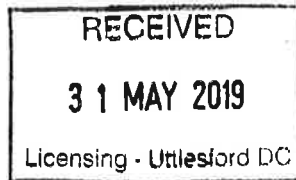


Appendix F

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER



31st May, 2019

To: Whom it may concern

Re: Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

Dear Sir or Madam,

As residents who have lived in 66 Ashdon Road for 24 years and experienced various landlords come and go, we wish to object to the proposed removal of conditions 1,2,3 & 5 of Annex 3 from the Premises Licence.

Our reasons for objecting are:

Condition 1:

We are not in favour of allowing people to drink outside the designated areas, as defined at present. We are also against extending the hours during which alcohol can be consumed. In the past we experienced situations when patrons drink outside the pub, outside our front door and in Ashdon Road, causing disturbance and street fights, often late at night and early in the morning. In our opinion, relaxing this condition would only encourage more antisocial behaviour of this sort.

Conditions 2, 3 and 5:

The Axe is located in the middle of a residential area, surrounded by houses on all 4 sides. In our opinion, it is not suitable as a venue for discos and live music, as noise leaks out of the building, even with doors and windows closed. The limit of 34 decibels is well placed and protects us residents from excessive noise. We strongly believe that this limit should stay in place. For the same reason, we feel that outdoor entertainment should not be allowed and the limit of 6 events per year should remain.

Although with the new DPS in place (Mr. J. Stell) things have generally improved, we are still getting disturbance from the pub. There is still music being played at the pub, recorded and occasionally live. The live music has been particularly intrusive, especially the bass.

We are also disturbed on a daily basis by noise from the beer garden and car park, particularly in the evening and at closing time. Many customers arrive and leave in a noisy fashion and even conversations which are quiet reverberate around the neighbourhood. Then there are the loud conversations including foul language which are particularly unpleasant and intrusive. Most nights we have to close our windows and wear earplugs to be able to sleep.

Following the licence review, we have been in regular contact with Environmental Health Department at the UDC regarding disturbances and breaches to the conditions.

Since the licence review, we have also witnessed drug dealing of The Axe customers behind our back gate (leading to Mill Lane), as the current landlords don't tolerate it on their premises. In 2018 we contacted the Police at the UDC desk regarding this; however we were told that unfortunately they could not help.

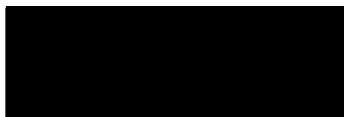
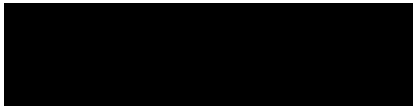
In October 2018 we were victim to criminal damage the perpetrator of which was a customer of The Axe (Crime Incident Number 1416191018).

We believe that relaxing the conditions in Annexe 3 would only make matters worse.

To summarise, the conditions in Annexe 3 have been imposed on the licence to protect us residents from excessive noise. Although under the current management things have improved and the landlords have been more responsive to neighbours, this management may change at some point in the future and so full conditions off Annex 3 need to remain in place to protect residents now and in the future. It took residents 18 months of complaining to the UDC and considerable effort of the Environmental Health section to bring about the license review which took place in October 2014. We don't want to find ourselves in the same situation in the future.

Finally, we would like to add that in fact, instead of removing and relaxing the conditions, we feel that the opposite should be done. For example, closing the beer garden after 9 or 10pm would be our suggestion, to allow residents to relax in the evenings. We would also like to suggest having door staff to discourage people from loitering outside the pub.

Yours sincerely,

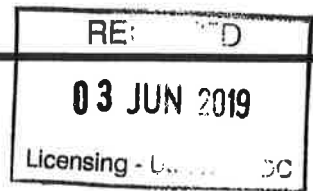


Radka and Les Platte

66 Ashdon Road
Saffron Walden
Essex CB10 2AL

E-mail: 

Joanne Jones



From: philip powell <[REDACTED]>
Sent: 31 May 2019 20:30
To: Licensing
Subject: [External]..Variation to Premises Licence No. PLO126 - The Axe Pub

Dear Sir/Madam,

I'm writing with regards to The Axe Pub's licence variation request. As a fairly recent neighbour of the pub I was surprised to read their current license as many of the conditions, particularly articles 1 & 5 of Annexe 3, are regularly ignored, to the extent I was oblivious of their existence.

Within 3 months of moving in next door to the pub we had the police on our doorstep asking if we knew anything about the 18 year old passed out by our house and the two men fighting their way up the street towards the common. I regularly have to pick my way over broken glass on my way to the car, and more than once has that glass been accompanied by a concerning amount of blood. Friday and Saturday nights regularly see late night arguments in the car park and nearby streets, and little if anything is done to contain drinking to the inside of the premises.

With specific regards to the request to remove conditions 1, 2, 3 and 5 of Annexe 3:

Condition 1: Drinks shall not be consumed outside the premises except for in designated areas and in no event between the hours of 11:20pm and 10:00am.

Regularly ignored already. The Axe even tacitly advertises the breach on its own website listing weekday close as 11pm and Saturday and Sunday as 'late'. <http://www.axepub.co.uk/>
The reasoning listed in the application as accommodation for NYE celebration seems a thinly veiled attempt to legitimise, or even extend, existing breaches, especially given the far reaching changes proposed to accommodate only one night of the year.

Condition 2: No regulated entertainment shall take place outdoors.

Whilst I don't particularly object to day time events, given the existing noise breaches the potential for this to become a night time issue is of particular concern.

Condition 3: Music events to be limited to 6 in any 12 month period.

The proposed 'unlimited' outside events are a concern given existing inability to contain violence, noise and general nuisance.

Condition 5: Noise from regulated entertainments shall not exceed 34 decibels.

Given that 34 decibels is approximate to a whisper, the fact that people regularly scream at each other in the street and carpark makes this condition breached every weekend already. No legitimate reason is proposed as to why a noise limit should be revoked, indeed it seems highly suspect that the pub feels its revocation is necessary for it to fulfil it's other ambitions and lends significant weight to the concerns residents have about the consequences of the other conditions listed here being lifted.

In conclusion, as a close neighbour to the pub I strongly oppose the removal of these conditions from the Axe's licence. Whilst I was not present in the street when Annexe 3 was added, one can only imagine they were added for good reason and as a result of a lengthy process involving careful consideration. Given that there is no evidence that the Axe can adequately adhere to the conditions at present, it seems unwise to give them license to police themselves when it comes to causing disturbances to local residents. I have no objection to exceptions being made

I'm writing with regards to The Axe Pub's licence variation request. As a fairly recent neighbour of the pub I was surprised to read their current license as many of the conditions, particularly articles 1 & 5 of Annexe 3, are regularly ignored, to the extent I was oblivious of their existence.

Within 3 months of moving in next door to the pub we had the police on our doorstep asking if we knew anything about the 18 year old passed out by our house and the two men fighting their way up the street towards the common. I regularly have to pick my way over broken glass on my way to the car, and more than once has that glass been accompanied by a concerning amount of blood. Friday and Saturday nights regularly see late night arguments in the car park and nearby streets, and little if anything is done to contain drinking to the inside of the premises.

With specific regards to the request to remove conditions 1, 2, 3 and 5 of Annexe 3:

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Regularly ignored already. The Axe even tacitly advertises the breach on its own website listing weekday close as 11pm and Saturday and Sunday as 'late'. <http://www.axepub.co.uk/>
The reasoning listed in the application as accommodation for NYE celebration seems a thinly veiled attempt to legitimise, or even extend, existing breaches, especially given the far reaching changes proposed to accommodate only one night of the year.

Condition 2: No regulated entertainment shall take place outdoors.

Whilst I don't particularly object to day time events, given the existing noise breaches the potential for this to become a night time issue is of particular concern.

