

Appendix F – Representations from Interested Parties

Appendix F – Representations from interested parties

Objection 1

My partner and I would like to make an objection to the Application to Vary a Premises Licence lodged with yourselves for The Axe on 60 Ashdon Road CB10 2AT.

The premises licence number is 126 and the applicant is Deborah Hooper.

As residents of 18 Mill Lane, approximately a 2 minute walk from The Axe, and also as parents of young children, we have concerns about the premises being allowed to serve alcohol outside after 1120pm and for music to be allowed after 7pm. We have noted that they also request music or sports screenings be allowed outside as well, behind the pub, which directly abuts Mill Lane where we live. Not only will this cause a considerable amount of noise and disruption for local residents but it will also increase the traffic flow of our lane and Ashdon Road which already is too heavily congested for local residents driving and parking.

We strongly ask the council to consider rejecting the Applicant's request for the removal of their existing restrictions.

If you have any questions or comments about our objection, please do contact us. We can be reached by post or by phone.

Emily Bowes and Greg Gardiner

18 Mill Lane

Saffron Walden CB10 2AS



Objection 2

Hello

I would like to wholeheartedly object to the application made by the Axe in Ashdon Road, Saffron Walden, to change the conditions of their licence.

I live in Mill Lane and strongly feel that, if there is no limit to the number of music events the pub can hold, residents could regularly suffer from noise disturbance.

Also, people drinking outside after 11.20pm could increase the amount of noise that residents have to endure. Residents' gardens near the Axe back on to the pub garden, so customers chatting or music outside could be extremely problematical.

Music outside after 7pm could be a nuisance for local residents, especially those with children.

In terms of traffic and parking, Ashdon road is currently very busy at the junction with Mill Lane and Shepherd's Way, so by allowing conditions to be lifted, potentially increasing numbers of customers, the traffic problem would be exacerbated. Ashdon road gets very congested, around the Axe, with parked cars causing traffic flow to cease. More cars parked in this area of Ashdon road would certainly add to the existing problem. The Axe car park does not hold many cars.

Overall, I believe that none of the conditions should be lifted, as local residents could suffer greatly in many ways if this were the case.

I sincerely hope my comments will be taken into account when a decision is made.

Thanking you,
Jane Rolfe

Objection 3

Dear Sir/Madam,

I write to strongly oppose the variations applied for by Deborah Hooper for The Axe, located at 60 Ashdon Rd, Saffron Waldon.

I reside across Mill Lane from the pub at 62 Ashdon Road. Having purchased my property in June of this year I do not have documented evidence to support my objections to the proposed changes but they would include and are not limited to the following reasons:

1. The Axe currently does not currently protect public safety, prevent crime and disorder or mitigate potential public nuisance. Allowing the proposed changes would further harm our right to relax in our own home. In my short time living next to the pub I have personally witnessed patrons fighting in the street, patrons removing the property from front gardens of nearby houses (bins, decorations, etc) and leaving cans/bottles in gardens, patrons leaving the pub to use drugs (late on Oct 1 two men used cocaine under my window), over-served patrons drive intoxicated from the property, and events going past advertised hours. Patrons while possibly not served beyond hours posted often leave the pub after-hours with little regard for the noise disturbance they cause to neighbors, often congregating for long periods of time in the area in front of the pub. Additionally, we had our front gate post destroyed in an altercation stemming from the pub shortly before we moved in resulting in an arrest and private property damage.

2. The activities of the pub are already out of character with the neighborhood, changes made should be to bring it further in line with the fact it is surrounded by family residences with working adults and children. As things are indoor music events can be heard by neighbors. Inclusive of hours beyond stated opening times. Even without having outdoor speakers, the sound is intrusive and the increased crowds create a further noise burden.

3. As mentioned in point 1, antisocial behavior is typical of the Axe, an extension of hours and increased number of 'events' will attract a greater number of people and without a means to manage crowds, or seemingly any will to, I can only imagine the number and severity of incidents would escalate. And given the decentralized location, I wonder how long it will be before a drink driving incident in which a member of the public is harmed.

4. While Deborah has stated she wants us to tell her if there are any issues, and I have heard her tell off some noisy patrons, I shouldn't need to call or visit my neighbors to ask them to modify their behavior. I also wonder if this is to reduce the number of official complaints filed as much as it is to build good faith.

