



# **Epping Forest District Council**

## ***LICENSING SUB COMMITTEE Tuesday 1st August 2023***

You are invited to attend the next meeting of **Licensing Sub Committee**, which will be held at:

**Council Chamber - Civic Offices**  
on **Tuesday 1st August 2023 at 2.00 pm**

**Georgina Blakemore**  
**Chief Executive**

**Democratic Services Officer:** G Woodhall, Democratic Services (Direct Line 01992 564243)  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

**Members:** Councillors L Mead (Chairman), I Hadley, S Heather and T Matthews

**PLEASE NOTE THAT THIS MEETING IS OPEN TO ALL MEMBERS TO ATTEND**

**This meeting will be recorded for repeated viewing.**

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### **1. WEBCASTING INTRODUCTION**

1. This meeting is to be webcast. Participants are reminded of the need to activate their microphones before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

### **2. APOLOGIES FOR ABSENCE**

To be announced at the meeting.

To report non-attendance before the meeting, please use the [Members Portal webpage](#) to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the [Council's website](#), at the bottom under 'Contact Us'.

### 3. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

### 4. PROCEDURE FOR THE CONDUCT OF BUSINESS (Pages 5 - 12)

To note the adopted procedure for the conduct of business by the Sub-Committee.

### 5. APPLICATION FOR A PREMISES LICENCE AT BLISS HEIGHTS, 140 LONDON ROAD, ABRIDGE, RM4 1XX (Pages 13 - 186)

To consider the attached application for a Premises Licence.

### 6. EXCLUSION OF PUBLIC AND PRESS

#### Exclusion:

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

#### Background Papers:

Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

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## **Regulatory Committees**

### **(a) Licensing Committee**

#### **Terms of Reference**

- (1) The full Committee shall comprise 15 Councillors appointed by the Council at its annual meeting, including a Chairman and Vice-Chairman.
- (2) For the functions set out in Appendix 1, and the legislation listed in Appendices 2 and 3, a sub-committee consisting of no more than any three Councillors drawn from the members of the full Committee shall be formed. Any such sub-committee shall include, by rota, one of the six Licensing Sub-Committee Chairmen appointed at each Annual Council meeting.
- (3) The Quorum for the Committee is set out in the Rules set out in Part 4 of this Constitution save that no business shall be transacted unless either the Chairman or Vice-Chairman of the Committee is present.
- (4) The Committee and sub-committees shall have full authority to hear and determine licensing applications.
- (5) The Committee and sub-committees shall be further empowered to determine appeals made against the decisions of the Service Director (Commercial and Regulatory Services) taken under delegated authority on licensing applications. (See Council delegation schedule for more details).
- (6) The Committee shall at all times carry out its duties solely within the policy from time to time determined by the Council and shall conduct its proceedings in accordance with the requirements set out in Appendix 4 (Conduct of Business by the Licensing Committee and Sub-Committees).
- (7) The Licensing Committee shall take no part in the production or revision of the statement of licensing policy made under Section 5 of the Licensing Act 2003, however, they may determine policy under the legislation listed in Appendices 2 and 3 to this Article.
- (8) To be responsible for the consideration and approval of Designation Orders under Section 13 of the Criminal Justice and Police Act 2001 (Exercise of Controls over the consumption of alcohol in Public Places).

**LICENSING ACT 2003 – LIST OF FUNCTIONS AND DELEGATED AUTHORITY**

<b>Matter to be dealt with</b>	<b>Full Committee</b>	<b>Sub Committee</b>	<b>Officers</b>
Application for personal licence		If a police objection	If no objection made
Application for personal licence with unspent convictions		All cases	
Application for premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application for provisional statement		If a relevant representation made	If no relevant representation made
Application to vary premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application to vary designated premises supervisor		If a police objection	All other cases
Request to be removed as designated premises supervisor			All cases
Application for transfer of premises licence		If a police objection	All other cases
Applications for interim Authorities		If a police objection	All other cases
Application to review premises licence/club premises certificate		All cases	
Decision on whether a complaint is irrelevant frivolous vexatious etc			All cases
Decision to object when local authority is a consultee and not the relevant authority considering the application		All cases	
Decision to object when local authority is acting as a Responsible Authority			All cases
Determination of an objection to a temporary event notice		All cases	
Decision whether to consult other responsible authorities on minor variation			All cases
Determination of minor variation			All cases

All policy matters except the formulation of the Statement of Licensing policy	All cases		
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**LIST OF STATUTORY POWERS**

Those functions pertaining to licensing and registration and permits, and consents contained in the following legislation and any regulations, orders, byelaws or other subsidiary legislation made under the above Acts:

The Animal Welfare (Licensing activities involving animals) (England) Regulations 2018  
The Animal Welfare Act 2006  
Dangerous Wild Animals Act 1976  
Food Safety Act 1984 Part 3  
Gambling Act 2005  
House to House Collections Act 1939  
Licensing Act 2003  
Local Government (Miscellaneous Provisions) Act 1976  
Local Government (Miscellaneous Provisions) Act 1982  
Safety of Sports Grounds Act 1975  
Scrap Metal Dealers Act 2013  
Town Police Clauses Act 1847  
Town Police Clauses Act 1889  
Wildlife and Countryside Act 1981  
Zoo Licensing Act 1981

**PART A – CONDUCT OF BUSINESS BY LICENSING COMMITTEE AND SUB-COMMITTEES**

All references to committee in this annex shall be taken to infer a reference to the associated subcommittees.

**1. General Conduct**

- 1.1 All hearings of the Licensing Committee under the Licensing Act 2003, are to be held in accordance with the Personal Licences, Hearings, Premises Licences and Club Premises Certificates, and Licensing Register Regulations, made under the Licensing Act 2003.
- 1.2 The Council's Constitution shall regulate the conduct of and debate at meetings.
- 1.3 In the case of hearings under the Licensing Act 2003, the Committee shall only consider those matters relevant to the licensing objectives as set out in the Licensing Act 2003 and the statement of licensing policy adopted by the Council.

**2. Declarations of Interest**

- 2.1 Members of the Committee are subject to the Council's Code of Conduct.

**3. Participation in the Hearing**

- 3.1 Debate shall be restricted to members of the Licensing Committee. Where a local ward member, not being a member of the Committee, wishes to participate in the hearing, they may do so only with the permission of the Chairman and their participation shall be subject to the same rules as are applied to any other witnesses to the application.
- 3.2 In hearings other than those under the Licensing Act 2003, where a ward member is a member of the Committee, and wishes to object to the application, the member shall give 14 days' notice of their intention, and shall play no part in the decision-making process of the Committee. In hearings under the Licensing Act 2003, those named as responsible authorities and interested parties in the Act may only make representations within the time limits set out in the relevant statutory provisions.
- 3.3 All persons participating in the hearing shall be made aware of the limitations or scope of statements that will be acceptable and, in particular, that statements should be factual or a fair statement on a matter of public interest.
- 3.4 In the case of any hearing pursuant to the summary review procedure under the Violent Crime Reduction Act 2006, the membership of any Subcommittee adjudicating on such a review shall comprise any three members drawn from the Licensing Committee subject to the proviso that no member should serve more than one hearing.

#### **4. Attendance of the Public**

- 4.1 The Council's Constitution and relevant statutory provisions relating to the admission or exclusion of the public shall apply to all meetings of the Licensing Committee.

#### **5. Natural Justice**

- 5.1 There are two elements to natural justice:

##### **(a) Fairness**

- (i) All persons affected by the decision or in the case of matters associated with the Licensing Act 2003, those named as responsible authorities and interested parties in the Act, will be allowed a hearing before a decision is made.
- (ii) Only objectors who can show clearly that they are affected by a decision shall be afforded the right to be heard or, in the case of hearings under the Licensing Act 2003, only those named in the Act as responsible authorities or interested parties.
- (iii) All information shall be made available, where possible in advance, to the applicant and the Committee.
- (iv) All members of the Committee shall be present throughout the hearing of a particular application. Where a member arrives late or leaves during a hearing of a particular application, that member shall play no part in the decision-making process. Where an application is adjourned it shall be continued by the same members only, and no others.
- (v) The Committee shall have discretion in respect of 'late' objections. Such objections shall be clearly marked on the agenda as such and the Committee shall decide on their acceptability. The applicant shall be advised of any late objections. In the case of representations made in relation to the Licensing Act 2003 applications, these shall only be accepted in accordance with the relevant statutory provisions.

##### **(b) Prevention of Bias**

- (i) The rules on the declarations of interest shall be firmly applied.
- (ii) If the Committee moves into private session to consider its decision, it shall be accompanied only by its advising officers, none of whom shall have taken a substantive part in the hearing, and shall play no substantive part in the decision-making process.

#### **6. General Procedures for Hearings**

- 6.1 The following procedural requirements shall be followed at all times:

- (a) There shall be no recommendation from officers on the agenda;
- (b) The Committee shall be supplied with copies of all relevant documentation and the process and order of procedure shall be as follows:

- (i) The Chairman will open the meeting and introduce persons as appropriate asking applicants and representatives to identify themselves.
- (ii) The Chairman will outline the procedure to be followed.
- (iii) The Lead Officer will outline the matter in hand.
- (iv) The applicant or representative will present his/her case, with or without witnesses, and be questioned by members or any objectors/persons making representations present.
- (v) Any objectors/persons making representations may then present their objections/representation, with or without witnesses, and be questioned by members or the applicant/s or their representative.
- (vi) The objectors/persons making representations may make a final statement (without introducing new issues).
- (vii) Finally, the applicant has the right to make a final statement (without introducing new issues).
- (viii) All evidence/disclosures are to be made in the presence of all persons, unless someone voluntarily excuses themselves from the proceedings.
- (ix) Committee members shall restrict themselves to questions and not discussion or comment.
- (x) The applicant, objectors/persons making representations shall be allowed to ask officers questions of a technical/factual nature at any time during the proceedings.
- (xi) An adjournment should be granted where to do otherwise would deny a fair hearing.
- (xii) The Committee may resolve to decide upon the application in private session, however, if it becomes necessary to recall anyone for additional information, everyone shall be invited to return to the Hearing.
- (xiii) The decision shall be given in the presence of all parties that wish to be present and confirmed in writing as soon as possible thereafter. If legal advice is given to members this advice will be repeated in summary form.