Condition 3: Music events to be limited to 6 in any 12 month period.

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Given that 34 decibels is approximate to a whisper, the fact that people regularly scream at each other in the street and carpark makes this condition breached every weekend already. No legitimate reason is proposed as to why a noise limit should be revoked, indeed it seems highly suspect that the pub feels its revocation is necessary for it to fulfil it's other ambitions and lends significant weight to the concerns residents have about the consequences of the other conditions listed here being lifted.

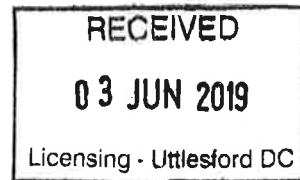
In conclusion, as a close neighbour to the pub I strongly oppose the removal of these conditions from the Axe's licence. Whilst I was not present in the street when Annexe 3 was added, one can only imagine they were added for good reason and as a result of a lengthy process involving careful consideration. Given that there is no evidence that the Axe can adequately adhere to the conditions at present, it seems unwise to give them license to police themselves when it comes to causing disturbances to local residents. I have no objection to exceptions being made to the licence in the specific case of New Years Eve or other such disparate events, so long as this is not achieved by the loosening of conditions that are already insufficient to contain and control issues at the pub.

Yours sincerely,

Mr Powell

62 ASHDON ROAD
SAFFRON WALDEN
ESSEX
CB10 2AL

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER



3rd June, 2019

To: Whom it may concern
Re: Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

Dear Sir or Madam,

I am writing in objection to the proposed removal of conditions 1,2,3 & 5 of Annex 3 from the Premises Licence.

As a new member of the local community; this application has highlighted the restrictions currently in place for the Axe, restrictions which I am aware they frequently invalidate. On their website itself (<http://www.axepub.co.uk>) they advertise themselves as open and serving alcohol until 11 during the week and "late" over the weekend and I note they are currently licenced to serve until 11:20pm. As their neighbours I am also aware how frequently they breach their current terms with regards patrons drinking outside in the carpark and the hours with which they serve alcohol. Frequently I am disturbed by patrons drinking and having loud and offensive conversations in and outside the pub much beyond the licenced time.

My primary concern is with antisocial behaviour and violence in and around the pub. Police and or ambulances are a regular occurrence and on 2 occasions since we moved to the area (in November 2018) there has been blood and glass outside our door and on the path nearby.

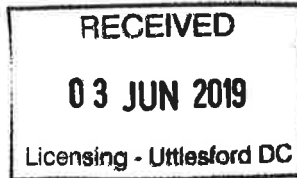
I believe that loosening the restrictions on this establishment would send a dangerous message that the current situation is acceptable and encourage further disruptive and hazardous behaviour.

Yours sincerely,

Tim Luddington

62 Ashdon Road

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER



51 Ashdon Road
Saffron Walden
CB10 2AQ

31st May, 2019

Re: Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

To Whom it may concern

We have lived with our children at 51 Ashdon Road for 3 years and are regularly disturbed by noise, loitering and antisocial behaviour as a result of The Axe pub opposite our home. We wish to strongly object to the proposed removal of conditions 1,2,3 & 5 of Annex 3 from the Premises Licence.

Our reasons for objecting are:

Condition 1:

We are not in favour of allowing people to drink outside the designated areas, as defined at present. Even with the current conditions, we regularly experience situations when patrons loiter outside the pub causing noise which disturbs our children's sleep, as well as street fights, foul language and other antisocial activity. In our opinion, relaxing this condition would only encourage more antisocial behaviour and disturbance to our children, ourselves and other residents.

Conditions 2, 3 and 5:

The Axe is located in the middle of a residential area, surrounded by houses on all 4 sides. In our opinion, it is not suitable as a venue for discos and live music, as noise leaks out of the building, even with doors and windows closed. The limit of 34 decibels is well placed and protects us residents from excessive noise. We strongly believe that this limit should stay in place. For the same reason, we feel that outdoor entertainment should not be allowed.

We are particularly disturbed by patrons arriving and leaving The Axe pub in a noisy fashion. Even conversations which seem quiet reverberate around the neighbourhood late at night. Then there are the loud conversations and shouting, including foul language which are particularly unpleasant and unwelcome. Most weekend nights we have to close our windows and wear earplugs to be able to sleep.

We are also regularly disturbed by noise from the car park, particularly in the evening and at closing time with the arrival of taxis or cars revving their engines and racing off.

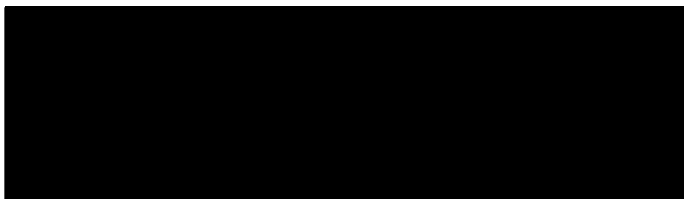
We have witnessed street fights and pub customers urinating up against residents garden walls after pub closing.

We believe that relaxing the conditions in Annexe 3 would only make matters worse.

To summarise, the conditions in Annexe 3 have been imposed on the licence to protect us residents from excessive noise. My family are already regularly disturbed by the activity of the pub and although we accept that the pub must be allowed to run its business, the full conditions off Annex 3 need to remain in place to protect the wellbeing of residents now and in the future. As I understand it, it took residents 18 months of complaining to the UDC and considerable effort of the Environmental Health section to bring about a license review. Residents including my elderly neighbours and those with children like ourselves

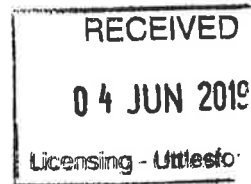
are particularly anxious and distressed that we may find ourselves in the same situation again. Indeed, instead of removing and relaxing the conditions, we would like to suggest having door staff at the weekend to discourage loitering and antisocial behaviour outside the pub.

Yours sincerely,



Claire and David Vintiner

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER



4 June 2019

To: Whom it may concern

Re: Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

Dear Sir or Madam,

As a resident who has lived at 56 Ashdon Road for 13 years, and experienced various landlords come and go, I wish to strongly object to the proposed removal of conditions 1,2,3 & 5 of Annex 3 from the Premises Licence.

Reasons for objecting are:

Condition 1:

I am not in favour of allowing people to drink outside the designated areas. The designated area in place now has helped avoid what has been experienced in the past, situations where patrons drinking outside the pub, and outside our front doors and in Ashdon Road, caused disturbance. Street fights were a regular occurrence. Relaxing this condition would only encourage more antisocial behaviour of this sort.

Conditions 2, 3 and 5:

The Axe is located in the middle of a residential area, surrounded by houses on all 4 sides. In my opinion, it is not suitable as a venue for discos and live music, as both music and chatter can be heard very clearly and obtrusively, even with doors and windows closed. The limit of 34 decibels is well placed and protects residents from excessive noise. This limit needs to stay in place. For the same reason, outdoor entertainment should not be considered.

Although with the new DPS in place (Mr J. Stell) things have generally improved, disturbance from the pub still occur. The live music evenings have been particularly intrusive.

There is noise on a daily basis from the beer garden and car park, particularly in the evening and at closing time. Many customers leave late at night without thought for residents who may be sleeping and need to rise early the next morning! There have been, on a number of occasions, intrusively loud conversations with a great deal foul language. Particularly unpleasant and unwelcome when you want to spend time in your garden, or even go to bed with the windows open.

Following the licence review, residents have been in regular contact with Environmental Health Department at the UDC regarding disturbances and breaches to the conditions.

I believe that relaxing the conditions in Annexe 3 would only make matters worse.