5. Variations have already been rejected, as recently as 2019, for very similar plans. Perhaps coronavirus lockdowns will have given the appearance of fewer incidents at the pub, but as a close neighbor since 2018 (formerly at 31 Mil Lane) I will attest that the nature of incidents and the pub's relationship with its neighbors has not improved.

I accept there is to be some expectation of disruption when living adjacent to a pub, however the hours, activities, and behavior of patrons is not suitable to its position among residences. If anything, it should have its hours reduced and its outdoor license suspended.

Deborah herself tries to be considerate of neighbors but I fear disturbances created by activity at, and extending from, the pub are already beyond an acceptable level.

Thank you for your consideration,

Appendix F – Representations from Interested Parties

Sam Scheibel
62 Ashdon Rd
Saffron Walden
Objection 4

**Wheelwrights
23 Mill Lane
Saffron Walden
Essex CB10 2AS
UK**

13 November 2021

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

Dear Sirs,

The Axe Pub Ltd 60 Ashdon Road Saffron Walden CB10 2AT

We refer to the public notice of the application by The Axe Pub Ltd to remove three Annexe 3 Conditions. We live in Mill Lane (full address above) approximately 150 yards from The Axe Pub and write as Interested Parties.

The Axe Pub is located in an entirely residential area. There is no other commercial business with a quarter of a mile. On the occasions when there has been either indoor or outdoor music, it has been disturbingly noisy, even 150 yards away. It is inappropriate and entirely out of keeping with a residential area that The Axe Pub should have the Annexe 3 Conditions removed, thereby permitting unlimited music and unlimited outside drinking. The attendant noise would adversely affect at least 100 households – there are 34 houses in Mill Lane alone that are nearer than our house.

The Axe Pub enjoys the commercial advantage of being at least half a mile from pubs in Saffron Walden town centre and has also benefited from the considerable number of new houses on or adjacent to Ashdon Road and Radwinter Road, thereby increasing its potential clientele. We do not believe that the commercial viability of The Axe Pub depends on the requested removal of the Annexe 3 Conditions.

We request that the Licencing Authority rejects the entire application.

Yours faithfully,



Ian Sutherland



Janet Sutherland

Objection 5

To whom it may concern,

My name is Kate Taylor. My husband and I moved into 58 Ashdon Road in November last year. Shortly after we welcomed our first child. We chose to move to Saffron Walden for its quaint charm and wholesome feel and felt it was the kind of place we wanted to raise a family. At the time the Axe pub was closed so we were unable to see what it was like before buying. We recently learned of the application to change the licensing conditions of the Axe which is why I am writing to you today. While we understand there is no legal obligation for us to be personally informed, we would have hoped that either the Axe pub or local council would have notified us given the affect this would certainly have on us. We have no wish to harm someone's livelihood but would like our experiences as the closest neighbour to the Axe to be taken into account when deciding on whether to grant the application or not.

- Noise: we have had to buy white noise machines for each of our bedrooms and at times we still have disturbances during the night. In the warmer months we are unable to sleep with our windows open due to noise either from the pub garden or coming and going out the front. Additionally, we get disturbances during the day when I am trying to get my daughter to nap and as such we are not able to let her sleep with windows open and fresh air circulating.

- Smoking: this is a real issue for us. With a young child we want to limit her exposure to toxins such as cigarette smoke as much as possible - especially while she is developing. Often the smell of cigarette smoke is so strong we are unable to use the garden or have her bedroom windows open. Additionally, the undercover smoking section is right by our kitchen and even with windows closed the smell gets into our kitchen and dining area and we are unable to leave our windows and doors open to enjoy any nice weather and fresh air.

- Swearing: this type of language is not what we want to expose our daughter to (or be subjected to in our own garden either) so have had to limit the time we spend in our garden which is unfortunate given it was one of the big draw cards when purchasing the house.

- Litter: People regularly leave bottles on our front wall and there is often smashed glass or vomit in the street. I don't feel like this is in keeping with the charming local feel of Saffron Walden.

Some of these complaints are par for the course when living next door to a pub and as previously mentioned we have no wish to destroy someone's livelihood however, given the residential location of the Axe and our experiences already with the current restrictions, we would not be in favour of lifting the current licensing conditions. We feel increased trading hours - indoors and outdoors, outdoor entertainment and more events each year will only exacerbate the current situation.