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## Report to the Licensing Sub-Committee

Date of meeting: 1<sup>st</sup> August 2023

Subject: Licensing Act 2003 – Application for a Premises Licence for Bliss Heights, 140 London Road, Abridge, RM4 1XX



**Epping Forest  
District Council**

Responsible Officer: Peter Jones, Licensing Compliance Officer 01992 564721

Democratic Services Officer:

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### Decisions Required:

- (1) To consider an application for a Premises Licence under the Licensing Act 2003

### Report:

#### Application

An application has been made by Umar Hussain for a new premises licence at Bliss Heights, 140 London Road, Abridge, RM4 1XX.

- The application is for:  
Live Music, Recorded Music, and Anything of a similar description to Live Music, Recorded Music or Performance of Dance. All activities to take place Both Indoors and Outdoors.

Monday to Wednesday	12:00 – 23:00;
Thursday	10:00 – 23:00;
Friday and Saturday	09:00 – 00:00; and
Sunday	10:00 – 23:00

#### Opening Hours

Monday to Thursday	09:00 – 23:00;
Friday and Saturday	09:00 – 02:00; and
Sunday	10:00 – 23:00

- The application was received on 7<sup>th</sup> June 2023.
- The Operating Schedule sets out conditions which will be attached to the licence if this application is granted.
- When considering an application for a licence the licensing authority must have regard to steps that are appropriate to promote of the licensing objectives. These are—
  - the prevention of crime and disorder;
  - public safety;
  - the prevention of public nuisance; and
  - the protection of children from harm.
- It must also have regard to its Statement of Licensing Policy and any guidance issued by the Secretary of State.

### Consultation

- All Responsible Authorities have received a copy of the application, it was also advertised at the premises and in a local newspaper. A copy of the Blue Notice and Newspaper advert is attached to this report.
- The authority has received seventy five (75) valid representations in total. These are from EFDC Community Resilience; EFDC Environmental Health; Lambourne Parish Council; Abridge Park Residents Association; and Seventy-one (71) from local residents.

8. There were also responses from Essex Police, Essex County Fire and Rescue Service, and Essex County Council Safeguarding; all of whom have no comments to make.

Copies of all of these letters and emails are attached to the report.

9. The objections relate to all four (4) of the licensing objectives.
10. The applicant prepared a letter to share with those making comments and objections during the consultation period. This was shared as requested and all parties have seen this. A copy is attached to the report.

### **Guidance Issued by the Secretary of State**

11. The Licensing Act 2003 provides that the licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182.
12. Sections 2.15 to 2.21 of the Guidance are relevant to this application

### **Options**

In determining this application, the Sub-Committee may take any of the following steps as it considers necessary for the promotion of the licensing objectives, namely:

- (a) to grant the licence as applied for subject to
  - the conditions mentioned in the Operating Schedule modified as the Sub-committee considers necessary for the promotion of the licensing objectives, and
  - the mandatory conditions specified in the Licensing Act 2003, or
- (b) to exclude from the scope of the licence any licensable activities to which the application relates, or
- (c) reject the application.

### **Determination**

The Sub-committee is asked to determine the application having regard to

- (a) the content of this report and representations
- (b) any additional information obtained from the hearing
- (c) the Council's statement of licensing policy
- (d) Guidance issued by the Secretary of State, and
- (e) the steps appropriate to promote the licensing objectives.

### **Appeal**

If any party is aggrieved with the decision, they can appeal to Magistrates court. The appeal period is 21 days from notification of the decision.

### **Background Papers Used in Preparing This Report:**

- The Licensing Act 2003  
<http://www.legislation.gov.uk/ukpga/2003/17/contents?view=plain>
- The Secretary of State's Guidance issued under Section 182 Licensing Act 2003
- Epping Forest District Council's statement of licensing policy.  
<http://www.eppingforestdc.gov.uk>

### **Attached Documents**

- Application for a Premises Licence.
- Plan of the premises.
- Newspaper advert and Public Notice.
- Copies of the representations and responses.
- Copy of Applicant Statement.

\* required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

- Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

*Continued from previous page...*

**Your Address**

Address official correspondence should be sent to.

* Building number or name	Bliss Heights
* Street	140 London Road
District	
* City or town	Abridge
County or administrative area	Essex
* Postcode	RM4 1XX
* Country	United Kingdom

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name	140
Street	London Road
District	
City or town	Abridge
County or administrative area	Essex
Postcode	RM4 1XX
Country	United Kingdom

**Further Details**

Telephone number	
Non-domestic rateable value of premises (£)	320,000

## Section 3 of 21

### APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

### Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

## Section 4 of 21

### INDIVIDUAL APPLICANT DETAILS

#### Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes  No



**Continued from previous page...**

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

The premises comprise of a large 4no storey, 5no bedroom house, a separate two bedroom self-contained flat, a two storey Functions Pavilion, 2no swimming pools (12m x 4m indoor and 17m x 8m outdoor), a grass Mini Soccer football pitch and an all-weather football pitch, both 50m x 27m, a 7m x 7m permanent functions tent, a level lawned area able to accommodate a 30m x 30m Marquee, a 9no hole golf course, tennis court, children's play area, single storey pavilion, outdoor BBQ kitchen and formal gardens with Koi pond, ornamental maze and water features.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

**Section 6 of 21**

**PROVISION OF PLAYS**

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

**Section 7 of 21**

**PROVISION OF FILMS**

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

**Section 8 of 21**

**PROVISION OF INDOOR SPORTING EVENTS**

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

**Section 9 of 21**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

**Section 10 of 21**

**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

**Standard Days And Timings**

Continued from previous page...

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Music to be ancillary to any given event.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Outdoor functions are expected to be held mainly in summer months (June-September)

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

*Continued from previous page...*

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Yes

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

June - September

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes       No

### Section 13 of 21

#### PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes       No

#### Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give a description of the type of entertainment that will be provided

Music and dance to be ancillary to a given event

Will this entertainment take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not  
exclusively) whether or not music will be amplified or unamplified.

Yes, but not exclusively.

**Continued from previous page...**

State any seasonal variations for entertainment

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Outdoor events are planned to be held most often during summer months (June - September)

Non-standard timings. Where the premises will be used for entertainment at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

Will the provision of late night refreshment take place indoors or outdoors or both?

Indoors  Outdoors  Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Yes

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

No

### Section 15 of 21

#### SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes  No

#### PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

Electronically, by the proposed designated premises supervisor

**Continued from previous page...**

As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Adult entertainment is not proposed

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

**Continued from previous page...**

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Outdoor events will be held most often during summer months (June - September)

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

## Section 18 of 21

### LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Planning and organisation. Limitation of event area. Provision of security staff. Constant and regular monitoring of the event to ensure parameters are being observed. Presence of staff and Licence Holder during all events. Selection of locations within the Estate to ensure minimal neighbourly disturbance.

This is not an exhaustive list and will include all the following points as well as other more detailed measures all tailored to each and every event specifically.

b) The prevention of crime and disorder

Limitation of the event parameters. Constant low-level monitoring of event progression by staff and Licence Holder. Visible un-obtrusive presence of security staff. Security cameras and monitoring/recording. electronic limitation of access to internal areas.

c) Public safety

Planning and organisation including close monitoring of numbers and location. Safety signage when and where required. Clear presence of staff at entry/exit points and throughout the event. Provision of First Aid station and practitioner. Provision of safety equipment at all times throughout the grounds and premises including secondary lighting, Fire alarms and fire extinguishers.

d) The prevention of public nuisance

Control and limitation of sound equipment. Location of noise creating events away from sensitive areas. Control and management of entrances and exits to prevent obstruction of pedestrian traffic. Provision of information for local population via website and/or other social media sites.

*Continued from previous page...*

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e) The protection of children from harm

Safety and security measures that will be observed for every event but with additional care and concern for younger guests, especially to cater for team football or other sports events that may be hosted.

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

**Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

**Continued from previous page...**

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

***Continued from previous page...***

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

**Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

**Section 20 of 21**

**NOTES ON REGULATED ENTERTAINMENT**

**Continued from previous page...**

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

**Continued from previous page...**

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

**Section 21 of 21**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00\*

Band E - £125001 and over £635.00\*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

\* Fee amount (£)

100.00

**DECLARATION**

**Continued from previous page...**

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK. The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text" value="Umar Hussain"/>
* Capacity	<input type="text" value="Owner and Operator"/>
* Date	<input type="text" value="07"/> / <input type="text" value="06"/> / <input type="text" value="2023"/>
	dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/epping-forest/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED**

**OFFICE USE ONLY**

Applicant reference number	<input type="text" value="Chase Meadows"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

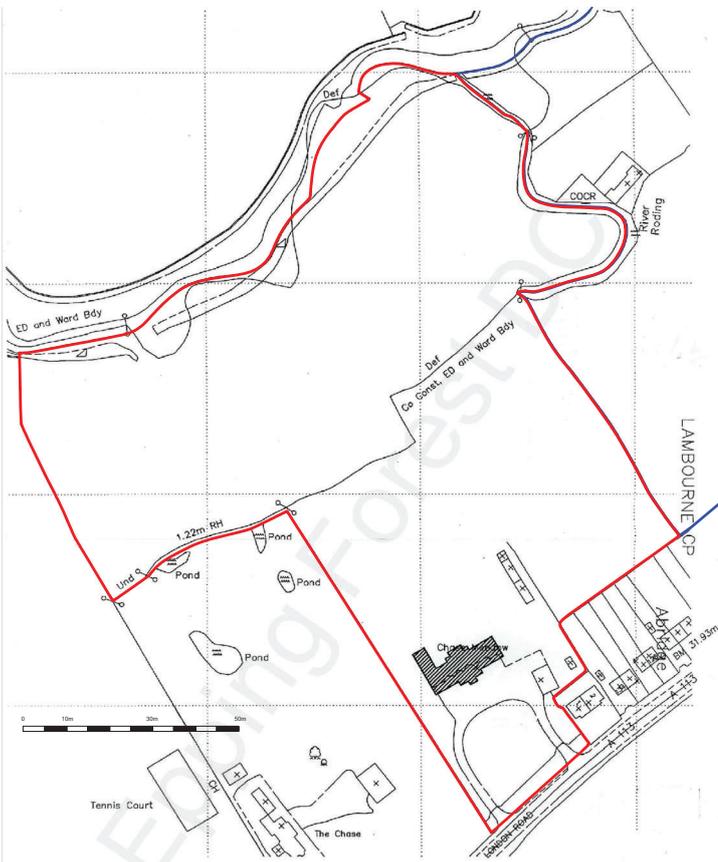
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- Legend**
- Abridge
  - Feature 1
  - Lambourne Prima
  - London Rd
  - Roding Armoury
  - The Blue Boar