To summarise, the conditions in Annexe 3 have been imposed on the licence to protect the residents from excessive noise. Although under the current management things have improved and the landlords

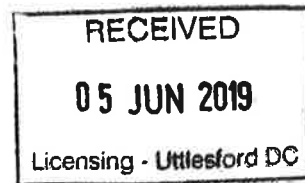
have been more responsive to neighbours, this has started to falter, and management may well change at some point in time. Therefore, the full conditions of Annex 3 need to remain in place to protect residents now and in the future.

It took residents 18 miserable months of complaining to the UDC and the considerable effort from Environmental Health to bring about a license review. Therefore, we don't want history to repeat itself.

Yours sincerely,

Vicki Culverwell

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER
Licensing@uttlesford.gov.uk



3rd June, 2019

To: Whom it may concern

Re: Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

Dear Sir or Madam,

As residents who have lived in 55 Ashdon Road for 6 years and have experienced three landlords come and go, we wish to strongly object to the proposed removal of conditions 1,2,3 & 5 of Annex 3 from the Premises Licence.

Our reasons for objecting are:

Condition 1:

We are not in favour of allowing people to drink outside the designated areas, as defined at present. In the past we experienced situations when patrons drink outside the pub, outside our front door and in Ashdon Road, causing disturbance and street fights. In our opinion, relaxing this condition ~~would only encourage more antisocial behaviour of this sort.~~

Conditions 2, 3 and 5:

The Axe is located in the middle of a residential area, surrounded by houses on all 4 sides. In our opinion, it is not suitable as a venue for discos and live music, as noise leaks out of the building, even with doors and windows closed. ~~The limit of 34 decibels is well placed and protects us residents from excessive noise.~~ We strongly believe that this limit should stay in place. For the same reason, we feel that outdoor entertainment should not be allowed.

Although with the new DPS in place (Mr. J. Stell) things have generally improved, we are still getting disturbance from the pub. There is still music being played at the pub, recorded and occasionally live. ~~The live music can be particularly intrusive, especially the bass.~~

We are also disturbed on a regular basis by noise from the front of the pub, particularly in the evening and at closing time. Many customers arrive and leave in a noisy fashion and even conversations which are quiet reverberate around the neighbourhood. Then there are the loud conversations including foul language which are particularly unpleasant and unwelcome especially for our two teenage daughters. On these occasions we have to close our windows to be able to sleep.

We believe that relaxing the conditions in Annex 3 would only make matters worse.

To summarise, the conditions in Annex 3 have been imposed on the licence to protect us residents from excessive noise. ~~Although under the current management things have improved and the landlords have been more responsive to neighbours, this management may well change at some point in the future and so full conditions off Annex 3 need to remain in place to protect residents now and in the future.~~ It took residents 18 months of complaining to the UDC and considerable

effort of the Environmental Health section to bring about a license review. We don't want to find ourselves in the same situation in the future.

Finally, we would like to add that in fact, instead of removing and relaxing the conditions, we feel that further can be done to protect resident's entitlement to relax in their own homes. For example, having door staff to discourage people loitering outside the pub.

Yours sincerely,

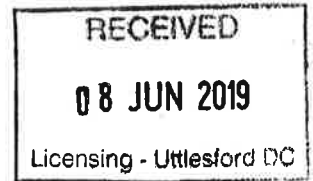


Louise and Robert Wilkinson

55 Ashdon Road
Saffron Walden
Essex CB10 2AL

Sharon Bartram

From: Glyn Mummery <[REDACTED]>
Sent: 08 June 2019 17:27
To: Licensing
Cc: Mum & Dad
Subject: [External]..FAO Mrs J Jones - your ref: JJ/The Axe



Dear Madam

I write with reference to your letter dated 4th June 2019 addressed to my parents who live at Lyndale, Mill Lane, Saffron Walden, Essex - directly behind The Axe.

They have asked me to write to express their deepest concerns over the proposed application to change the conditions to the premises license.

The local authority needs to consider very carefully the impact of this pub on the local residents. This is after all a pub in a residential area - each boundary having a residential dwelling next to it - as compared to a town centre location. It has limited car parking which already spills out on the surrounding streets.

It is accepted that a pub has existed on this site for many years and has served the local community well. However, in recent years (after R Turner retired) each successive owner has attempted to attract a wider audience by targeting a younger clientele. This has had a significant and damaging impact on the residents which in turn resulted in the conditions being imposed to once again bring some balance between the pub and the local community.

Since 2014 the pub has continued to go through numerous owners and to date no one owner has settled. Regardless of whether the current owner is able to control the impact these changes will have to local residents (which is disputed) there is no guarantee that any future owner will and the last time there were problems it took 18 months to get your department to take action with the sanctions imposed.

It is worth noting that the current owner does not live in the pub and therefore his proposed changes will have no impact on him whatsoever. It is also worth noting - although I am not able to substantiate it - that he does not visit at weekends.

I do have serious concerns about the reputation of the manager operating the pub for the current owner and the unsubstantiated stories surrounding her which include:-

- (a) facing a criminal charge for attacking her husband with a knife when inebriated.
- (b) is disqualified from driving because of alcohol.
- (c) is now running the pub on her own.

I trust your department will fully explore the above allegations with the police to understand their merits as I would not consider them a fit and proper person to run a pub and I am therefore concerned for my parents safety - whom are both both 80. To this end you should note that my father drank in this pub for the last 55 years and, under the current ownership, has had to stop due to the unpleasant atmosphere and bad language in this establishment. For your further information the manager recently banned two elderly gentleman from the pub because they tried to coax her dog from a pub seat so that they could sit down !!!

So to be absolutely clear we object to any conditions being replaced on the following basis:-

1 Prevention of crime and disorder

The new conditions will attract a large number of individuals to this pub situated in a residential area which will result in increased crime of vandalism and violent behaviour (as was seen before) in an area which is - in the main - occupied by elderly residents.

You should further be aware - if you are not - that the pub has a reputation for drug dealing. With restrictions lifted there is every chance this will increase and encourage further acts of crime.

The proposed changes are aimed at a demographic group alien to the area and entirely inappropriate.

2 Public Safety

These changes are likely to increase the footfall through the pub of young people who will be drinking. Where this is an out of the centre town pub a high number will drive. Temptation to drink and drive will be increased and the obvious risk to public safety.

As said before the pub is a known drug dealing establishment which in turn is a serious threat to the public safety of the local community.

Unrestricted music events will happen every weekend and the pub will become known in the surrounding area for providing the same. The local residents will suffer from noise late into nights.

(c) The prevention of public nuisance

This public house is in a residential area - any increase in the live music licence from where it is now will be a nuisance for all local residents. These residents have been here far longer than the current owner (my parents 55 years) and believe that they compromise significantly at the moment with the current conditions. The increase will serious impact on their enjoyment of the area and make them prisoners in their own home during summer months when they will not be able to have windows open or sit in their garden. The current limit to six times a year is accepted as middle ground.

The increase in licensing times is simply unnecessary in a residential area which cannot be patrolled as frequently by the police as a town centre location. This will very quickly result in incidents of public nuisances at very unsocial hours - as will incidents under the above (a) heading.

In the summer months my parents regularly suffer from noise from the garden, bad language and smashed glasses in the car park - and on occasion Mill Lane. Any increase in hours will prolong their suffering in the evening when they should be able to enjoy their environment. In addition unrestricted music in the garden will be completely unfair on all neighbours and prevent them from enjoying their own gardens.

I would add that the attempt to remove a noise restriction is a clear indication of the owners intent to make this a live music venue with no care, respect or consideration for its neighbours.

(d) The protection of children from harm

With drug dealers operating in the area any local children run the risk of being exposed to this danger. Increased music at the venue will likely attract more of this at times when children and young adults may be in the area.

The noise from any garden music events - which cannot be justifiable in a residential area - will impact on children's sleep and potentially unnerve them - especially with the volume of people that are likely to be attracted to the area.