Sincerely,

Kate Taylor

Objection 6

subject: Applications to vary a Premises Licence

The Axe, 60 Ashdon Road, Saffron Walden CB10 2AT

Hi,

In relation to the above referenced application, I would like to express my concerns and objection!

The Axe Pub, unfortunately already brings with it a significant amount of noise and disruption to the residents of Ashdon Road and Mill Lane.

The pub sits in a densely populated residential area and the proposed changes to the licence would only have further detrimental impact on the local residents.

The weekend brings with it loud noise, anti social behaviour, and occasionally violence. The proposed changes unfortunately would only exacerbate this.

This pub does not have a good track record and only this weekend there was a large fight that spilled out of the pub, this will no doubt be in local police records.

The benefits are unfortunately significantly outweighed by the disruption and I strongly object to the proposal.

Regards

Resident, Mill Lane.

Objection 7

23rd November, 2021

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 26 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.

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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.

We are also disturbed on a regular 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. We also regularly hear the landlady remonstrating with the customers in the pub carpark and in Ashdon Road.

We continue to experience disturbances caused by The Axe, some of which are serious and on occasions, the Police have been called. For example, in June this year there was an incident which occurred in front of #62 and #64 Ashdon Road, where a brick pillar was demolished and capping stone from another gate pillar was used as ammunition by a customer of The Axe. We were concerned that our property could have been next. The Police were called and arrest was made.

To summarise, we do not feel that anything has changed since the last license review in 2019. The conditions in Annexe 3 have been imposed on the licence to protect us residents from excessive noise. We believe that relaxing the conditions in Annexe 3 would only make matters worse.

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 The Axe having trained door staff to discourage people from loitering outside the pub.

Yours sincerely



66 Ashdon
Road Saffron
Walden Essex
CB10 2AL

E-mail : 

Objection 8

Rachel and Samuel Burton,
64 Ashdon Road,
Saffron Walden,
CB10 2AL
22nd November 2021
Licence No. 21/0893/LAVDPS

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 are writing to put on record our strong objection to the application for variation to the premises licence noted above, specifically the removal of clauses 1, 2, 3 and 5 of Annex 3, on the grounds of Prevention of Public Nuisance and the Prevention of Crime and Disorder.

The current application submitted by the licence holder is very similar to the application made in 2019 which was rejected by the Licensing Authority.

The premises are located in a residential area, with housing on all four sides and as such it is unsuited to late night drinking in the beer garden, and outdoor music and entertainment.

Our property is located on the same side of the street as the premises, approximately 20 feet from the border of the carpark.

Although we expect and understand a certain level of additional noise from a licensed premises, we are regularly prevented from the peaceful enjoyment of our home and garden as we are disturbed by patrons arriving and leaving the premises in a discourteous manner, revving car engines, loud music from car stereos, and excessively loud foul language and drunken behaviour in the beer garden. Disturbances occur throughout open hours, and also after closing time at the premises which has disturbed our sleep on occasion.

We appreciate that there may not have been the same level of formal complaints raised in recent months as were referred to during the Licence Board hearing in 2019, but we would like to note that this is likely to be the result of the relatively short period of time the premises has been reopened following the COVID pandemic and a sign that the clauses in Annex 3 are operating as intended and are effectively reducing the anti-social impact of the premises on the local residents.

That said, we would like to state that in the short time since the premises have once again been open we have made two formal complaints to the Environmental Health Authority regarding noise nuisance, have had to call 999 during a violent incident during which our and our neighbours property was damaged, and have used the on-line crime reporting tool to report a confrontational disturbance in the street involving a large group of Axe customers.

Prevention of Public Nuisance

The application to vary condition 1 of annex 3, extending the outside drinking hours to 00:00 on a Friday, Saturday and Sunday and the application to remove condition 2 to allow outside music, entertainment and sporting events on a big screen, will further increase this disturbance.

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As noted above, just prior to and since the premises reopened following COVID restrictions we have made two formal complaints to the Environmental Health Authority regarding noise nuisance

- 29/07/20 ; complaint raised due to excessive noise from shouting and loud music during a private party when the premises were closed
- 14/11/21 ; complaint raised due to excessive noise of customers leaving the premises at 00:30, revving of car engines and drunken shouting and foul language

Again, we would like to note that as the premises has been closed recently for periods of time this has reduced the need for formal complaints.