### Estate Plan

Approx 1:2500



b 23.03.23 Redrawn

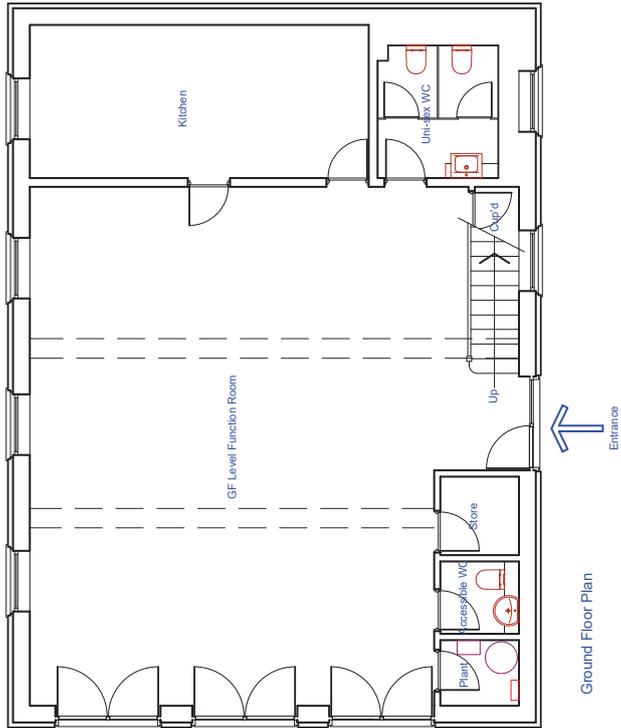
**Bliss Heights**  
140 London Road  
Abridge  
RM4 1XX

**Site Plans**  
General Arrangement

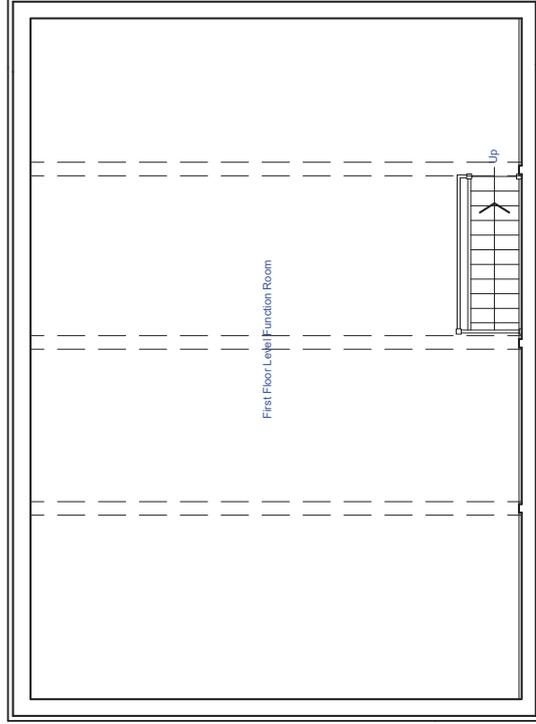
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February 2023

1754 / 04b



Ground Floor Plan



First Floor Plan

Bliss Heights  
140 London Road  
Abridge  
RM4 1XX

Sports Pavillion  
Floor Plans

Scale - 1:100 @ A3

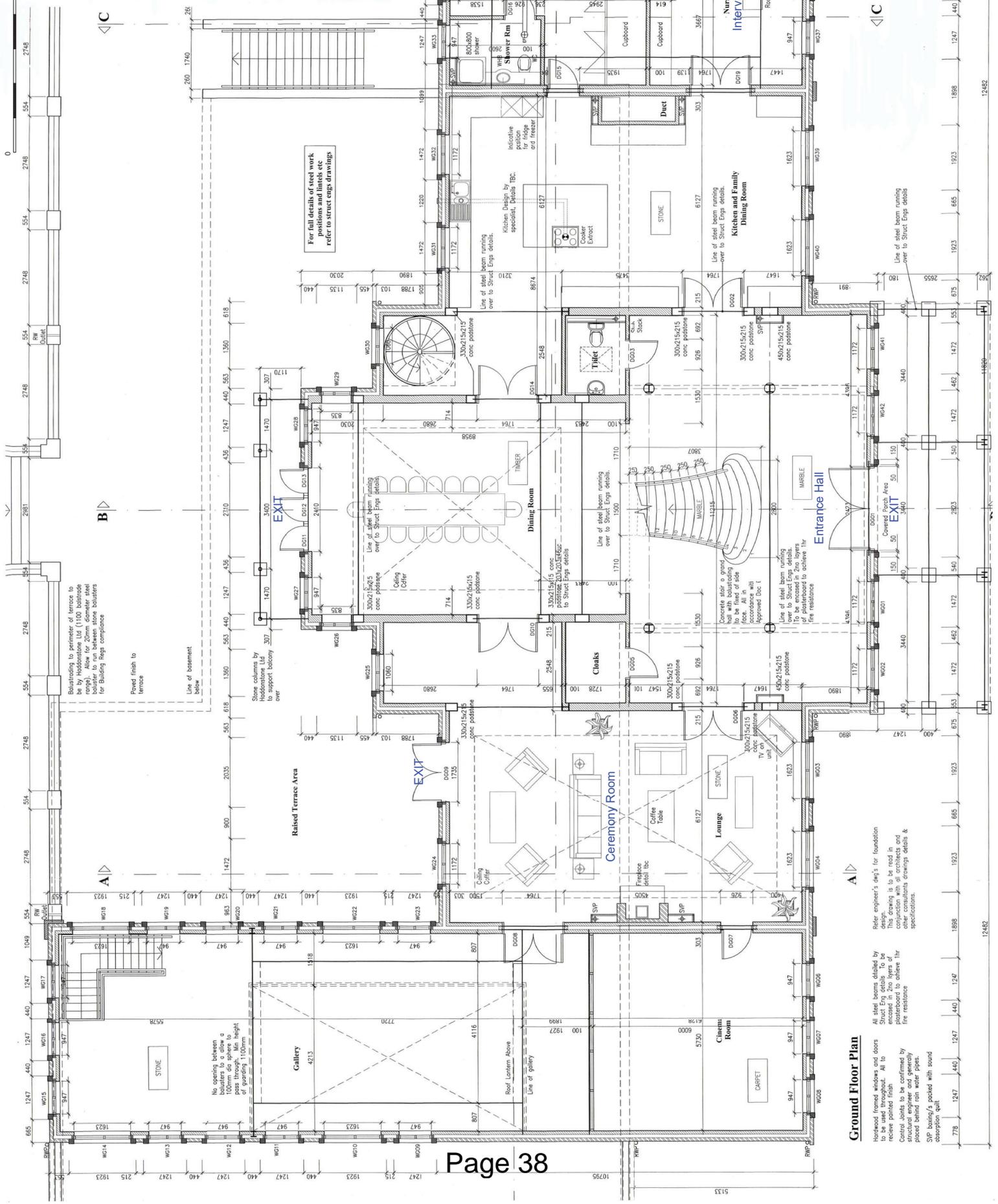
June 2023

1754 / 05

**Chase Meadow**  
 140 London Road  
 Abridge  
 RM4 1XX

**Ground Floor Plan**  
 General Arrangement

Scale - 1:100 @ A3  
 February 2023  
 1754 / 01



For full details of steel work positions and links etc refer to struct engs drawings

Reinforcing to perimeter of terrace to be by Heddystone Ltd (1100 boltrode range). Allow for 20mm diameter steel bolts for Building Regs compliance

Paved finish to terrace

Line of basement below

Stone columns by Heddystone Ltd support balcony over

Ceiling Chiller

330x215x215 conc poststone

STONE

Gallery 4213

No opening between bolsters to allow a pipe through. Min height of spanning 1100mm

Road Lantern Above

Line of gallery

807

4116

100

1927

1898

5730

6000

1198

926

303

DO07

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**Ground Floor Plan**

Hardwood framed windows and doors to be used throughout. All to receive painted finish

Control joints to be confirmed by other consultants drawings details & placed behind room water pipes.

SVP boards/s protected with sound absorption quilt

Refer engineer's dms's for foundation design. All to be read in conjunction with all architects and other consultants drawings details & specifications.

All steel beams detailed by Struct Eng details to be plasterboard to achieve 1hr fire resistance

Line of steel beam running over to Struct Eng details

Line of steel beam running over to Struct Eng details

Concrete slab on ground. hall with bolstroading to be fixed in accordance with Approved Doc t