In conclusion I seriously hope that the licensing authority will recognise that this is a pub in a residential area. These proposed changes are an attempt to turn the pub into a live music venue at weekends with unrestricted noise implications until midnight which is simply not compatible with the area and the demographics of the local residents.

I should be grateful if you would confirm receipt and that an email is a sufficient form of written communication.

I should also be grateful if you would advise whether these comments are to be made public as my parents are seriously concerned about any backlash - which I find concerning as well.

I look forward to hearing from you.

Yours faithfully

Glyn Mummery
Partner
FRP Advisory LLP

Mob [REDACTED]
Tel [REDACTED]

Please be aware that our privacy notices have been recently updated:

<http://www.frpadvisory.com/privacy/><<https://www.frpadvisory.com/privacy/>>

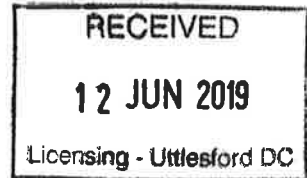
This electronic mail transmission is confidential and is intended only for the review of the party to whom it is addressed. If you have received this transmission in error, please immediately return it to the sender.

For further details of our disclaimer and corporate information, please click the link below:

<http://www.frpadvisory.com/emaildisclaimer.html>

Joanne Jones

From: Joanne Jones
Sent: 13 June 2019 12:20
To: [REDACTED]
Subject: FW: [External]..Re: The Axe pub issues



Dear Mr Holtby

I acknowledge your representation in relation to the variation application for The Axe PH, Ashdon Road. This application will be forwarded to Committee for Members to decide whether or not to grant and you will be advised of the time and date of the hearing once it has been arranged.

Regards

Joanne Jones
Licensing Officer

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Tel: 01799 510598
E-mail:licensing@uttlesford.gov.uk

From: Nick and Nadine Holtby [mailto:[REDACTED]]
Sent: 12 June 2019 21:13
To: Matthew Chamberlain
Cc: NICK HOLTBY
Subject: [External]..Re: The Axe pub issues

Dear Mr. Chamberlain,

I'm writing to you concerning the proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

As you know from our earlier correspondence I and my tenants have experienced difficulties and nuisance from patrons of The Axe Public house leaving and fighting, shouting and swearing in the street outside our house. So when it comes to these proposals I am not in favour of relaxing the conditions of annex 3 because that is what protects the residents from what could otherwise be an even worse situation. Allowing people to drink outside the present designated areas would exacerbate the problems already seen. Scraping conditions 2, 3 and 5 would result in excessive noise even with windows and doors closed and outdoor entertainment would obviously have a similar disturbing effect. It's a residential area and the pub is surrounded by houses on all sides. It's bound to be a problem. I find it hard to believe that this application is even considered but I expect you have to do it.

If you are not the correct person to send this objection to please forward it on so my views can be taken into account.

Yours sincerely,

Nick Holtby
53 Ashdon Road
Saffron Walden CB10 2AQ

Sent from my iPhone

On 12 Feb 2019, at 09:09, Matthew Chamberlain <[REDACTED]> wrote:

Dear Mr Holtby

Can you just confirm the date as you have put 19 February.

Was it 00.46 hours on 09 February 2019?

Kind regards

Matthew Chamberlain
Enforcement Officer
Uttlesford District Council
Tel: 01799 510326
Email: [REDACTED]

From: NICK HOLTBY [mailto:[REDACTED]]
Sent: 11 February 2019 21:24
To: Matthew Chamberlain
Subject: Re: The Axe pub issues

Dear Mr. Chamberlain,

Thank you for your reply. Yes you may pass the recording on to the police. It was recorded on the 19th February starting at 00:46. Apparently the incident went on for half an hour to an hour after the recording ended as well. My tenant did not report it to the police at the time unfortunately. Maybe other residents did so.

Kind regards
Nick Holtby

Get [Outlook for iOS](#)

From: Matthew Chamberlain <[REDACTED]>
Sent: Monday, February 11, 2019 11:39 AM
To: NICK HOLTBY
Subject: RE: The Axe pub issues

Dear Mr Holtby

Thank you for your email and I am sorry to hear that this licensed premises is causing anti-social problems.

So that I can investigate the matter further please can you confirm the following:

Are you happy for me to share this information with other relevant agencies police etc. (not the premises as your details are withheld due to data protection purposes).

What is the time and date that this incident occurred?

Was this matter reported to Essex Police if so do you have the crime reference number?

Kind regards

Matthew Chamberlain
Enforcement Officer
Uttlesford District Council
Tel: 01799 510326
Email: [REDACTED]

From: NICK HOLTBY [mailto:[REDACTED]]
Sent: 10 February 2019 00:30
To: Licensing
Subject: The Axe pub issues

Dear Sir,

I want to bring your attention to the problems that local residents have with the Axe Pub and in particular with antisocial rowdy behaviour of customers from there. There is very often a lot of noise when people are leaving from raised voices, slamming of car doors etc. But all too often there is violence and foul language. As an example of this I attach a video of customers from the pub taken by a tenant of mine in January who has had to move to the back room of our house to escape the disruption to her sleep that the pub causes.

I think you will agree that it is quite disgusting and unacceptable behaviour but I'm afraid this is the reality of what we are made to suffer from currently. I would like you to take this into account when next considering the licencing of this establishment.

Yours Sincerely
Nick Holtby (owner)
53 Ashdon Road
Saffron Walden
CB10 2AQ

Sent from my iPhone

<image001.jpg>

Uttlesford District Council is the data controller for any personal information you provide to the council. For more information on your data protection rights or how to contact our Data Protection Officer, please have a look at our [Privacy Notices](#).



1 Mill Lane
Saffron Walden
Essex
CB10 2AS
6 June 2019

Dear Sirs,

Application for a variation of a premises licence,
the Axe public house, 60 Ashdon Road, Saffron Walden,
Essex CB10 2AT

I strongly object to the Axe's proposal to remove conditions 1, 2, 3 and 5 of Annex 3 of their present licence.

The Axe is very close to residential houses, with people of all ages including very young children; and already the noise from the pub is considerable. Removal of the conditions listed - very carefully considered when they were imposed - would increase this unacceptably.

Since the first notice went up outside the Axe, more details have been added, listing proposed days and times, etc. This does not in any way affect my objections.

Yours faithfully,



(MS M. FLINT

formerly Town Councillor).

The Licensing Authority
Uttlesford District Council

RECEIVED
12 JUN 2019
Licensing - Uttlesford DC

1A Mill Lane
Saffron Walden
CB10 2AS

Chief Planning Officer (Licences)
Planning Office
Uttlesford District Council
Council Offices
London Road
Saffron Walden.

Dear Sir,

Re Variation of the Premises
Licence for The Axe, Ashdon Road: Removal of
Conditions 1, 2, 3, 4 & 5 of Annex 3,

I wish to object to this application
for the above conditions. It would just
add to the noise and light pollution we
have to suffer as nearby residents to The Axe.

Yours faithfully,


61 Ashdon Road
Saffron Walden
Essex
CB10 2AQ

12 June 2019

Mrs J Jones
Licensing Officer
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER



Dear Mrs Jones

APPLICATION FOR A VARIATION TO THE PREMISES LICENCE IN RESPECT OF PREMISES KNOWN AS 'THE AXE' SITUATED AT 60 ASHDON ROAD, SAFFRON WALDEN, CB10 2AT

Your reference: JJ/The Axe dated 4 June 2019

As a neighbour some 10 metres diagonally opposite The Axe pub we write to object to the application to remove conditions 1,2,3 and 5 of Annexe 3 that were imposed following a hearing in 2014 following considerable disruption to the neighbourhood caused by excessive noise and anti-social behaviour.

