

Amanda Turner

From: Eleanor Carne
Sent: 24 September 2019 11:56
To: Licensing
Subject: [External]..Objection to application at 1-3 East Street, Saffron Walden
Attachments: Licence_21September2019 revised.pdf

Dear Sir/Madam,

Attached is a copy of my objection to the application for a license of the premises at 1-3 East Street. Please advise if this is sufficient or a paper copy is also required.

Yours faithfully,
Eleanor Carne

Dear Sir/Madam,

Application for a Premises Licence, 1-3 East Street, Saffron Walden

I wish to comment on the application for a Premises Licence at 1-3 East Street, Saffron Walden. I believe that granting this application would greatly disturb my life at my house, 5 East Street, which immediately abuts the premises, causing public nuisance as well as potential for criminal activity, thereby going against the licensing objectives. I will explain my concerns below and hope that the licencing authority will consider these and not grant the licence.

First, the premises are situated in residential area. Apart from my house and its immediate neighbours, there are more residential properties opposite at the end of Fairycroft Road and others are being built at Constable Court a few yards away.

The opening hours being applied for (12 -11.30pm, 7 days per week) are significantly longer than *both* those of the old Chinese restaurant (China China) on the site before it was closed down and the previous license reviewed after a Home Office raid in October 2018 (5-10.30pm, Sun-Th; 5- 11pm F, S; 12-2pm F, S; 12-2.30 Sun; Closed all day Tuesday) *and* those of other nearby food premises. The Bangkok Thai closes by 10.30pm Tues-Sat; 9pm Sun. Domino's and Calzone are open a little later until 11pm, but they are only takeaway premises rather than a restaurant, and of a smaller size.

Secondly, the Chinese restaurant, and my own house, were built as small artisan's terraced houses in Victorian times. They are separated by a single thickness, solid brick wall that transmits noise very easily. No effort has been made to limit noise transmission from the restaurant. Noise within the restaurant, particularly late at night, would disturb the bedrooms as well as the living space in my house throughout the working week. I believe I have grounds for my fear of disturbance from the restaurant. Since the restaurant was closed, there has been noise and disruption from building works and decoration, often at antisocial hours during the night and these have been heard clearly from my property and disturbed my sleep.

Thirdly, the poorly constructed extension at the rear of the restaurant has not only caused damp problems for my property but also limited the outside space available to staff members. As a result, in the past, staff at the restaurant have used my rear garden to meet, to dry clothes, and left litter such as empty beer bottles there. On several occasions waste from the restaurant and those living above it was left in my domestic refuse bins, breaking the terms of commercial waste disposal. I have also found rats and vermin in the garden, which is close to the food preparation areas of the restaurant, especially relevant as often its back door was left open for ventilation. Without any obvious sale of the premises I must assume that there will be the same staff and that such behaviour will continue.

Fourthly, when the previous restaurant and takeaway was open, there was considerable illegal parking on the double yellow lines outside the property from those attending or collecting orders, as well as for large delivery trucks which often stayed for up to an hour at a time. This caused disturbance and traffic issues around the Cates Corner mini roundabout.

I have reason to believe that this would continue to be the case with this new establishment as it would still require deliveries but does not have any access point, except through the front or across my own property, both of which would require a vehicle to park on the double yellow lines.

In conclusion, I do not think that it is appropriate to grant this licence in the residential area of East Street, given the likely noise and access issues. I also do not think that the restaurant has shown due care for its neighbours and the peaceful enjoyment they might reasonably expect. Finally, I think that a licence allowing the sale of alcohol late into the night and very close to the common, where there have been disturbances in the past, would have a further detrimental effect on this area of town.

I trust that the licensing authority will take these concerns seriously in its deliberations over the application for a licence from this establishment in East Street.

Yours faithfully,

Eleanor Carne