

## Appendix C

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

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

Dear Sir/Madam,

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

We strongly object to this proposal.

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

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

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

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

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

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

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

Please acknowledge receipt of this objection.

Regards,

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

## Appendix D

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

To whom it may concern,

Re:- proposed extension to licence for...

“Brewery Barn”

Trading as “Bear & Eden”

31 Lower Street

Stansted

CM24 8LN

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

11am-6pm Monday to Friday

11am to 4pm Saturday to Sunday

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I look forward to hearing from you.

Yours Sincerely,

Sophie Fletcher

■ Brewery Yard

Stansted

CM24 8UW



## Appendix E

**From:** [REDACTED]

**Sent:** 21 December 2022 13:08

**To:** Licensing <[Licensing@uttlesford.gov.uk](mailto:Licensing@uttlesford.gov.uk)>

**Subject:** [External] Proposed Extension to Licence at Brewery Barn - Known as Bear and Eden, 31 Lower Street, Stansted, CM24 8LN A variation to current premises licence 20/2956/LAPTRN application UTT/14/3368/FUL

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

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

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

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

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

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

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

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

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

Annie Pressman

[REDACTED] Brewery Yard

Lower Street

Stansted

CM24 8UW

## Appendix F

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

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

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

Dear Sirs

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

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

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

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

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

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

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

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

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

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

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

Mr Murray Potter ..... [REDACTED] Brewery Yard  
CM24 8UW

## Appendix G

**From:** jackie white [REDACTED]

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

**To:** [licencing@uttlesford.gov.uk](mailto:licencing@uttlesford.gov.uk)

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

Dear Sirs

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

The premises is surrounded by residential homes on three sides.

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

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

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

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

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

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

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

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



## Appendix H

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

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

Application UTT/14/3368/FUL

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

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

UTT/14/3368/FUL

UTT15/2953/DOC

UTT/0696/DOC

UTT/16/000067/ENFNOT

APP/C1570/C/16/312583227 Thomas Sowerby

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

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

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

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

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

This application should not be granted.

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

18th December 2022

## Appendix I

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

**Application UTT/14/3368/FUL**

**Licence variation 20/2956/LAPTRN**

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

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

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

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

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

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

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

Regards

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

## Appendix J

**From:** Mary Greaves <[vanityfayrelowerstreet@gmail.com](mailto:vanityfayrelowerstreet@gmail.com)>

**Sent:** 15 December 2022 07:57

**To:** Licensing <[Licensing@uttlesford.gov.uk](mailto:Licensing@uttlesford.gov.uk)>

**Subject:** [External] Brewery Barn Stansted

Vanity Fayre  
32 Lower Street  
Stansted  
CM24 8LP

Re:- proposed extension to licence for...

“Brewery Barn”

Formally Trading as “Bear & Eden”

31 Lower Street

Stansted

CM24 8LN

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

11am-6pm Mon to Fri

11am to 4pm Sat to Sun

Has been applied for on the above property.

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

I wish to object to this extension.

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

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

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

Taking these points into consideration I am objecting to the application

Vanity Fayre  
32 Lower Street  
Stansted  
CM24 8LP

Tel- 01279 813180

## Appendix K

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

Dear sir,

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

[REDACTED] brewery yard  
Lower street  
Stansted  
Cm24 8uw

## Appendix L

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

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

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

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

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

I wish to object to this extension.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[REDACTED]

## Appendix M

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

Mary Greaves  
[REDACTED] Brewery Yard  
Stansted  
CM24 8UW

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

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

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

We wish to object to this extension.

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

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

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

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

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

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

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

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

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

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

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

Mary Greaves  
Brewery Yard  
Stansted  
CM24 8UW