Prevention of Crime and Disorder

During the years we have lived at Number 64, we have experienced a number of serious criminal disturbances, and we have unfortunately needed to call out the police on three separate occasions

- Most seriously, in June 2021 we were the victims of criminal damage to our property during an aggressive disturbance between the licensee, customers of the premises, and an individual who started a conflict within the premises which spilled out onto the street when he was ejected by the licensee
- The individual pulled the concrete slab from the top of our gatepost and hurled it a group in the carpark of the premises, before pulling down the gate post of my neighbours property in an attempt to use the bricks as weapons
- This incident necessitated a 999 call out which the police attended and placed the individual under arrest, and he was later charged and found guilty of criminal damage
- Most recently, there was a significant disturbance on the evening of Friday 19th November around 10pm, involving a group of approx 10-12 customers who spilled out onto Ashdon Road from the Axe beer garden and proceeded to have a very loud and aggressive argument with plenty of foul language for around 20 minutes. Some of our neighbours called the police who dispatched several units to attend but unfortunately they arrived after the incident had finished and the customers had dispersed – some back into the Axe, and some towards town. We reported the incident using the on-line reporting tool that evening (Ref No: BCA-126612-21-4242-00).

And as noted in our objection to the 2019 application,

- A mass brawl in the middle of Ashdon Road in which a group of patrons who were drinking outside of the premises late at night got into an argument which erupted into violence in the middle of the street
- An incident that led to our neighbours car being run into and significantly damaged by a drunk driver leaving the premises, who had earlier engaged in an aggressive argument with pub staff and threatened them with a baseball bat (Crime Incident Number: 1416191018)

We have also been regularly witness to various drug related activities and other less serious instances.

In applying for the variation to the current Premises Licence, we see that the applicant has neglected to note any additional steps that they intend to take to promote the four licensing objectives as a result of this variation, as required in section M - we consider this to mean that no measures will be put in place by the licensee to minimise the impact on residents if these variations are granted.

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In addition, we have seen no evidence of the premises fulfilling their current responsibilities under condition 8 of Annex 3, which states that staff should be deployed at external doors and the car park to ensure that customers leave the premises quickly and quietly.

This is a measure which would help to reduce the impact of the premises on the local residents.

In summary, with the current licensing conditions in place, the licensee has the framework in place 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 continue to experience.

As such, we are objecting to the removal of the conditions from Annex 3.

Kind Regards,

Rachel and Samuel Burton

Objection 9

Claire & David Vintiner
51 Ashdon Road Saffron Walden
CB10 2AQ

25th November 2021

Ref: Licence No. 21/0893/LAVDPS

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.

To Whom it may concern,

We have lived with our children at 51 Ashdon Road for over 5 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, on the grounds of Prevention of Public Nuisance and the Prevention of Crime and Disorder.

The current application submitted by the licence holder is very similar to the application made in 2019 which was rejected by the Licencing Authority. We appreciate that there may not have been the same level of formal complaints raised in recent months as were referred to during the Licence Board hearing in 2019, but we would like to note that this is likely to be the result of the relatively short period of time the premises has reopened following the COVID pandemic. Since reopening, we have certainly experienced disturbances related to the premises.

Our reasons for objecting are:

- 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 the condition to extend the outside drinking hours to 00:00 on weekends and to allow outside music,

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entertainment and sporting events on a big screen would only encourage more noise, antisocial behaviour and disturbance to our children, ourselves and other residents in close proximity to the pub.

- 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 outdoor sporting events with a big screen, and outdoor music and live entertainment. The current licence conditions protect us residents from excessive noise and are appropriate to the location of the premises. We strongly believe that they should remain as they are.
- We are particularly disturbed by patrons arriving and leaving The Axe pub in a noisy fashion. Even conversations which seem quiet reverberate around the residential neighbourhood late at night. Then there are the loud conversations and shouting, including foul language which are particularly unpleasant and unwelcome.
- 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 neighbours garden walls after pub closing.

We believe that relaxing the conditions in Annexe 3 would only make Public Nuisance and Disorder matters worse.