Line of steel beam running over to Struct Eng details

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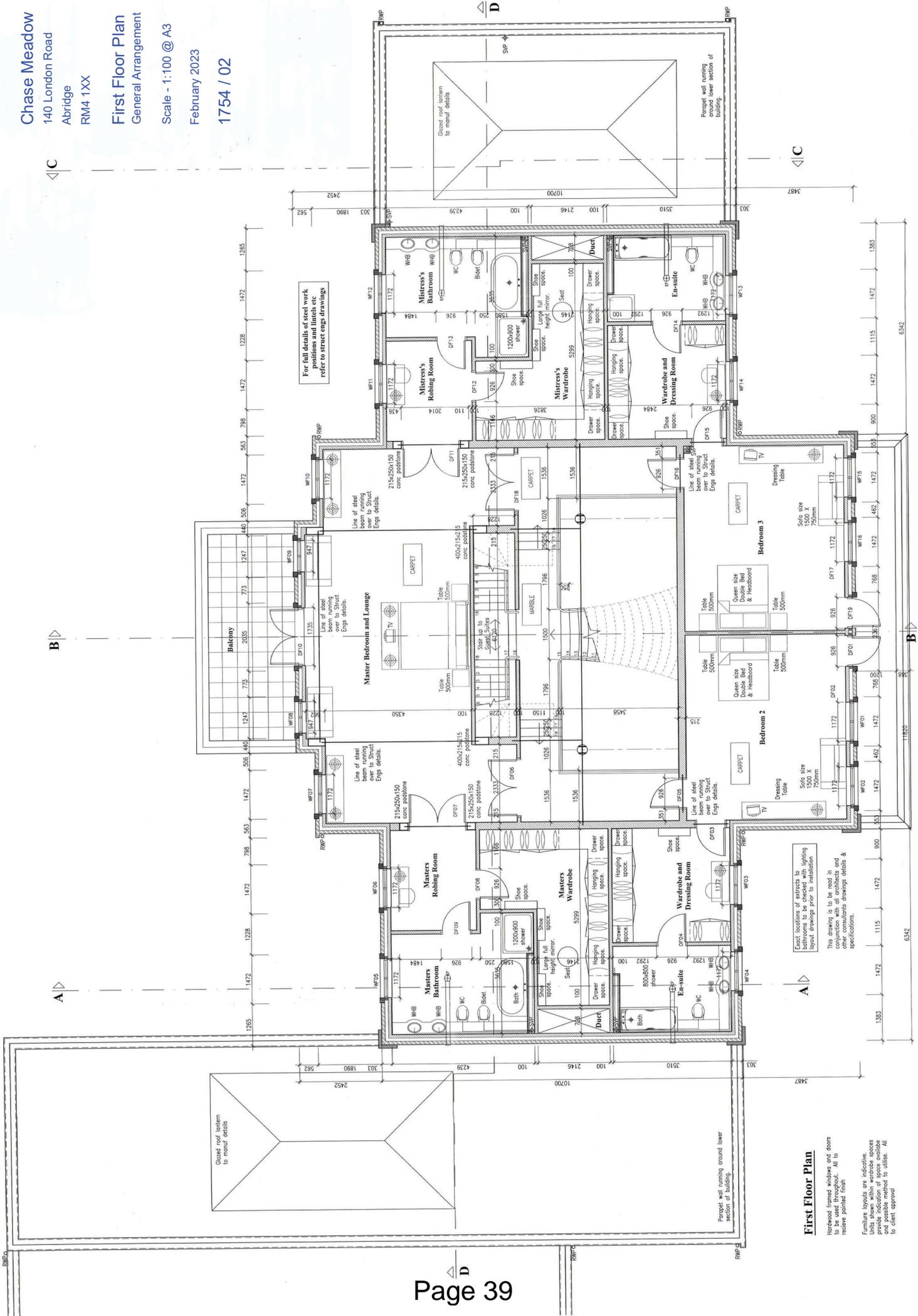
Line of steel beam running over to Struct Eng details

Line of steel beam running over to Struct Eng details

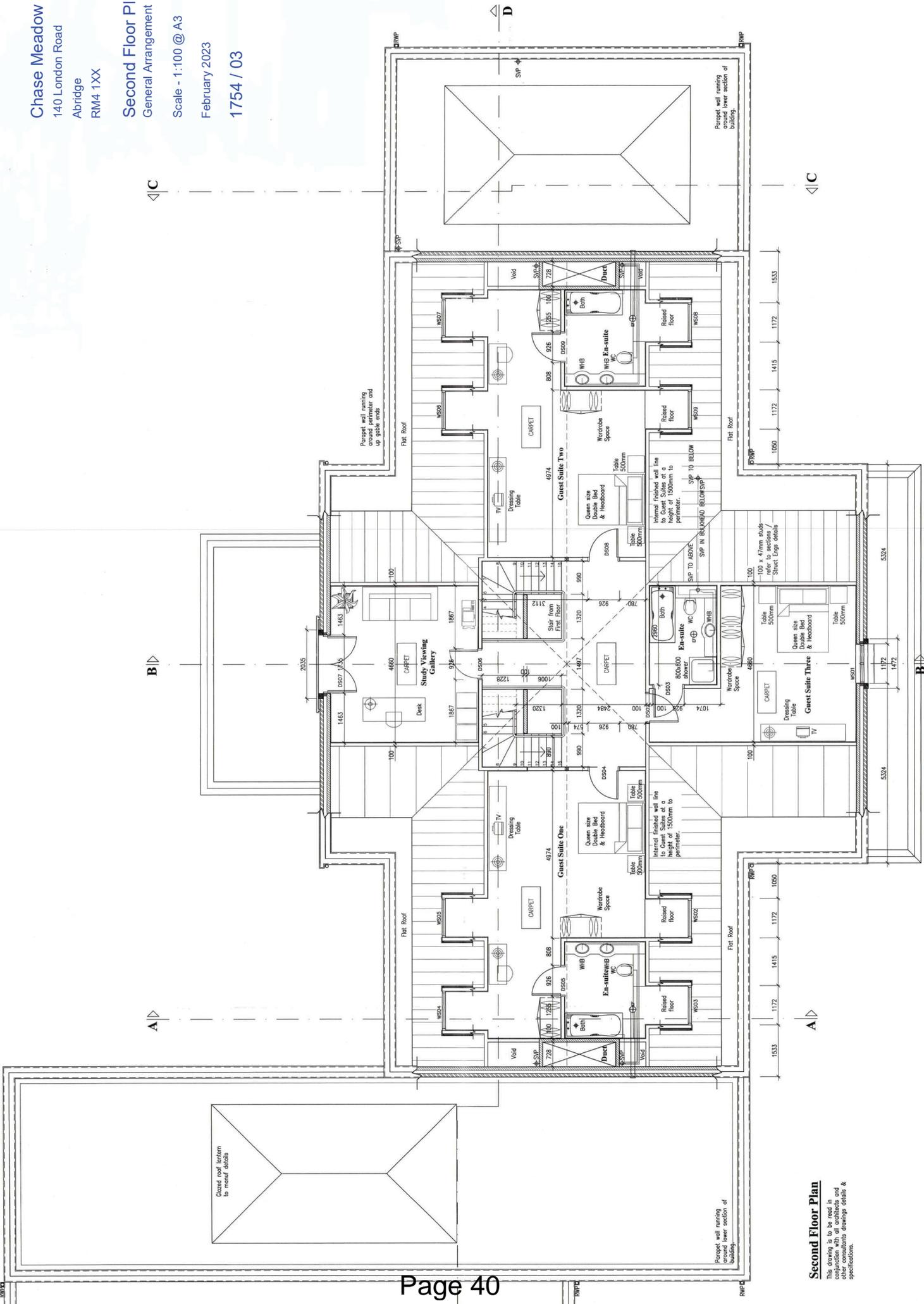
Line of steel beam running over to Struct Eng details

Line of steel beam running over to Struct Eng details

Line of steel beam running over to Struct Eng details



**First Floor Plan**  
 Hatched framed windows and doors to be used throughout. All to receive painted finish.  
 Feature layouts on hatched. Windows & wardrobe spaces provide indication of space available and possible method to utilize. All to client approval.







# LOCAL LISTINGS PUBLIC NOTICES

To advertise telephone:

**01923 216232**

or email:

[wahmed@localiq.co.uk](mailto:wahmed@localiq.co.uk)

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

## ALCOHOL & Licensing

### Notice of Application for a New Premises Licence under the Licensing Act 2003

Notice is given this day 8th June 2023 that Umar Hussain of Bliss Heights, 140 London Road Abridge, RM4 1XX has applied to the Licensing office of Epping Forest District Council for a Premises Licence in respect of Bliss Heights 140 London Road, Abridge, RM4 1XX. The proposed licence is for Live Music, Recorded Music, and Anything of a Similar Description to Live Music, Recorded Music or Performances of Dance; Indoors and Outdoors; Monday to Wednesday 12:00-23:00, Thursday 10:00-23:00 Friday and Saturday 09:00-00:00, and Sunday 10:00-23:00. The register of licensed premises is maintained at the Licensing Office of Epping Forest District Council, Civic Offices, High Street, Epping, Essex, CM16 4BZ. Applications for premises licences may be inspected at this office during office hours. Anyone wishing to oppose this application must give written notice to the Licensing Office within 28 days of this notice. It is an offence knowingly or recklessly to make a false statement in connection with an application which could lead to a fine on summary conviction (maximum £5000).

## Peter Jones

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**From:** Louise A. Coveney  
**Sent:** 05 July 2023 22:52  
**To:** Peter Jones; Licensing  
**Cc:** Christopher Smith  
**Subject:** RE: Application for a Premises Licence - Bliss Heights, 140 London Road, Abridge, RM4 1XX  
**Attachments:** Revised Licence Reprerentation 05-07-23.docx; revised licencable area 05-07-2023.pdf

In light of recent complaints of noise nuisance please find revised representation including suggested Licensable area marked in red.

Regards  
Louise

Louise Coveney  
Environmental Enforcement Officer  
Community Resilience Team Technical Services  
Epping Forest District Council  
High Street  
Epping  
Essex  
CM16 4BZ



To: Licensing Section  
From: Louise Coveney  
Environmental Enforcement Officer  
Date: 05 July 2023  
Your ref:  
Our ref: WK/202328708



## **Epping Forest District Council**

### **Licensing Act 2003 Bliss Heights 140 London Road, Abridge, RM4 1XX**

I refer to an application for New Premises Licence made under the Licensing Act 2003 regarding the above mentioned premises that I have received.

As part of this application the applicant has stated they wish to have the entire grounds as the licensable area.

There are a number of residential properties that back on to the immediate grounds of the premise. In the application the applicant has been unable to demonstrate steps they will take to mitigate noise to these properties.

We firmly believe if the application is granted as applied for, these properties will be subjected to noise nuisance from the premises.  
We therefore object to this license being granted, as applied.

From visits to the premises and discussion with the applicant we would be satisfied for the licence to be granted if the following conditions are attached.

**The licensable activities of live and recorded music are contained to the pavilion and land adjacent to the pavilion only.**

**No amplified sounds to be heard at the boundary.**

**Reason: to prevent a public nuisance from amplified sound affecting nearby noise sensitive properties.**

**From the application submitted, the applicant has stated that he wishes the premise to be open until 02:00AM Friday and Saturday.**

**We also wish to pull this inline with activities and to close at 12 Midnight.**

If you wish to discuss any of my comments, please contact me on [REDACTED]

[REDACTED]  
**Louise Coveney  
Environmental Enforcement Officer**



## Peter Jones

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**From:** Brian Stalabrass  
**Sent:** 03 July 2023 12:10  
**To:** Peter Jones  
**Subject:** RE: Application for a Premises Licence - Bliss Heights, 140 London Road, Abridge, RM4 1XX

Hi Peter,

From an informative point of view the applicant may potentially need to Register their activities as a food business. Prior to Registering we'd advise the applicant to contact us to discuss the proposed format of food and drink provision at the venue.

As a venue holding functions it would fall to LA Env Health for oversight of H&S. As such, I'd advise that a condition be placed on the licence in line with the licencing objective of Public Safety.