We also object to the application to add new conditions allowing drinks to be consumed outside the premises after 11.20pm Sunday to Thursday and to 12 o'clock midnight on Fridays and Saturdays.

We also object to a later extension on New Year's Eve for the sale of alcohol to 1.00am in the morning with the addition of music to 12.30am.

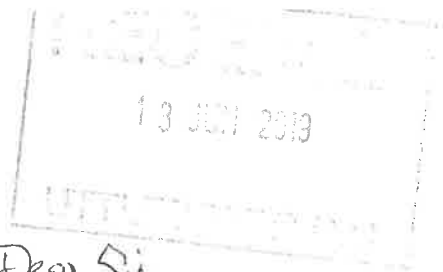
Our objections fall within the licensing objective of The Prevention of Public Nuisance. The Axe is located in the middle of a residential area surrounded by houses on all 4 sides and the current conditions (1,2,3 and 5) were designed to reduce the nuisance caused by the activities at The Axe to those living nearby. Removing those conditions is very likely to return to the situation that existed prior to the 2014 hearing. Despite these conditions the activities at The Axe still have a considerable impact on local residents. On certain nights of the week music can be heard bleeding from the premises, there is rowdiness and anti-social behaviour from customers in the garden area or leaving the premises in the car park and on the pavement outside continuing into the early hours of the morning. We frequently hear shouting, swearing (foul language) and witness drunken behaviour in the street. There are often bottles and broken glass over the road and pavements which we and others clear up.

In summary, for the reasons stated above, we object to the current application to vary the licensing conditions.

Yours sincerely,



S C & C WOOD



2a, Shepherds Way,
Saffron Walden

Dear Sir,


Re the request by "The Ace", Ashdon Rd.
to have the licensing conditions reviewed.

Drinks should not be consumed outside
the premises or during the hours of 11-20pm.
until 10-00am.

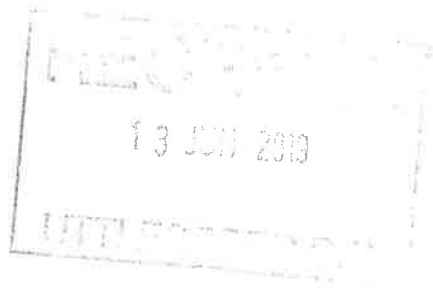
No regulated entertainment should
be allowed out of doors and should
remain limited to present conditions

Noise should not be allowed to
exceed 30 decibels outside the present
limit.

This is a residential area and
should remain protected by the
licensing Authority

Yours sincerely






Mrs Doreen A Townley,
49 Ashdon Road
Saffron Walden
Essex
CB10 2AQ

World Cancer Research Fund
www.wcrfuk.org/learn

Dear Sir,

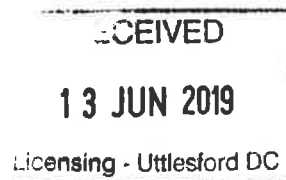
I am writing re the request by the
Axe, Ashdon Rd., to have the licensing conditions
removed that limit their entertainment hours etc.

In a residential area such as this it is
inappropriate to allow drinks to be consumed
outside the premises.

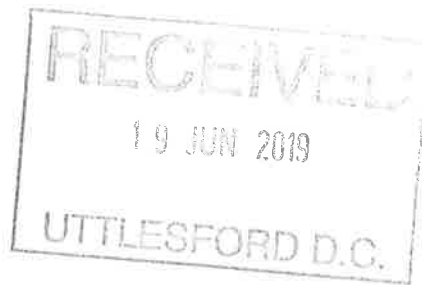
In the past there have been complaints about
noise levels due to music events - these
should certainly be limited and kept
within the pub. The residential area is very
close to the pub and the disturbance
caused by loud events would certainly
have 'residential amenity.'

I trust, therefore, that the Licensing
Authority will keep the present limitations
in place.

Yours Sincerely,
[Redacted Signature]



Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden CB11 4ER



17 June 2019

Concerning Proposed changes to the Premises Licence of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

Dear Sir or Madam,

We have lived at 50 Ashdon Road for approximately 17 years during which time The Axe public house, under the 'control/management' of a string of landlords, has impacted upon us to a greater or lesser degree dependant upon the diligence of the landlord at the time. Being generous natured people who believe in a live and let live approach to life, we have largely suffered in silence in the face of the unsavoury activities of some of the landlords. Understandably, the impact of the pub's activities and customer behaviour have affected neighbours differently depending on their proximity to the venue; we are located approximately 40m away. By pure accident, we noticed a brief section in one of the local newspapers announcing an application for the relaxation of a number of significant conditions attached to the existing Premises Licence; understandably, this caused alarm bells that have compelled us to formally speak out. We know that we are not alone in considering the status quo far from acceptable and consequently feel duty bound to bring to your attention our concerns that provide substantive reasons why the Licensing Authority should act to deny the application. I am particularly disappointed that this application appears not to have been brought to the attention of all of the many residents whose lives have been blighted by the past activities of the pub.

We understand that objections to licensing are required to address specific issues and have attempted to describe the problems, relating to the operation of the premises that have affected our lives and continue to do so, in a manner that follows those key themes. We believe that it is incumbent upon the premises to demonstrate an ability to reform the totally unacceptable behaviour of the past and to provide a plan to manage current and future operations in a responsible manner that enables a healthy pub business to peacefully co-exist with the neighbouring community. It is our understanding that the current special constraints were only imposed after lengthy consultation between our neighbours and the Authorities and that, whilst these are imperfectly observed/enforced, they have enjoyed a measure of success. Relaxation of the present licence conditions would further undermine their efficacy; to do so would be deeply irresponsible and the Licensing Authority would be clearly failing in their duty.

We acknowledge that the present landlord appears to be attempting change in the way that the pub is operated and seems to be making some progress. Also, we recognise that it is impossible to operate this type of business without some disturbance to the peace and harmony of the neighbourhood but believe that such impact should be fair and reasonable.

Prevention of Crime and Disorder.

We have over recent years been impacted by the activities of The Axe.

On a number of occasions groups of young adults have persistently congregated outside our front boundary hedge and adjacent to our driveway - gathering hard evidence in the face of such intimidating activity is difficult, but it is likely that these gatherings involved the exchange or use of drugs. We trust you will recognise the wisdom of our choice not to confront these groups.

Anecdotally, the Axe has gained a reputation over the years as a venue where illicit substances could be obtained; the previous landlord is rumoured have adopted a very relaxed attitude to such trade within and around the premises. Doubtless, such activity has exacerbated many other issues.

Many times over the years we have been disturbed by the sounds of violent disorder in the street; sometimes this is limited to abusive language but there have been occasions when actual brawling and physical assaults have occurred. This has clearly been associated with the Axe because the noise suddenly began as customers emerge from the nearby premises rather than developing with the gradual approach of groups from the direction of town. Some of these situations have lasted for an hour or more and are quite frightening to witness and it would most certainly have been unwise to intervene.

Given the severe restrictions on Police resources imposed over recent years, the chances of timely Police intervention have been slim; consequently, it is surely reasonable that the potential sources of such crime and disorder are controlled in a manner that actively prevents their occurrence.

Public Safety.

There have been situations over recent years, where innocent bystanders have been affected by the overspill from The Axe. This has included pedestrians suffering threat from violently drunk customers spilling out of the Axe and also drunken individuals or groups occupying the live road, resulting in abusive behaviour and vandalism to innocent motorists unfortunate enough to be passing by late at night. Understandably, we the close residents are traumatised by such incidents too and have suffered numerous nights of disturbed sleep.

Prevention of Public Nuisance.