To summarise, the conditions in Annexe 3 have been imposed on the licence to protect us residents from excessive noise and disorder in our residential area. My family are already regularly disturbed by the activity of the pub and although we accept that the pub needs to be able to run its business, the full conditions of Annex 3 need to remain in place to protect the wellbeing of residents now and in the future.

We understand that it took residents 18 months of complaining to the UDC and considerable effort of the Environmental Health section to bring about a license review which resulted in imposing the current conditions. 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.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Claire and David Vintiner

Objection 10

Jacque Woolley & Steve Temblett,
70 Ashdon Road,
Saffron Walden,
CB10 2AL
25th November 2021
Licence No. 21/0893/LAVDPS

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 are writing to put on record our strong objection to the application for variation to the premises licence noted above, specifically the removal of clauses 1, 2, 3 and 5 of Annex 3, on the grounds of Prevention of Public Nuisance and the Prevention of Crime and Disorder.

The current application submitted by the licence holder is very similar to the application made in 2019 which was rejected by the Licencing Authority.

The premises are located in a residential area, with housing on all four sides and as such it is unsuited to late night drinking in the beer garden, and outdoor music and entertainment.

Our property is located on the same side of the street as the premises.

Although we expect and understand a certain level of additional noise from a licenced premises, we are regularly prevented from the peaceful enjoyment of our home and garden as we are disturbed by patrons arriving and leaving the premises in a discourteous manner and loud, drunken behaviour in the beer garden. Disturbances occur throughout open hours, and also after closing time at the premises which has disturbed our sleep on occasion. Pub patrons seem to disregard the double yellow lines in front of our house and our neighbours' houses, causing a potential traffic hazard. In the last two weeks, a patron of the pub parked their vehicle on the double yellow line in front of our garage, blocking access to our garage.

We appreciate that there may not have been the same level of formal complaints raised in recent months as were referred to during the Licence Board hearing in 2019, but we would like to note that this is likely to be the result of the relatively short period of time the premises has been reopened following the COVID pandemic and a sign that the clauses in Annex 3 are operating as intended and are effectively reducing the anti-social impact of the premises on the local residents.

Prevention of Public Nuisance

The application to vary condition 1 of annex 3, extending the outside drinking hours to 00:00 on a Friday, Saturday and Sunday and the application to remove condition 2 to allow outside music, entertainment and sporting events on a big screen, will further increase this disturbance. We can only state again that this is residential area and disturbances at such a late hour impact negatively on residents.

Prevention of Crime and Disorder

In applying for the variation to the current Premises Licence, we see that the applicant has not noted any additional steps that they intend to take to promote the four licencing objectives as a result of this variation, as required in section M we consider this to mean that no measures will be put in place by the licensee to minimise the impact on residents if these variations are granted.

In addition, we have seen no evidence of the premises fulfilling their current responsibilities under condition 8 of Annex 3, which states that staff should be deployed at external doors and the car park to ensure that customers leave the premises quickly and quietly.

This is a measure which would help to reduce the impact of the premises on the local residents.

In summary, with the current licencing conditions in place, the licensee has the framework in place 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 continue to experience.

As such, we are objecting to the removal of the conditions from Annex 3.

Kind Regards,

Jacque Woolley & Steve Temblett

Objection 11

09/11/2021

To whom it may concern,

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

As residents who have lived in 55 Ashdon Road for 8 years and have experienced public disturbances associated with The Axe, 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:

Prevention of Public Nuisance and Prevention of Crime and Disorder

Condition 1 of Annex 3:

We are not in favour of allowing people to drink outside after 11:20pm. In the past we experienced situations when patrons drink outside the pub, causing disturbance including intimidating and abusive language, and violent street fights. In our opinion, relaxing this condition would only encourage more antisocial behaviour of this sort.

Conditions 2, 3 and 5 of Annex 3:

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 note with the current licensee in place (D. Hooper) things have generally improved, however in the short period of time since the pub reopened following the pandemic closure in 2020, we are still experiencing disturbance from the pub. There is still music being played at the pub; . I urge you to review the recording taken directly outside our house (24/07/2021) of music being played from inside The Axe pub as an example of excessive noise levels from music played. We did not report this or discuss with the landlady as it was felt the disturbance could be tolerated given the pub is operating under stricter licensing conditions (knowing the music would end by midnight and limited to the number of events per year).