- All events to be supported by a suitable and sufficient risk assessment completed by a competent person or persons as necessary. Where 5 or more individuals are employed at any event, the risk assessment must be documented. Any risk assessment must be made available to regulatory officers upon request.

Peter, hope the above is Ok or if wording needs to be varied please let me know.

Regards

**Brian Stalabrass, EHO,**  
**Environmental Health Team Manager – Food, H&S, and Air quality**

e-mail [REDACTED]

tel - [REDACTED]

mb - [REDACTED]

## Peter Jones

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**From:** Tony Carter [REDACTED]  
**Sent:** 04 July 2023 12:00  
**To:** Licensing  
**Cc:** Peter Jones; Derek Hardy; Diane Moggridge  
**Subject:** Bliss Heights Premises and Drinks Licence  
**Attachments:** Lambourne PC letter regarding Bliss Heights.docx

Hello there

Please find attached the comments from Lambourne Parish Council regarding the above application made on 8th June 2023.

Could you please confirm receipt of this email/letter and that nit will be considered by the committee.

Thank you.

Tony

--

Tony Carter  
Parish Clerk  
Lambourne Parish Council  
[REDACTED]



## LAMBOURNE PARISH COUNCIL

[www.lambourneparishcouncil.org](http://www.lambourneparishcouncil.org)

*Serving the Communities of Abridge & Lambourne End*

3<sup>rd</sup> July 2023

Licensing Department  
Epping Forest District Council  
Civic Offices  
Essex  
CM16 4BZ

**Proposal:** Premises Licence in respect of Bliss Heights, 140 London Road, Abridge, RM4 1XX.

Dear sir/madam

On June 14<sup>th</sup>, 2023, Lambourne Parish council held their monthly meeting at Abridge Village Hall, which was attended by numerous parishioners who raised concerns over the recent application (June 7<sup>th</sup>) for a Premises Licence in respect of Bliss Heights, 140 London Road, Abridge, RM4 1XX.

The public attendees discussed the application related to Bliss Heights, 140 London road. They all objected to the recent license application believing it represented a public nuisance.

The application is for:

'Live Music', 'Recorded Music', and 'Anything of a Similar Description to Live Music, Recorded Music or Performances of Dance' - Indoors and Outdoors

Monday to Wednesday 12:00-23:00, Thursday 10:00-23:00, Friday and Saturday 09:00-00:00, and Sunday 10:00-23:00

Opening Hours

Monday to Thursday 09:00-23:00, Friday and Saturday 09:00-02:00, and Sunday 10:00-23:00

█ Ongar Road, Abridge, Essex, RM4 █ Tel: █ Email: █  
Web: █ Chairman: Derek Hardy Clerk: Tony Carter



## LAMBOURNE PARISH COUNCIL

[www.lambourneparishcouncil.org](http://www.lambourneparishcouncil.org)

*Serving the Communities of Abridge & Lambourne End*

As Parish Councillors, many of whom have also lived in the village for many years, it is the Parish Councils collective view that we agree with the Parishioners and are concerned how hosting events regularly with live music both indoors and outdoors, mainly in the Summer months, will be an intolerable blight on the quiet residential village with noise travelling long distances in hot still weather.

There were additional concerns raised by residents and the council that as there is no evidence of the owners running these types of events before, the details given to promote all four licensing objectives are rather vague with no mention about whether using a registered security company and the number of licenced security staff that will be on the property to look after large numbers of people.

Also, considering the close proximity to a number of dwellings and an already busy road of which there have been many concerns about speeding and safety, there is no mention of how they will control the traffic coming on and off the premises and how people will be encouraged to keep the noise levels down etc. when leaving late at night.

It is noted that there is no public transport links close to the property so anyone attending will be coming in private cars or taxis. There is no mention of provision for where people will be picked up and dropped off by taxi which means that an already busy road is likely to have many cars stopping at the side of the road which will cause even more congestion and public safety issues.

With the above in mind, the council feel that this licence should not be approved and that if the committee feel that it should, clear guidelines as to how many events, the type of events and numbers of people attending the events should be put in place and monitored on a regular basis.

Thank you for considering the above comments.

Tony Carter, Clerk of the Council  
Lambourne Parish Council



█ Ongar Road, Abridge, Essex, RM4 █ Tel: █ Email: █  
Web: █ Chairman: Derek Hardy Clerk: Tony Carter

## Peter Jones

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**From:** Tony Carter [REDACTED]  
**Sent:** 05 July 2023 10:54  
**To:** Peter Jones  
**Cc:** Derek Hardy  
**Subject:** Re: Bliss Heights Premises and Drinks Licence

Hello, Mr. Jones.

Thank you for your email and the attached letter from the applicant.

The council and local residents could not find any evidence of past events taking place there, as was pointed out in their last application.

The comments about Music seem out of place considering the applicant is applying for live music and recorded music to be allowed outside 7 days a week until late in the evening.

I would also strongly disagree with the comment about the impact of traffic on a road that is already very busy and has had accidents, including fatalities. The gym and Top Golf complex along the same road have slow traffic with cars trying to turn in, many near misses, and a number of accidents. Having what would likely be upwards of 100 vehicles arrive at around the same time for an event is going to cause a major impact on the road and local residents.

The Council would like to keep the comments sent through and add the above in response to the attached if possible.

With Thanks

Tony

## Peter Jones

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**From:** Sandi B [REDACTED]  
**Sent:** 04 July 2023 18:06  
**To:** Peter Jones  
**Subject:** Objections to the Proposed music venue at Bliss House, London Road, Abridge

Good afternoon Mr Jones

We are writing on behalf of the residents on Abridge Park, many of whom being elderly do not have access to the internet. We are Frances Barker [REDACTED] Abridge Park, Abridge RM4 [REDACTED] {Chair of the Residents Association} and Sandra Blake [REDACTED] Abridge RM4 [REDACTED] {Secretary of the Residents Association}.

Our and the residents objections are as follows:

1. Prevention of Public Nuisance.

Abridge Park is located opposite to Bliss House, as stated above the majority of our residents are elderly and in the main, fully retired and currently enjoying a safe and peaceful life in their retirement. In fact our site rules which are agreed with Epping Forest Council and held by yourselves, state that we have the right to a peaceful and quiet life. This proposal with the intention of playing music every day from 12 noon until 11pm or midnight every day of the week would infringe these rights.

2. Public Safety.

The proposal states there will be up to 500 vehicles attending these events. The London Road is already an extremely busy road and it is already quite dangerous for residents to access/egress the park. This proposal would make this more difficult. There have been accidents, including a death on London Road. In addition we have a driveway up from London Road and a very narrow one way road which circles the homes. There is the potential for visitors to Bliss House to use our driveway and road to park which would be a major issue if our residents were to need the emergency services.

3. Protection of Children

A number of residents have grandchildren visiting in the knowledge that they are safe on the site. With the potential for a large number of vehicles and many people who are unknown this would be a concern for the safety of the children.

4. Prevention of Crime

We are fortunate that crime is almost non-existent on the park. Like most homes of this type they are quite not fenced in and are open all around the home and as no one knows who will be attending these events we cannot be assured that we would not become the target for criminal activity.

Lastly we feel that this proposal would lead to the owners of Bliss House looking for a change of use in the future. They withdrew the previous application which included the house being used as a wedding venue and a quad bike track. Should they be successful we are sure they would re-apply the previous application.

Kind Regards  
Frances Barker  
Sandra Blake

**Peter Jones**

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**From:** LARA MORGAN [REDACTED]  
**Sent:** 14 June 2023 10:14  
**To:** Peter Jones; Licensing  
**Subject:** APPLICATION WK/202325620 - Formal Objection

**FORMAL OBJECTION FOR LICENSE APPLICATION WK/202325620**

**FROM**

-  
**LARA MORGAN**  
[REDACTED] **LONDON ROAD**  
**ABRIDGE**  
**ESSEX**  
**RM4** [REDACTED]

-  
**TEL** [REDACTED]

License Application WK/202325620 - 140 LONDON ROAD ABRIDGE, RM41XX

With reference to the above application. Please see below my formal objections for the above application relating to the licensing objectives.

-  
-  
-  
**Public Safety –**

Abridge has very limited public transport with no access to train / tube. A bus service runs a few buses per day which is primarily used by school children to get to and from school. This application would mean visitors arriving and departing from venue would be traveling in cars or taxis. Walking is not an option as either ends of London Road have no pavements. Therefore entering and exiting the village on foot would be impossible. Anyone walking in the road would be in great danger as parts of this road (outside property of application) is 40mph.

London Road has had numerous fatalities over the last 15 years that I have lived here. These have been due to road traffic accidents. The latest fatality was a lady crossing London Road and being hit by a car – 2021 – see police records. I fear this would happen again with an inevitable large traffic increase in the village with a music venue.

Abridge has a nursery school and a primary school. Due to lack of parking in the village, most children are walked to school by their parents. This additional flow of people and traffic would cause obvious dangers to these pedestrians.

There are no street lights on London Road outside the property. This would be a danger to anyone leaving the property.

The entire London Road is a no stop road with road markings to enforce this. To be dropped at 140 London Road by car / taxi would cause a real danger to other cars and pedestrians.

-  
**Prevention of public nuisance –**

Abridge is a rural village with large surrounding fields. Noise would travel and cause a huge disturbance.

There is currently no parking at the property. I have been informed that the grounds in the application are green belt. Therefore, I assume a car parking development at the property would not be allowed. Illegal parking on the road and blocking villagers drives would be a huge nuisance.

Inevitable large amount of rubbish and disruption to wildlife. There are various species of bats nesting in trees surrounding the property that can be viewed at night.

Post covid many of the villagers work from home for part of the week. The daily noise from this venue would be very disruptive to this.

### **Protection of children**

-  
As noted above Abridge has a village primary school and nursery. This additional footfall and traffic through the village would be a danger to the local children. The majority of pupils walk to school along the main road.

The secondary school children are picked up by school bus from the Log Cabin on London Road and dropped off at the same location in the afternoon. These children then walk home along London road. This venue with its additional traffic would cause a real danger.