This is perhaps the category where the Axe has blighted our lives most frequently in the past and currently. The inclusion of the outside gardens within the premises licence does understandably help the landlords volume of business and this need not create an unreasonable problem. However, the volume of customers can and sadly does yield an excessive and unreasonable noise volume such that it is often impossible to enjoy a peaceful day or evening in our garden. We accept that a general hum will develop when groups of people gather and have no objection to that; unfortunately music is often loud and the behaviour of the groups of customers is often very loud and rowdy with persistent drunken shouting and shrieking from adults and screaming children. I understand that an order restraining noise levels is supposed to be currently in place; this is clearly not being properly enforced. Also, for some reason many of the customers surprisingly seem to arrive and leave by car, which means that closing time can be very noisy. The current licence conditions appear to allow external activities to continue until around 11pm; we believe that the relaxations sought would permit many more events, exacerbating the present unacceptable public nuisance that significantly blights our lives. In fact we firmly believe that the outside activities should be curtailed by 9 or 10pm at the latest rather than relaxed.

In summary, we acknowledge that the current landlord appears to have implemented notable improvements to the interior of the premises and the garden area, which hopefully in the medium term will be more conducive to operating the premises as a civilised, family friendly business. Whilst there has been some change in the amount of impact upon us and the other neighbours, we believe that this falls firmly into the category of a work in progress with substantial room for improvement.

We would welcome community discussions with the landlord with a view to developing an understanding of the impacts of the pub upon the neighbouring residents; following such discussions it should be possible to agree a written action plan whereby the landlord would commit to effective channels of communication, measures to ensure responsible management of operations and a means of emergency response in the event of incidents. If it could be demonstrated that the pub is capable of consistently operating as a good and reasonable neighbour then this might open the possibility of discussions concerning future relaxation of the current conditions. Obviously history has demonstrated that landlords come and go, along with very different attitudes to their neighbourly obligations; consequently, it would be imprudent, should any relaxations be negotiated in the distant future, for them to be open-ended.

Yours sincerely,


Cathy & Andy McGonegal

50 Ashdon Road
Saffron Walden
Essex CB10 2AT

RECEIVED
24 JUN 2019
Licensing - Uttlesford DC

SCANNED

51a Ashdon Road
Saffron Walden
CB10 2AQ

20 June 2019

Dear Madam or Sir

LICENSING ACT 2003: The Axe Public House 60 Ashdon Road CB102AT

I have lived at this address since April 2001. My house is almost opposite the Axe, and I estimate that the pub's windows are less than 20 m from my front bedrooms. Prior to the change of ownership in 2013, there were rarely problems with the pub.

There was then a period when there were numerous incidents of noise and anti-social behaviour. Following the 2014 licence review and the imposition of the current conditions the situation improved. I understand that there have been further incidents, which particularly affect the closest neighbours and those who regularly use bedrooms facing the pub. The police map regularly records crime near the pub's location, though this could include incidents not connected with the pub.

Neighbours at 51 and 53 Ashdon Road have moved away in the last few years, and told me that problems with the Axe were a factor in their decision to move.

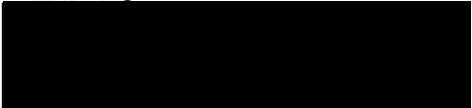
When I was at an event at the Axe last year shouting and swearing were tolerated inside, so it is not surprising that some patrons continue this behaviour outside when they leave. The pub has recently introduced happy hours and advertises that it will shortly introduce a loyalty card offering a free drink after a certain number have been consumed. This is unlikely to make the pub a better neighbour, and may be an "irresponsible promotion" contrary to the licencing objectives.

I use a bedroom at the back of the house, so have rarely experienced any disturbance from the pub since the licensing conditions were introduced in 2014. On the few occasions that I am in my front rooms at closing time, patrons leaving the pub have been noisy and apparently drunk. When I have overnight visitors I often move to a front bedroom so my guests can sleep at the back and be assured of a peaceful night.

The Axe is surrounded by homes where people have to get up early, children need to sleep and residents should be able to enjoy their gardens and open windows in summer. No other pub in Walden has so many close residential neighbours. It is wholly inappropriate, and incompatible with the licencing objectives, to permit longer hours for music, outside drinking and the sale of alcohol, and more frequent music events.

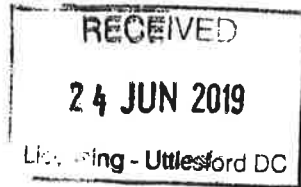
I urge the Council to refuse this application.

Yours faithfully



Barbara Wilcox

Licensing Authority
Uttlesford District Council
Council Offices
London Road
Saffron Walden



Samuel Burton and Rachel Lawson,
64 Ashdon Road,
Saffron Walden,
CB10 2AL

24th June 2019

Your Ref: JJ/The Axe

Dear Sir/Madam,

Objection to application for variation to the premises licence in respect of the premises known as The Axe, situated at 60 Ashdon Road, Saffron Walden, CB10 2AT.

As residents living in close proximity to The Axe, we wish to record our strong objection to the application for variation to the premises licence noted above, on the grounds of Prevention of Public Nuisance and the Prevention of Crime and Disorder.

We consider that all of the Conditions previously put in place should remain and not be replaced by the Conditions suggested in the current application.

☒ The Axe is located in a residential area and unsuited to an outside drinking area, where patrons frequently stray into Ashdon Road sometimes causing disturbance and fights. The pub is currently having regular drinks promotions and happy hours which can encourage excessive drinking. (maybe check if they are doing promotions)

The Axe is surrounded on all sides by houses which in our opinion makes it not suitable for live music and other events, especially outside the premises. There is a noise limit at present which should be adhered to so that residents do not have to put up with excessive noise.

There is usually noise from the beer garden and the car park in the evening and at closing time. Many customers are noisy on leaving, especially the car park area and the noise travels around the road. Loud conversations, swearing, leaving glass bottles and urinating up against lampposts are not uncommon after leaving time.

My parents were visiting from Edinburgh last August and after walking around the Common went into The Axe for a drink on the way back to my house, and much to their surprise got caught up in a fracas inside the pub which spilled out onto the middle of the road. They did manage to make a quick exit, but not the right impression of Saffron Walden

With these licensing restrictions remaining in place, the Landlord has the framework to help manage the behaviour of the patrons, and we local residents have the comfort of knowing that we are

afforded some protection against the type of public nuisance and criminal disorder behaviours we have experienced previously, and to a lesser extent, continue to experience.

Therefore we are objecting to the removal of the existing conditions from Annexe 3.

Kind Regards,

Sam Burton and Rachel Lawson.



Licensing Authority,
Uttlesford District Council,
Council Offices,
London Road,
Saffron Walden,
CB11 4ER

23rd June 2019

To whom it may concern,

Re: Proposed changes to the Premises License of The Axe Pub Ltd, 60 Ashdon Road, Saffron Walden

As residents of 68 Ashdon Road we are writing to object to the proposed removal of conditions 1, 2, 3, and 5 of Annexe 3 from the Premises License.

Our reasons for objecting to this are as follows:

Despite current conditions stating that drinks shall not be consumed outside the premises, except for in designated areas and not between the hours of 11:20pm and 10:00am, we are regularly disturbed by noise from customers coming and going, drinking and talking loudly, including shouting and swearing, outside The Axe, which frequently continues later than 11:20pm, particularly at weekends. We feel that relaxing this restriction will only encourage more antisocial behaviour.

The Axe is in the middle of a residential area with housing all around, therefore we do not feel that it is a suitable venue for regular music events, as noise leaks out of the venue disturbing residents. We have a 2 year old and a second baby due in August and disturbance from such events can be quite disruptive, especially in the evenings. We therefore feel existing noise limit of 34 dB is appropriate and should be kept. In addition, we also feel the current restriction of 6 events per year should be maintained.

Having talked with other local residents we are aware of the lengths that residents and the Environmental Health Department at UDC went to in order to bring about the previous license review in 2014. We do not wish to be put in a similar situation again in the future, particularly given that, although we are aware that the situation has improved since the current restrictions were brought into effect, they are not always strictly adhered to.

