8LN

A variation to the current premise licence-20/2956/LAPTRN
11am-6pm Mon to Fri
11am to 4pm Sat to Sun
Has been applied for on the above property.

It is my understanding that the Children's Cafe "Bear & Eden" has ceased trading but wishes to extend this licence to 7 days a week 11am to 11pm.

We wish to object to this extension.

- It is our belief that the cafe currently has granted trading hours as granted in the application
 - UTT/14/3368/FUL. Dated 14/01/2015. If the licensing hours are extended they exceed the current granted trading hours for the property.
- Bear & Eden traded as a children's cafe, not really suitable for an alcohol licence in the first place. An extension to the existing licence will dramatically change the dynamic of the cafes business.
- The application proposes to offer a take away service of alcohol and food. This will create night time disturbance to residents and encourage litter and anti social behaviour in the street.
- The rear of "Brewery Barn" is situated in a residential yard , the cafe is located in very close proximity to the homes in "Brewery Yard" . The former business created issues with access to properties, an extension to the trading license will undoubtedly create more access problems to the adjacent properties.
- The extraction/ ventilation system for the cafe's kitchen ventilates into the residential yard. This adversely effects our properties!
- "Brewery Barn" has two parking spaces situated in the residential yard of "Brewery Yard" and a patio area that is used as outside seating. The close proximity of the patio area to the residential properties creates disturbance and invasion of privacy , this invasion and disturbance will undoubtedly be increased if the licence is extended.

The two allocated parking spaces are used by staff, these spaces are regularly abused with double parking creating an access issue to residents. “ Brewery Barn” is situated on Lower Street which operates a parking permit scheme .

Granting this licence will add to the parking issues on Lower Street.

- “Brewery Barn” has limited provision for a smoking area. Smokers undoubtedly spread out into the residential yard or the street, both are currently unacceptable, extending the licensing hours will only increase the current problem .

- Deliveries to “Brewery Barn” are made from “Brewery Yard” creating an unacceptable access obstruction to the properties in “Brewery Yard”. Alternatively deliveries to the cafe are curb side at the busy junction on Lower street, this is dangerous and obstructs traffic.

- The only place for the wheelie bins for the cafe in “Brewery Barn” are next to the two parking spaces in the residential yard. The residential properties have no ground floor living therefor we look down into the bins this is unsightly and the noise from bottles being discarded is disturbing to the homes.

-”Brewery Barn“ fronts directly onto Lower Street, a conservation area.

The cafe is directly opposite a licensed bar “The Cork House”.

These two licensed establishments are positioned on a major road junction . Currently drinkers spill out onto the pavement creating an obstruction to the footpath and a danger to traffic on this busy junction.

- “ Brewery Barn” is very near to many other licensed properties in Stansted. Extending the license to “Brewery Barn” will increase the night time disturbance that comes from many licensed properties in close proximity to one another.

- Extending the licence to the cafe will have a negative effect to the value of the surrounding properties.
- Taking these points into consideration I am objecting to the application.

Mary Greaves
Brewery Yard
Stansted
CM24 8UW