Yours Sincerely  
Lara Morgan

█ LONDON ROAD  
ABRIDGE  
ESSEX  
RM4 █

TEL █

## Peter Jones

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**From:** sarah burton [REDACTED]  
**Sent:** 26 June 2023 13:19  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** RE: Bliss Heights, London Road, Abridge

thank you, my home address - [REDACTED] Alderwood Close, RM4 [REDACTED]

hello

in which case I would like to officialy oppose with my below reasons that refer to the objectives -

prevention of crime - more people around late at night, bringing more visitors into the village who may have alterior motives, visitors potentially getting stuck around the village as no public transport therefore looking into empty houses etc, potential to bring criminals into the village as with all late night music this brings problems of drink and drugs, visitors disturbing / scaring elderly residents late at night walking past properties making noise

public safety - late nights in a dark village bringing extra traffic on the roads, and potential drink drivers on the road which has already had fatalities as no public transport drink driving would be more common, visitors getting stranded as no public transport therefore can result in criminal damage, unwanted visitors walking the streets late at night looking into properties, no street lights for walking along the main road so a danger to drivers if people are under the influence, people under the influence of alcohol or drugs walking the streets late at night also make it feel unsafe for women alone

prevention of public nuisance - noise 7 nights a week in a quiet residential village is not appropriate, visitors walking the streets after dark, no street lights make it easier for crime, disturbing wildlife and live stock nearby effects the farmers

protection of children from harm - could bring unwanted predators into a village that has a primary school

regards  
Sarah Burton

## Peter Jones

---

**From:** sarah burton [REDACTED]  
**Sent:** 28 June 2023 09:32  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** RE: Bliss Heights, London Road, Abridge

thank you

I would not like to withdraw.

"The existing property and facilities have been used for private sporting events and conferences since 2007 specialising in being able to offer a combination of celebratory or ceremonial events with recreational and sporting activities, providing unique and unusual occasions, in a unique and unusual setting.

This is proposed to be continued but without the inclusion of alcoholic beverages i.e. the Premises Licence DOES NOT include for licenced bars or the provision of intoxicating liquor"

This is simply not true - an occasional family birthday or child's team sporting event has taken place in the past, but that is all, less than once a month or even less. Similar letters that were supporting this statement in the previous planning application that was declined were made by false names.

There is no way authorities would be able to control / keep an eye on what drinks are being consumed in a private, gated premises so this would still be an issue and concern for public safety. Even if it is not sold on the premises, it would still be consumed at events as "bring your own" or something similar. We don't even have a regular police patrol in the village.

In a village with a population of around only 1500, it is ridiculous to think that adding events with up to 500 people will not cause a problem, with surrounding farmland and livestock, noise, crime, looting, over crowding roads and everything else.

I also would like to add i find it strange why the applicant needs to have full details of everyone's names and addresses that oposes, as it come across like it is some kind of scaremongering to make you withdraw.

Regards  
Sarah  
[REDACTED]

## Peter Jones

---

**From:** [REDACTED]  
**Sent:** 13 June 2023 16:17  
**To:** Peter Jones  
**Subject:** Bliss Heights 140 London Road, Abridge, RM4 1XX

Good afternoon,

Re: the above's application for 140 London Road:

**A New License for live music,  
Recorded Music and anything of a similar description to live music,  
recorded music or performances of dance indoors and outdoors.**

I would like to formally object strongly to the this proposed license for music / Dance venue.

As a resident of Abridge Park which is a retirement complex (55 yrs+) and on the other side of the road to Bliss Heights. Some resident here health problems (some serious) a license to have music and dance 7 days a week with cause stress and worry to some residents, with most choosing to live here for the piece and quite a small village gives you.

I am also concerned this could increase the crime rate and also public disorder with these activities going on late into the evenings every day.

There could also be the prospect of public Nuisance when entering and leaving the property.

Public safety could also come in to play with large crowds gathering for these proposed events, the village has seen a fatality on London Road and I for one would not feel safe going out.

*Kind regards*

*Tina Marns*  
[REDACTED] *Abridge Park*  
*London Road*  
*Abridge*  
*RM4* [REDACTED]

## Peter Jones

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**From:** [REDACTED]  
**Sent:** 13 June 2023 14:59  
**To:** Peter Jones  
**Subject:** Re: RE: Bliss heights London road

[REDACTED] Abridge park London Road Rm4 [REDACTED]

Sorry but . The music and noise of both , music traffic and people .will have an adverse effect on quality of life of the residents living so close . Especially those on abridge park which is a retirement park !!! Not to mention the environment with more pollution from vehicles coming and going . Mrs j dear

. [REDACTED] Abridge park London road Romford .

Sent using the mobile mail app

I wish to object strongly to the proposed license for music day and night . 7 days a week. We live on Abridge park which is a retirement complex opposite this address . The noise of this would travel over to us causing great stress to the residents. Some of which have serious health problems. Who need rest and go to sleep early . Also the amount of traffic in and out of a small village were we already have had a fatality. Not to mention pollution from traffic and noise .

Janette dear ■ Abridge park London road Sent using the mobile mail app

## Peter Jones

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**From:** Janet Dalgarno [REDACTED]  
**Sent:** 13 June 2023 18:33  
**To:** Licensing  
**Subject:** Bliss House 140 London Road Abridge Essex

I strongly object to this premises being licensed. This property is a house all be a big one but it is situated next to many other houses. To have a licence for music would not only disrupt the neighbours but the whole village as sound travels. Abridge is a quiet village community The road this property is situated on is totally unsuitable and would create huge traffic congestion.

[REDACTED]  
[REDACTED]  
[REDACTED] Alderwood Drive  
Abridge  
Essex  
RM4 [REDACTED]

[Sent from the all-new AOL app for iOS](#)

Mr Terry Johnson  
[redacted] Abridge Park  
London Road  
Abridge  
RM4 [redacted]

To whom it may concern:

**Re: the above's application for 140 London Road:**

**A New License for live music**

**Recorded Music and anything of a similar description to live music**

**Recorded music or performances of dance indoors and outdoors**

I would like to formally object strongly to this proposed license for music / Dance venue.

I am a resident of Abridge Park which is a retirement complex (55 yrs+) and on the other side of the road to Bliss Heights. A license to have music and dance 7 days a week with cause stress and worry to me on top of my well-being, I have health conditions. I choose to live here for the piece and quite a small village gives you.

**Crime Rate and disorder**

I am in my 70's and I am also concerned and worry about the possibility of the increase of crime and public disorder with people coming from outside into our small village with activities going on until late at night.

**Public Nuisance**

I am worried about public nuisance when entering and leaving the property, this could affect my ongoing health conditions with me suffering from stress this would cause.

**Public Safety**

I am worried and concerned about large crowds gathering for these proposed events, the village has seen a fatality on London Road and I for one would not feel safe going in and out of my home this is also causing me to worry about this proposed Licensing application and my health is suffering worrying about this.

Yours sincerely

[redacted signature]

Mr Terry Johnson

## Peter Jones

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**From:** ROY ELLIS [REDACTED]  
**Sent:** 16 June 2023 11:28  
**To:** Peter Jones  
**Subject:** Licence application re Umar Hussain.

I wish to object to the application for a new premises license for live music etc at Bliss Heights, 140 London Road, Abridge RM41XX.

I wish to object on the grounds for Prevention of Public Nuisance because of Noise Pollution. The proposed hours extend late into the evening and the land owned at this address extends approximately half mile down towards the centre of Abridge village and presumably there would be proposals to play loud music anywhere along this land. Presumably when a wedding license application follows.

Why is the music to be played outside? Bliss Heights is a large property with more than enough room to hold and record music inside a purpose-built studio inside or adjacent to the main house.

Why is this proposal for such late hours in the day and for 7 days a week? Smaller version of Glastonbury?

There would be a large increase in traffic causing additional noise and air pollution on an already busy road and parking on the green belt, which has already been excavated in the field adjacent to the road, seemingly ready for a vehicle park?

Mr Roy Ellis  
[REDACTED] London Road,  
Abridge.  
Rm4 [REDACTED]

## Peter Jones

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**From:** David Walker [REDACTED]  
**Sent:** 19 June 2023 15:42  
**To:** Peter Jones  
**Subject:** Licence application. Bliss Heights. 140 London Road. Abridge. RM41XX

Dear Mr Jones,

I am writing this formal complaint with an urgent and strong opposition to the application for a new premises licence for live music, recorded music, and similar performances at the specified location. This proposed license application poses significant risks that undermine the very essence of the licensing objectives of prevention of crime, public safety, prevention of public nuisance, and the protection of children from harm. I implore you to take immediate and decisive action in rejecting the application and safeguarding the well-being of the community.

**Prevention of Crime:** Granting this license, with its extended hours of operation until midnight seven days a week, would inevitably contribute to a sharp rise in criminal activities within the area. Late-night gatherings and events often attract a problematic crowd, creating an environment conducive to disorderly conduct, drug-related incidents, violence, and other unlawful behaviors. The strain on local law enforcement resources and the increased risk to public safety cannot be ignored. It is your duty to protect the community from such potential harm by unequivocally rejecting this license application.

**Public Safety:** The proposed license, with its unreasonably late operating hours, not only compromises public safety but directly endangers the well-being of patrons and the surrounding community. Allowing live music, recorded music, and similar performances until midnight creates a breeding ground for excessive alcohol consumption, unruly behavior, and an elevated risk of altercations and accidents. The link between alcohol consumption and public disorder is well-established, necessitating an immediate rejection of the license application to safeguard the public from these hazards.

**Prevention of Public Nuisance:** The detrimental impact of noise pollution resulting from live music, recorded music, and performances of dance is well-documented. Allowing these activities until midnight, both indoors and outdoors, without adequate noise control measures, blatantly disregards the licensing objective to prevent public nuisance. It is unacceptable to subject nearby residents to continuous disturbance, sleep deprivation, and a diminished quality of life. The only appropriate course of action is to reject the license application outright, prioritizing the rights and well-being of the community.

**Protection of Children from Harm:** The proposed license not only fails to prioritize the protection of children from harm but actively endangers their welfare. By extending the operating hours until midnight and allowing performances that may include explicit lyrics, suggestive dance routines, or other inappropriate content, you are putting the development and innocence of children at risk. It is your solemn responsibility to shield them from exposure to harmful or unsuitable material. Rejecting the license application is essential to fulfill this fundamental obligation and ensure the safety of children in the vicinity.

Given the gravity of the concerns outlined above, I request that you take immediate and decisive action by rejecting the application for the new premises licence. Any other course of action would have severe repercussions for the community.

I trust that you will act swiftly and responsibly in addressing these concerns. Thank you for your attention to this matter.

Yours sincerely,

David Walker.  
[REDACTED] London Road  
Abridge  
Essex. RM4 [REDACTED].

**Peter Jones**

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**From:** dave walker [REDACTED]  
**Sent:** 19 June 2023 15:55  
**To:** Licensing  
**Subject:** Bliss Heights. 140 London Road. Abridge.