Yours sincerely,



Elizabeth and Henry Allan,

68 Ashdon Road,

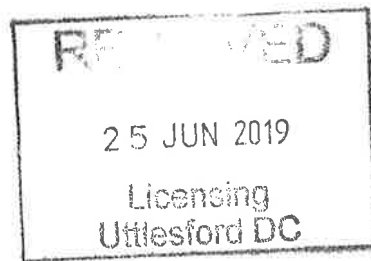
Saffron Walden,

Essex

CB10 2AL



Mrs Jones
Licencing Officer
Council Offices
London Road
Saffron Walden
CB11 4ER



Dear Mrs Jones

Application for a Variation of Licences – The Axe Pub Ltd, 60 Ashdon Road Saffron Walden, CB10 2AT

We live at no.58 Ashdon Road. Our property is immediately adjacent to the Axe Pub and outdoor space in which the proposed uses would be allowed – see Annex 1. We are therefore one of the properties that would be most significantly affected by the proposed licence changes.

We have lived at no.58 Ashdon Road for over five years and accept that there will always be a level of activity associated with the pub and that this comes hand in hand with our decision to purchase a property in such a location. However, it is also important to recognise that the pub is located within a wholly residential area, in very close proximity to people's homes. Therefore any proposed changes need to be balanced with the wants of the pub and current landlord vs effective safeguarding of local residents.

Over the years, we have on numerous occasions been adversely impacted by activity from the pub. In recent years we have benefitted from the safeguards that were put in place by UDC to protect the health, safety and wellbeing of local residents. The current **conditions and limitations have been effective and in our opinion have helped to protect residents**, although there remain occasions where we are disturbed by the pub's activities.

We recognise that the current tenant landlord is making positive changes to the way in which the pub is operated and this is welcome. However, issues remain and any relaxation of the current licencing will significantly increase the risk to us and other residents of increased disturbances and potentially harmful nuisances.

While the current landlord is taking a positive attitude, it is important to note that the licence subject to this review **sits with the premises and not the Landlord**. Those responsible for running the pub and their attitude towards managing and controlling permitted activities can change at any time as has been the case in the past. Furthermore, recent correspondence involving the current landlord and UDC Licencing Officers has been brought to our attention. This further demonstrates the likelihood that circumstances can change quickly and the need for **effective safeguards and existing conditions to remain with the property**.

Having reviewed the proposed changes to the licence and following discussion with the current landlord, I would like to state our STRONGEST OBJECTION on the following basis:

Prevention of Public Nuisance

There are already occurrences of public nuisance arising from current permitted activities – examples include playing music through outdoor speakers and unacceptable noise during indoor music events. We manage these by engaging with the current landlord rather than through the

formal reporting mechanisms. Similarly it is our understanding that locally the perception of residents is that the pub is being operated under a stricter licenced condition and therefore some disturbance is more tolerable or can be dealt with on a more informal basis. This means that the current record of incidents or complaints is not necessarily a true reflection of the current impact or scale of local concern.

While the current licence and conditions offers some protection to residents, allowing outdoor events, increasing the frequency of indoor events and removing the requirement to monitor sound levels during events will significantly increase the risk of noise nuisance and ability for residents to enjoy their outdoor space. There are c.50 properties within 50m of the pub's boundaries (c.90 properties within 100m) meaning that there are a significant number of residents at risk of being impacted by occurrences of statutory public nuisances. Many of these properties are older properties, that do not benefit from modern day soundproofing or thermal properties (i.e. there is a greater need to open windows in the summer months to cool properties) meaning that they are more susceptible to noise emitted from the pub. They also all have well used, private outdoor space which is well used.

Given the nature of events that would be allowed for by the proposed changes and proximity of residential properties, there are no effective ways to mitigate any potential impacts or safeguard the health and mental wellbeing of residents. On this basis, it may also be prudent to consider whether stronger restrictions on the timing of outdoor activities should be sought.

Prevention of Crime and Disorder

Since the introduction of the additional licence conditions, there have been fewer instances of Crime and Disorder. This demonstrates the effectiveness of the conditions; however there have continued to be incidents outside and within the vicinity of the pub – that have included criminal damage and antisocial behaviour. Again, it is important to note that these are not always reported due to the inaction that often follows due to the 'size of the crime' and current limitations on the police and other public resources. However, cumulatively these have a significant impact on local residents. Removing the existing conditions and allowing an increase in the number of events and allowing outdoor activities will increase the likelihood of these events occurring rather than actively seeking to prevent their occurrence.

Public Safety

Increasing the nature and frequency of events will increase the risk to public safety. Key to this is the accessibility of the pub and the high number of patrons who travel by car. The nature of events that would be permitted by the changes is likely to draw wider audiences. This would increase the likelihood of people visiting the pub by car. While there is a car park on site, the access is poor and it is often full with many patrons forced to park on Ashdon Road or surrounding streets – often on traffic restrictions or obscuring the entrances to existing properties. ECC and UDC Officers are well aware of the existing traffic situation on Ashdon Road and the dangers that are caused by parking restrictions and driver behaviour. Permitting further activity along the road that would exacerbate these issues would increase safety risk to all car users and pedestrians – both those using the pub and those travelling along Ashdon Road.

The Protection of Children from Harm

Ashdon Road is made up of predominantly family housing with a number of young families living within the 50m catchment of the Axe and it is important that their safeguarding is considered.

Increasing the frequency and nature of activities (particularly outdoor events) risks exposing young children to bad language or sexual expletives within their own home; as well as being disproportionately impacted through increased noise and disturbance more generally. Whilst it is noted that the intention of the applicant is for outdoor events to be limited to 7pm, this does not take account of the need of young children who require sleep during this time (especially where windows are required to be open during summer months to regulate temperature. It also doesn't take account of noise disturbances to young children that would continue from inside the property beyond this time, or the behaviour / noise of patrons outside until 11pm.

In addition to the main points of objection above and in reaching a decision it is important that UDC Officers and the licencing committee are made aware of and take account of the following:

- **Current Permitted Activities** - Other than outdoor events and noise limit restrictions, all other activities requested as part of the change request can already be undertaken. While there is a limit of 6 events on the main licence the Axe can apply for a not insignificant number of Temporary Event Notices (TEN) throughout the year in addition to this. Looking at the recent register, this approach was taken last New Year's Eve and the recent four day Easter weekend event. The advantage of the TEN is that if there are noise issues / anti-social behaviour and complaints then future TENs can be withheld by UDC. This provides a level of protection for residents that there wouldn't otherwise be and should there become an issue (such as that experienced with the previous two landlords) then the TEN provides stronger protection for local residents. The alternative is a long, difficult and protracted licence process as demonstrated by the previous action taken by UDC.

While it is recognised that there are financial and time implications for the landlord with the use of TENs, this is negligible in terms of the overall turnover / day to day management responsibilities and therefore shouldn't be justification for removing the current restrictions.

- **Consultation Process** – While it is understood that the statutory consultation requirements have been met, UDC has a legal duty to consult effectively and ensure those people with Protected Characteristics are not disproportionately impacted under the Equality Act (2010). We are very concerned about how aware affected parties are of this proposal. It is understood that other than the site and newspaper notice only immediate residents received a letter from UDC (a total of four letters). This is less than 10% of the properties within 50m of the Axe and those who could be significantly impacted by or have comment on the licencing objectives. Many of these properties are not accessed from Ashdon Road and therefore passing the site notice is unlikely. There are also a number of older and disabled people living within 50m of the pub who are likely to be significantly and disproportionately impacted by the proposals. However they have not been made aware of the application directly and we consider that they are likely to be unaware as a result of the statutory process.