We are also disturbed on a regular basis by noise from the front of the pub, particularly at the weekends in the evening and at closing time. There are customers that 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. We had secondary glazing fitted in 2019 to help reduce noise levels. However during the summer we require these windows to be open; on occasions where we have disturbances from The Axe we are forced to close all our windows upstairs to be able to sleep.

In addition to the noise there continues to be instances of public disorder including recently one evening in June 2021 when an inebriated patron leaving The Axe pushed over the gatepost of number 62 Ashdon Road and proceeded to hurl bricks and shout abuse at the pub. The police were called and the individual was arrested and later found guilty of criminal damage.

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

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To summarise, the conditions in Annex 3 have been imposed on the licence to protect local residents and community from excessive noise and antisocial behaviour. Although under the current management things have improved and the landlady has taken greater awareness and responsibility (including food trucks in the pub car park) there have still been instances of public disorder including those described above. It took local residents 18 months of petitioning to the UDC and considerable effort of the Environmental Health section to bring about the licence review in 2014. We really don't want to find ourselves in the same situation in the future.

Yours sincerely,

Louise and Robert Wilkinson

55 Ashdon Road
Saffron Walden
Essex CB10 2AL

Objection 12

Viboo Skanda-Kumar & Billie Pearson
53 Ashdon Road
Saffron Walden
CB10 2AQ

Dear Licensing Authority of UDC,

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.

My wife and I understand that an application was made by "The Axe" in October 2021 to vary the Premises Licence by removing the Conditions attached to their existing Licence.

As residents living directly opposite The Axe, we are writing to put on record our strong objection to the application for variation to the premises licence noted above, specifically the removal of clauses 1, 2, 3 and 5 of Annex 3, on the grounds of Prevention of Public Nuisance and the Prevention of Crime and Disorder. We set out our reasons below:

The current application submitted by the licence holder is very similar to the application made in 2019 which was rejected by the Licencing Authority.

We moved into our property (53 Ashdon Rd) opposite the Axe in March 2021. With the hope to start a family here. During the conveyancing process, our Solicitors brought to our attention the necessary details surrounding the pub's Licence, knowing the restrictions on the pub's licence reassured us that noise levels and opening hours were limited and we proceeded with the purchase.

When we moved in, the Pub was not open due to Covid lockdown. The Pub became operational and opened to the public a few months thereafter. Since then, we had to endure a some unfortunate incidents in the few months we have been here which I give below:

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- My wife, whilst leaving our home one evening, was verbally abused by an individual who was walking into the Pub. It was an unprovoked attack on her. My wife was quite shaken by that incident.
- On another occasion, late one night we witnessed a fight that took place directly opposite our home resulting in damage to a neighbour's property and police were called out for assistance.
- On several occasions we have heard disturbances and commotions with a lot of swearing originating from the Pub while we try to have a relaxed evening especially after a hard day's work. Our living room and the master bedroom are directly in front of the Pub Premises.

We fear that by lifting some of the restrictions this will no doubt lead to increased instances disturbance and of excessive noise.

Apart from the above, we have also heard of other instances from our neighbours where there has been disruption which have resulted in public safety being compromised. We are made to understand that a number of our neighbours will be making their own submissions to you.

We are very concerned at what has been going on even with the existing restrictions in place, but we dread to think what the inevitable end result would be, should the restrictions be removed and the Pub is granted their request as specifically detailed within the application,

- to hold more music events which is currently limited to 6 per year,
- limitation of the 11.20 pm curfew to be lifted to enable people to sit outside and smoke and drink;
- to allow background music to be played outside after 7pm.
- to have a Screen outside of the premises for sporting events.

In addition to this, having met the landlord and understanding their good intentions, we realise that these licence requests are on the property rather than the landlord. With this said, we cannot guarantee that if ever sold the next landlord will share these same intentions

When reviewing the application made by the Pub for the removal of the restrictions, we would strongly urge you to give due consideration to what we have stated above especially given that the pub is within a residential area with houses in close proximity to the pub on all four sides.

Kind Regards,

Mr Viboo Skanda-Kumar & Mrs Billie Pearson
53 Ashdon Road
Saffron Walden
CB10 2AQ

Objection 13

14a Mill Lane
Saffron Walden
CB10 2AS

29 November 2021

Dear Madam or Sir

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

I have lived near the Axe since April 2001. Prior to November 2020 I lived opposite and although I now live slightly further away outdoor music and noise would adversely affect my home.