**Subject: Urgent Formal Complaint - Opposition to Application for New Premises Licence at Bliss Heights, 140 London Road Abridge, RM4 1XX.**

**To whom it may concern,**

I am writing this formal complaint to express my strong opposition to the application for a new premises licence for live music, recorded music, and similar performances at the specified location. This proposed license application raises significant concerns that undermine the core principles of the licensing objectives, including prevention of crime, public safety, prevention of public nuisance, and the protection of children from harm. I implore you to take immediate and decisive action in rejecting the application to ensure the well-being and security of our community.

**Prevention of Crime:** Granting this license, which proposes extended hours of operation until midnight, seven days a week, would undoubtedly contribute to an increase in criminal activities within our area. Late-night events often attract a crowd that is more prone to disorderly conduct, drug-related incidents, violence, and other unlawful behaviors. The strain on local law enforcement resources and the heightened risk to public safety cannot be ignored. It is imperative that you fulfill your duty to protect our community by unequivocally rejecting this license application.

**Public Safety:** The proposed license, with its excessively late operating hours, not only compromises public safety but directly jeopardizes the well-being of patrons and our entire neighborhood. Allowing live music, recorded music, and similar performances until midnight creates an environment conducive to excessive alcohol consumption, unruly behavior, and an elevated risk of altercations and accidents. The established correlation between alcohol consumption and public disorder demands immediate action. Rejecting the license application is crucial to safeguarding public safety and well-being.

**Prevention of Public Nuisance:** The potential for significant noise pollution resulting from live music, recorded music, and performances of dance is deeply concerning. Extending these activities until midnight, both indoors and outdoors, without robust noise control measures in place, directly contravenes the licensing objective to prevent public nuisance. It is unjust to subject our community to continuous disturbance, sleep deprivation, and a diminished quality of life. Rejecting the license application is the only acceptable course of action to protect our rights and well-being.

**Protection of Children from Harm:** The proposed license not only fails to prioritize the protection of children from harm but actively exposes them to potential risks. Extending operating hours until midnight and permitting performances that may include explicit lyrics, suggestive dance routines, or other inappropriate content places the development and innocence of our children in jeopardy. As responsible stewards of our community's welfare, it is crucial to shield them from exposure to harmful or unsuitable material. Rejecting the license application is imperative to fulfill this fundamental duty and ensure the safety of our children.

Given the gravity of the concerns outlined above, I urge you to take immediate and decisive action by rejecting the application for the new premises licence. Any alternative course of action would neglect the well-being of our community and have severe repercussions.

I trust that you will consider this complaint with utmost seriousness and act in the best interests of our community. Thank you for your attention to this matter.

Yours sincerely

Redvers Horlock-Walker

██████████

London Road.

Abridge. RM4 ██████████

## Peter Jones

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**From:** Katie Clark [REDACTED]  
**Sent:** 19 June 2023 18:04  
**To:** Licensing; Katie Clark  
**Subject:** Licensing objection for Bliss Heights 140 London Road Abridge RM4 1XX

We have been informed that Umar Hussain of the above premises has put in an application for Ann alcohol and music licence refEK/202325620

This is a private residence and always has been, in the 11 or so years we have been here, so applying for a licence to serve alcohol and provide entertainment is leading on to it planning or becoming a destination venue

This is a small village that has two local pubs, a restaurant and a deli. We also have Top Golf further up the road, a golf course and Mooro's which is a restaurant, night club, entertainment venue. We are already served well as an area and do not have the space or need for more.

The one road through the village does not manage traffic well and only last year we had a death on London Road caused by traffic. We do not need yet another venue which will increase traffic to and from the village. As this is a licensing application, clearly there will need to be a lot of taxis and traffic dropping off and collecting, this will be detrimental to the already poor safety on the road. It also increases the risk of alcohol related offences in our area.

The previous owners held a couple of large private parties and the noise from those travelled widely along all our residences on London road, allowing music and alcohol all day and night will cause us significant issues that we will not be able to ignore.

There is also a lot of wildlife behind our houses and behind Bliss Heights. They have already caused significant issues with their building work for the other planning application they put in (which has since been withdrawn) and disrupted a lot of natural wildlife habitats.

Please accept this as a formal objection and note on the system for this application

Kind regards

K Clark

London Road resident

[REDACTED] London Road, Abridge RM4 [REDACTED]

## Peter Jones

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**From:** Katie Clark [REDACTED]  
**Sent:** 23 June 2023 13:26  
**To:** Peter Jones  
**Subject:** RE: 140 London Road - Applicant Contact - continued objection  
  
**Importance:** High

Dear Mr Jones

Thank you.

Not only do I wish my objections to remain, but the applicant's information has raised more concerns that I wish to add to my initial objection to the license request (I previously objected against his other application which he withdrew – however given the information provided in what you sent to me it would appear he is planning for that to still go ahead

**PLANNING APPLICATION EPF/0607/23: CHASE MEADOW, 140 LONDON ROAD, LAMBOURNE, ROMFORD, RM4 1XX )**

The licence seeks use of the premises 7 days a week with the potential for external and internal music to be audible throughout each day until at least 23.00. Given the proximity of residential properties fronting London Road, immediately to the east of the application site, this is totally unacceptable.

Guidance included on the EFDC website sets out that noise can be considered unreasonable depending on how loud it is, the time of the day and how long the noise has been going on for. Based on the application, taking an average Friday or Saturday as an example, noise could be ongoing for a continuous period of 15 hours, up until midnight. Given the proximity of residential properties and the proposed external nature of the music (together with the nature of the events proposed at the applications premises), it is clear that the music will be at a significant volume when experienced at the nearest residential receptors. As such, the 3 elements of the EFDC guidance will all come into play, namely unacceptable volume, duration and time of day.

It is also notable that the site lies within the Green Belt and within the buffer zone of a Special Area of Conservation. One of the key aims of planning policy is to retain the openness and permanence of the green belt and this applies to both physical development, as well as general intensification of use. The disturbance to the peace and tranquillity of the green belt, associated with the licence proposals, is not aligned with the requirement to retain openness.

Thank you

Katie Clark

## Peter Jones

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**From:** Katie Clark [REDACTED]  
**Sent:** 05 July 2023 14:04  
**To:** Licensing [REDACTED]  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

**Importance:** High

Dear Licensing Team,

I have already registered my objection to this application, however in light of the noise disturbance from the above address – I would like this added to my objection – for clarity I will include everything in this email.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of “village life” and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am until well after 10am – I could hear the noise from inside my property (address below) and also when walking my dog in Theydon Bois
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village and beyond.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a “nuisance” regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/.../EB705A-Green-Belt-Asmt...>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,  
Katie Clark

[REDACTED] London Road, Abridge RM4 [REDACTED]  
[REDACTED]

## Peter Jones

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**From:** Teresa Richards [REDACTED]  
**Sent:** 20 June 2023 15:55  
**To:** Peter Jones  
**Cc:** [REDACTED]  
**Subject:** LICENCE FOR LIVE MUSIC @ 140 London Road, Abridge ROMFORD RM4 1XU

Dear Mr Jones

I am writing to OBJECT to the proposed music venue business at the premises of 140 London Road Abridge.

It is my belief that the granting of any premises licence will potentially be in violation of two of the four principal objectives, as stipulated in Epping Forest Council's Statement of Licensing Policy, 2021-2025.

In accordance with the provisions of the Licensing Act 2003, the Statement sets out the councils' promotion of and adherence to four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

### The prevention of public nuisance

The first area of concern relates to the potential noise nuisance this music venue will cause if granted licence to play live or recorded music. As stipulated in the Statement of Licensing Policy, any such application should have due regard to best practice when it comes to noise nuisance, including the installation of sound proofing. Given the location and layout of the local area, options for soundproofing are limited and no such consideration has been made so far in the process.

In addition, the application includes the operating hours for the licensable activity, suggesting late night operating (to 11pm on weekdays and midnight on Fridays and Saturdays). This request should be considered carefully in light of the limited sound proofing that is possible and the potential noise nuisance to local residents – and if the licence is granted to the applicant, then the operating hours should be changed in consideration of local residents.

### Public safety

There is also a potential issue in regard to public safety and it is my belief that a risk assessment should be carried out to consider any risk caused by additional traffic activity.

There is the potential for an ongoing bottleneck, especially in the likelihood that large music events are being held at the premises. This issue has already been highlighted to residents through the development that the property has been undergoing in recent months, which has caused numerous traffic issues and presented a risk to public safety.

Planning permission

As an additional issue, unrelated to potential violation of the councils Statement of Licensing Policy: there has been extensive development taking place at the property as alterations have been made to turn it from residential to business use. However, it has been noted by the Parish Council that no such planning permission has been sought by the applicant. This new venture must have planning permission bearing in mind the change of use from residential to business/entertainment.

Kind regards,

Teresa Richards

London Road Abridge

RM4

## Peter Jones

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**From:** ALAN RICHARDS [REDACTED]  
**Sent:** 20 June 2023 16:07  
**To:** Peter Jones  
**Cc:** [REDACTED]  
**Subject:** 140 London Road Abridge

Re :Application for for New Premises Licence for Live Music; Bliss Heights 140 London Road Abridge Romford RM4 1XU

## OBJECTION

It has been brought to our attention that a new licence for live music is being sought by the owner of 140 London Road Mr Umar Hussain and I am writing to express our deep concern and objection to this. I believe that it is crucial to raise awareness about the potential negative impacts of this application, which it appears would have NO benefit to the community.

This is a residential area and as such the residents should have a right to peace and tranquility, The introduction of a licensed music venue would significantly disrupt the quiet that residents cherish. If this licence is granted the residents health and well being would be severely impacted. Studies have shown that exposure to unwanted noise including music can lead to increased stress levels , sleep disturbances and diminished concentration. Introducing more noise into this area risks compromising the well being of the residents in this village.

Furthermore it is essential to consider the burden the increased traffic will impose on this road which is already an extremely busy route.

I would also like to bring to your attention that there appears to be unauthorised building near to my boundary which has been highlighted by this village's Parish Council. The work is carried out during weekends bank holidays etc and causes us severe stress. There was also a recent fire in the grounds of this property which resulted in heavy smoke on an extremely hot day and my wife was extremely distressed.