Separately, there are a number of errors and scribbles on the form which makes it difficult for people to understand what exactly is being applied for.

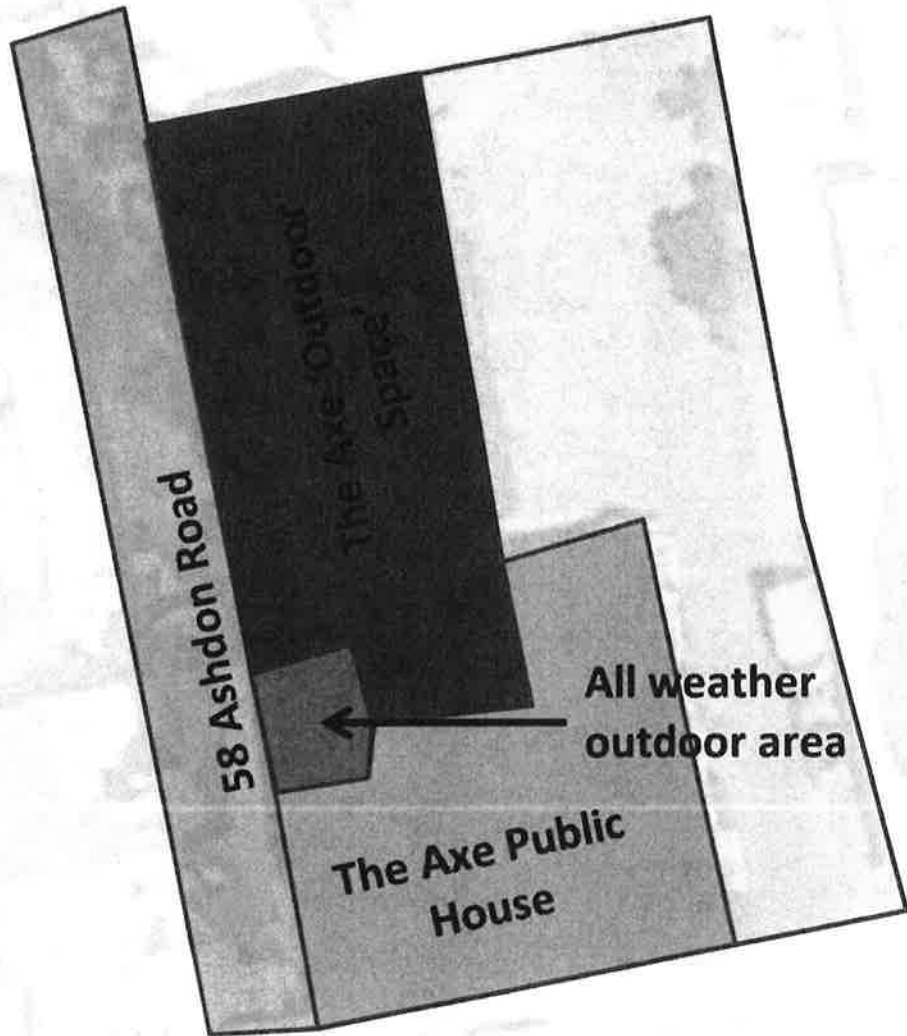
- **Noise Limits and Monitoring (Annex 3 Condition 4 and 5)** – as set out above we strongly object to the removal of conditions which require noise levels to be monitored during events. However, having spoken with UDC it is recognised that the current limit is unrealistic and unenforceable. Rather than removing the condition on this basis we would be willing to accept a slightly higher dB limit, agreed with UDC and supported by evidence. Any new limit should be set with the aims of avoiding noise nuisance and be enforceable.

On the basis of the above impacts and in light of the significant local concern about the proposed changes, it is requested that the application be refused.

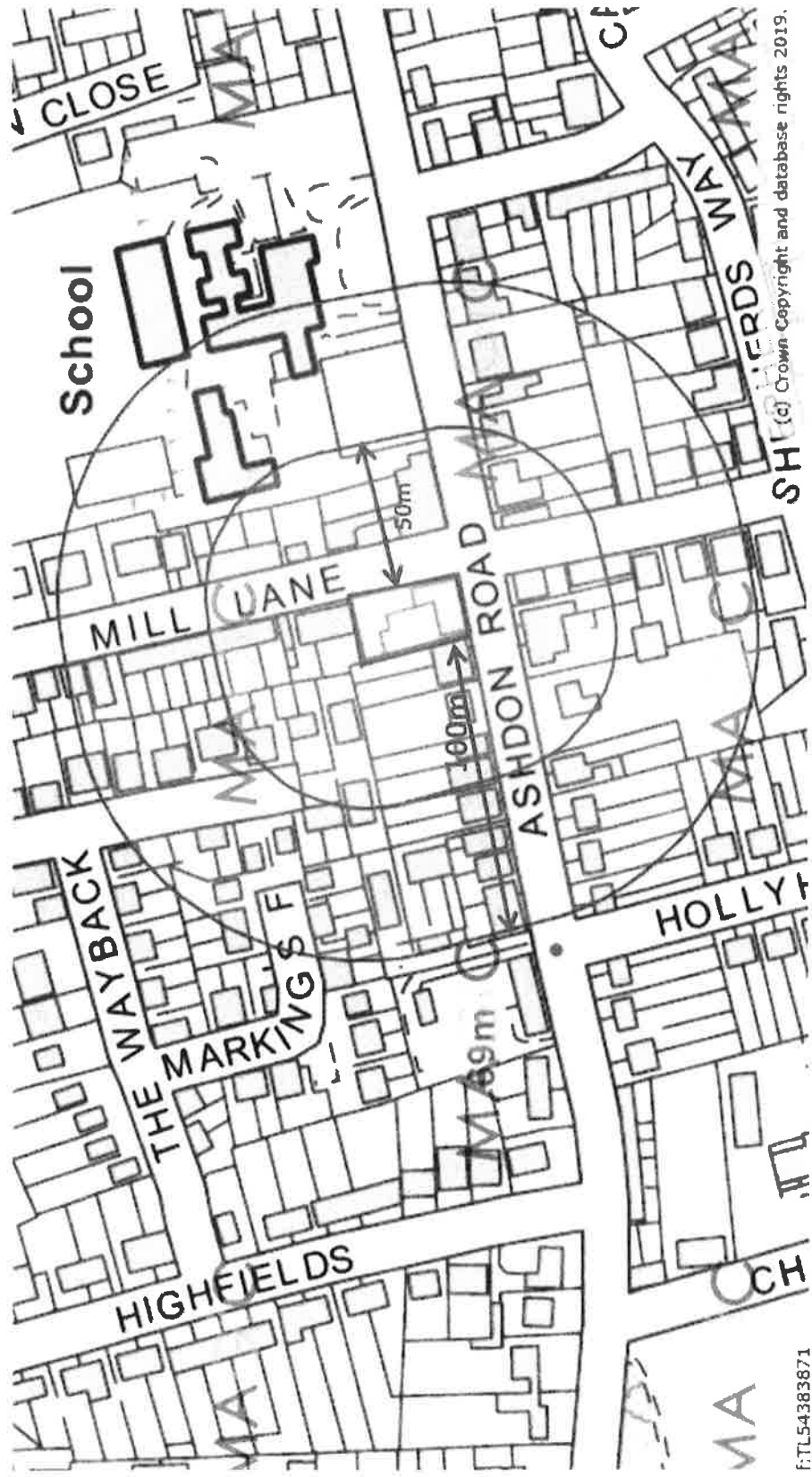
Yours sincerely

Chris & Alice Bearton

Annex 1 – Proximity of The Axe Pub to 58 Ashdon Road



Annex 2 –Number of properties within 50m / 100m from The Axe Pub to 58 Ashdon Road at risk from outdoor event noise



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f:TL54383871