I was involved with collection of evidence in 2019 and objected to the 2019 application within “disturbance distance”. 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.

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

Appendix F – Representations from Interested Parties

Objection 14

From: penelope cummins [REDACTED]
To: licencing@uttlesford.gov.uk <licencing@uttlesford.gov.uk>
Sent: Wednesday, 10 November 2021, 11:35:29 GMT
Subject: re the axe application for licence variation

Dear Uttlesford staff and councillors

As one of the neighbours in the vicinity of the Axe pub at 60 Ashdon Rd in Saffron Walden, I am writing anxiously to object to the application submitted for licencing variations for the pub.

Although it is located on a main road, the Axe is embedded in a residential area - it is the only non-residential building between the town and Dame Bradbury's primary school. All of the neighbours within a radius of at least a block are directly affected by any loud or obtrusive activity at the pub.

I live half-way up Mill Lane, and am therefor not exposed to the immediate nuisances, but, because sound rises, any amplified sound outdoors, even within the existing 34 decibel limit, is intrusive. Even the current limit of six outdoor events each year notably diminishes my own enjoyment of my garden even in daylight hours, and I do think that the existing limit of 11.30pm on outdoor noise is already imposing a lot on the neighbours. The prospect of amplified noise occurring more often, and of the noise associated with outdoor sports screenings, is grim.

However, for people living nearer to the pub than I do, several of whom are elderly, have tiny children, or are invalids, even the existing situation is pretty intolerable (ie existing as in pre-Covid summer evenings), on the six evenings when there is amplified music and noise.

I am not at all objecting to the presence of the pub itself, which is or should be a community asset; and indeed remember fondly that when I first moved here - twenty five or more years ago - it was known to be a wholesome family pub. It was even patronised by some elderly, teetotal friends of mine, who regularly took their visiting children and grandchildren there for Sunday lunch in the garden. I dearly wish that the pub business plan might seek out and seek to replicate what was best about the pub's past rather than its less-salubrious era - which is what I gather led in the first place to the imposition of the existing restrictions.

I do understand that in the wake of the Covid-gap the licensee might argue that they need to maximise every possible opportunity for profit. But please, not at the expense of their residential neighbours.

Is it really necessary that there is any amplified noise out of doors, at any time? It would still be possible to offer accoustic music, which would more easily stay within the 34 decibel limit.

Sincerely,

Penelope Cummins

13 Mill Lane Saffron Walden CB10 2AS

Objection 15

From: Chris Newman [REDACTED]
Sent: 01 December 2021 11:27
To: uconnect <uconnect@uttlesford.gov.uk>
Subject: [External] For the attention of Karen James RE: Licence No. 21/0893/LAVDPS

RE: Licence No. 21/0893/LAVDPS

Dear Sir/Madam

We strongly object to the application to vary a premises licence for The Axe Public House at 60 Ashdon Road.

The location of the “The Axe” is such that residents in Ashdon Road and Mill Lane are already adversely affected by noise from the beer garden and disturbance from customers who spill out on to Ashton Road and Mill Lane. Several of our oldest residents live close to the rear of the Axe and find the existing noise very problematic.

Frequently there are people hanging around the garages at the bottom of Mill Lane, drinking and smoking, sometimes noisily. Sometimes this presence can feel threatening to residents returning to their homes later in the evening. Further, these Axe patrons often leave debris and litter behind them, which we have to clear up. We are sure that this problem will only be exacerbated by the extension of the hours.

The application from the Axe leaves blank the sections of the application which should detail the steps that the licensees propose to take to promote the four licensing objectives as a result of the proposed variation. It is to be assumed that they do not plan any alleviation for the problems the extension would create.

Finally, the increase of traffic along Ashdon Road, the additional requirement for car parking which would result from if the application were to be granted, would only increase problems in an area already under pressure.

In summary, we hope that the Council will reject this application.

Yours faithfully

Chris Newman and Shelagh Mackenzie

Appendix F – Representations from Interested Parties

Objection 16

From: Leanne Dawson [REDACTED]
Sent: 01 December 2021 11:51
To: uconnect <uconnect@uttlesford.gov.uk>
Subject: [External] The Axe Pub

Please note that as a resident of Mill Lane of over two decades, I am objecting to the request from the Axe Pub extending their licence to entertain with yet more noise than we have already endured from the pub garden. We can already hear swearing and shouting as it stands.

We live at the top on the same side as the Pub, noise from the pub travels right up to the back of our house. Our bedroom is also at the back of the house. We can easily hear the pub which is greatly increased in the summer when we have our bedroom window open for air circulation, we are subject to unwanted disturbance which is not acceptable. Added to this, as we work, we are up early so our sleeping hours do not match that of a noisy pub taking away our peacefulness.

I look forward to hearing from you with a resolution to this most distressing issue.

Kind Regards,

Leanne and Mark Dawson
19 Mill Lane
Saffron Walden

Appendix F – Representations from Interested Parties

Objection 17

Licensing Authority
Uttlesford District Council
London Road

Saffron Walden CB11 4ER
To: Whom it may concern

28 November, 2021

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

Dear Sirs

Living at 50 Ashdon Rd for 20 years, we have witnessed several landlords, whose management of the premises have varied significantly; although living close to a pub might cause friction, it is not unreasonable to expect that such occasions will be the exception and not the norm. Unfortunately, the problems of recent years show little sign of abating under the current management, for which reason we strongly object to the proposed removal of existing Premises licence conditions. The current management have for a number of years espoused a system intended to manage activities within and outside the premises; sadly these controls have failed to be effective, resulting in frequent nuisances that spill outside the premises making life a misery for close neighbours. It would be unreasonable for a pub incapable of proactive management of current licensed activities to be allowed to expand in the very areas already causing greatest problems for their unfortunate neighbours i.e. outside activities.

Whilst closer neighbours suffer from a number of issues that meet the criteria for legitimate appeal against change of licensing ours is on the grounds of Prevention of Public Nuisance. Before and after Lockdown, the activities outside the pub's four walls have always generated loud noise and bad language, especially the larger groups. In a spirit of tolerance, we generally suffer this problem without active complaint although it does regularly blight the utility of our garden spaces during the better weather. On more extreme occasions, we contact the pub asking that the problem be addressed; in fairness, such requests are normally dealt with albeit in a reactive, rather than proactive manner. Herein lies the problem; the pub management appear to have no effective system in place to monitor what's happening outside the pub's walls, only acting after a problem has arisen and been brought to their attention. The ongoing situation might legitimately warrant a tightening of the current licence restrictions and most certainly should not merit a loosening of those already overly generous terms.

It is particularly disappointing that the pub management have made no prior effort to discuss their new intentions with neighbours, except those patrons who generally experience what happens within the walls rather than outside. I recall the previous licence review suggesting greater dialogue between the pub and its neighbours; in fact, the reverse has happened i.e. the pub have attempted to slip the application in without neighbours knowledge. Given that it is the poorly managed external activities that cause greatest suffering for the neighbours it would seem perverse were the Authority to grant permission for substantial enlargement of those offending activities.

Finally, we would like to say that we are not against the presence of the pub in this residential area, but do, not unreasonably, demand that all activities be effectively managed rather than the good intentions espoused but seldom delivered by the current management. We feel it important that the licensing board acknowledge the evidence on the ground rather than taking on trust the promises of the licensee that have been proven ineffective - the previous decision did suggest that board members living in distant locations seemed rather out of touch with the everyday reality for those innocent neighbours affected. Were the pub located in a town centre area, with significantly fewer residential neighbours, then the proposed expansion of activities might be merited; here on Ashdon Road such changes would be bound to inflame an already unacceptable situation.

Yours sincerely,

Andy & Cathy McGonegal
50 Ashdon Road
Saffron Walden
Essex CB10 2AT



Objection 18

1A Mill Lane
Saffron Walden
CB10 2AS.
28.11.2021

The Licensing Authority
Walden District Council
Council Offices
London Road
SAFFRON WALDEN.

Sirs,
I wish to record my opposition to altering
the conditions regarding ~~to~~ The Axe Public House,
Ashdon Road, Saffron Walden, in June 2019.
The Axe is in the midst of residential housing
and should be a quiet neighbour.

Yours etc.
A.M. Newton