I look forward to your comments

Kind regards  
Alan Richards  
[REDACTED] London Road Abridge  
RM4 [REDACTED]  
Sent from my iPhone

**Peter Jones**

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**From:** Barry Goode [REDACTED]  
**Sent:** 20 June 2023 14:01  
**To:** Licensing  
**Subject:** FW: Objection - Licencing Application WK/202325620  
**Attachments:** 140 Licence Objection 200623.pdf

Dear Sir/Madam

Please find attached letter of objection for the above licencing application.

Regards  
Barry Goode

London Road  
Abridge  
Essex  
RM4

By email [licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk) and post EFDC, Licencing Unit, High Street, Epping, CM16 4BZ

20 June 2023

Dear Sir/Madam

**Licence Application WK/202325620  
Bliss Heights, 140 London Road, Abridge, RM4 1XX**

I write with regard to the above Licence application received on 7<sup>th</sup> June 2023. As a local resident living in close proximity to 140 London Road, the implications of the proposed external and internal live and recorded music are very concerning and such activities are certainly not suitable for this semi-rural, village location. As such, I wish to formally lodge an objection to the proposed licence application.

The licence seeks use of the premises 7 days a week with the potential for external and internal music to be audible throughout each day until at least 23.00. Given the proximity of residential properties fronting London Road, immediately to the east of the application site, this is totally unacceptable.

Guidance included on the EFDC website sets out that noise can be considered unreasonable depending on how loud it is, the time of the day and how long the noise has been going on for. Based on the application, taking an average Friday or Saturday as an example, noise could be ongoing for a continuous period of 15 hours, up until midnight. Given the proximity of residential properties and the proposed external nature of the music (together with the nature of the events proposed at the applications premises), it is clear that the music will be at a significant volume when experienced at the nearest residential receptors. As such, the 3 elements of the EFDC guidance will all come into play, namely unacceptable volume, duration and time of day.

It is also notable that the site lies within the Green Belt and within the buffer zone of a Special Area of Conservation. One of the key aims of planning policy is to retain the openness and permanence of the green belt and this applies to both physical development, as well as general intensification of use. The disturbance to the peace and tranquillity of the green belt, associated with the licence proposals, is not aligned with the requirement to retain openness.

Yours Faithfully,



Barry Goode

**Peter Jones**

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**From:** colin clark [REDACTED]  
**Sent:** 22 June 2023 13:44  
**To:** Licensing  
**Subject:** 140 London Road (Bliss Heights) Licence Application WK/202325620  
**Attachments:** 140 licence objection.docx

Dear EFDC

please find attached, an objection letter in respect of the license application for 140 London Road (Bliss Heights).

Regards

Colin Clark

London Road  
Abridge  
Essex  
RM4

By email [licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk) and post EFDC, Licencing Unit, High Street,  
Epping, CM16 4BZ

22 June 2023

Dear Sir/Madam

**Licence Application WK/202325620**  
**Bliss Heights, 140 London Road, Abridge, RM4 1XX**

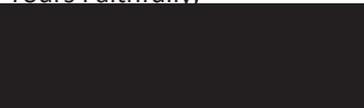
I write with regard to the above Licence application received on 7<sup>th</sup> June 2023. As a local resident living in close proximity to 140 London Road, the implications of the proposed external and internal live and recorded music are very concerning and such activities are certainly not suitable for this semi-rural, village location. As such, I wish to formally lodge an objection to the proposed licence application.

The licence seeks use of the premises 7 days a week with the potential for external and internal music to be audible throughout each day until at least 23.00. Given the proximity of residential properties fronting London Road, immediately to the east of the application site, this is totally unacceptable.

Guidance included on the EFDC website sets out that noise can be considered unreasonable depending on how loud it is, the time of the day and how long the noise has been going on for. Based on the application, taking an average Friday or Saturday as an example, noise could be ongoing for a continuous period of 15 hours, up until midnight. Given the proximity of residential properties and the proposed external nature of the music (together with the nature of the events proposed at the applications premises), it is clear that the music will be at a significant volume when experienced at the nearest residential receptors. As such, the 3 elements of the EFDC guidance will all come into play, namely unacceptable volume, duration and time of day.

It is also notable that the site lies within the Green Belt and within the buffer zone of a Special Area of Conservation. One of the key aims of planning policy is to retain the openness and permanence of the green belt and this applies to both physical development, as well as general intensification of use. The disturbance to the peace and tranquillity of the green belt, associated with the licence proposals, is not aligned with the requirement to retain openness.

Yours Faithfully,



Colin Clark

## Peter Jones

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**From:** Christine Scarborough [REDACTED]  
**Sent:** 23 June 2023 13:46  
**To:** Licensing  
**Subject:** Bliss Heights 140 London Road , Abridge RM4 1XX

Dear Sirs

It is with horror that i have discovered the application with regard to the above property.

I live the other side of Abridge just outside the village but have had to endure the noise from previous parties held at that residence . Fortunately they were not on a regular nightly basis . However I am at a loss as to how a residential property in a relatively quiet semi rural village is even considered for such a license as is now being proposed.

I strongly object to this proposal.

Kind Regards

Christine Scarborough

[REDACTED] Ongar Road

Abridge

RM4 [REDACTED]

Sent from my iPad

## Peter Jones

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**From:** Kathy Smith [REDACTED]  
**Sent:** 23 June 2023 16:56  
**To:** Peter Jones; Licensing  
**Subject:** Application WK/202325620 Formal Objection

FORMAL OBJECTION FOR LICENSE APPLICATION  
WK/202325620  
FROM

Kathy Smith  
[REDACTED] London Road  
Abridge  
Essex  
RM4 [REDACTED]

License Application WK/202325620 - 140 London Road Abridge RM4 1XX

With reference to the above application, please see below My formal objections relating to the licensing objectives.

### PUBLIC SAFETY

Abridge is a small village with very limited public transport. There is no access to tube or train a very limited bus service mainly used by school children to go to and from school.

This application would mean visitors coming and leaving would become in cars or taxis.

Either ends of London Road have no pavements so walking to the village is not a safe option as walking in the road would be very dangerous as parts of the road have a 40MPH which is the speed limit outside the property of the application.

I have lived here for 12 years and there has been numerous fatalities due to road traffic accidents on London Road. The latest being in 2021 when a Lady crossing London Road was hit by a car and died at the roadside. My fear is this would happen again if there was a large increase of traffic that would happen if there was a music venue in the village.

Most parents in the village walk their children to the primary school and nursery school that we have in the village because of the lack of parking so having additional visitors and cars to a small village would cause obvious danger to pedestrians.

There is no street lights on London Road outside the property which could be dangerous to visitors leaving the property also the whole of London Road is a no stop road people stopping to be dropped at 140 London Road by car or taxi would cause a real danger to both other cars and pedestrians.

Prevention of public nuisance.

Abridge is a small rural village surrounded by large fields, noise would obviously travel causing a huge disturbance to the whole village.

There is no obvious parking at the property we have been advised that the grounds of the property are green belt so I can't imagine development of a car park would be allowed. which would cause illegal parking on the road and blocking driveways of villagers causing a huge nuisance.

It is inevitable that large numbers of visitors would produce a large amount of rubbish and disruption to the wildlife as we have various species of bats nesting in the trees surrounding the property that we see flying about at night.

Since Covid lots of villagers work from home for all or part of the week. The daily noise from this property would be very disturbing and disruptive.

Protection of children

We have a village primary school and nursery extra visitors either on foot and in vehicles coming into the village would obviously be a danger to the local children the majority of whom walk to school on the main road,

Secondary children are picked up by bus on London Road and dropped back in the afternoon they then walk along London Road obviously this venue would bring additional traffic that would cause a real danger.

Yours Sincerely  
Kathy Smith

London Road  
Abridge  
Essex  
RM4

TEL:

Sent from my iPad

## Peter Jones

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**From:** Steve Talbot [REDACTED]  
**Sent:** 24 June 2023 11:51  
**To:** Peter Jones; Licensing  
**Subject:** Licence Application WK/202325620 Bliss Heights, 140 London Road, Abridge, RM4 1XX  
**Attachments:** 140 London Road planning letter 23.06.23.pdf

Dear Sir/Madam,

Please see attached my letter of objection in relation to the above application.

Regards

Steve Talbot

Stephen Talbot  
London Road, Abridge, Essex RM4  
Tel  
Mobile

By email & Post

[pjones@eppingforestdc.gov.uk](mailto:pjones@eppingforestdc.gov.uk)  
[licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk)

Epping Forest District Council,  
Licencing Unit,  
High Street,  
Epping,  
CM16 4BZ

23<sup>rd</sup> June 2023

Dear Sir/Madam

**Licence Application WK/202325620**  
**Bliss Heights, 140 London Road, Abridge, RM4 1XX**

I write with regard to the above Licence application received on 7th June 2023. As a local resident living in close proximity to 140 London Road, the implications of the proposed external and internal live and recorded music are very concerning and such activities are certainly not suitable for this semi-rural, village location.

As such, I wish to formally lodge an objection to the proposed licence application.

The licence seeks use of the premises 7 days a week with the potential for external and internal music to be audible throughout each day until at least 23.00. Given the proximity of residential properties fronting London Road, immediately to the east of the application site, this is totally unacceptable.

Guidance included on the EFDC website sets out that noise can be considered unreasonable depending on how loud it is, the time of the day and how long the noise has been going on for. Based on the application, taking an average Friday or Saturday as an example, noise could be ongoing for a continuous period of 15 hours, up until midnight. Given the proximity of residential properties and the proposed external nature of the music (together with the nature of the events proposed at the applications premises), it is clear that the music will be at a significant volume when experienced at the nearest residential receptors. As such, the 3 elements of the EFDC guidance will all come into play, namely unacceptable volume, duration and time of day.

**Stephen Talbot**  
[REDACTED] London Road, Abridge, Essex RM4 [REDACTED]  
Tel [REDACTED]  
Mobile [REDACTED]

It is also notable that the site lies within the Green Belt and within the buffer zone of a Special Area of Conservation.

One of the key aims of planning policy is to retain the openness and permanence of the green belt and this applies to both physical development, as well as general intensification of use. The disturbance to the peace and tranquillity of the green belt, associated with the licence proposals, is not aligned with the requirement to retain openness.

Furthermore, the property has and always has been a private residence and has not been used for external hire and parties as the licensee has alluded to on this and previous applications.

The fact that this company and individual continually looks to develop a private residence into commercial licenced property would increase the potential for crime in a rural village, affecting local public safety and impacting on the children of the village and their protection from guests of the property.

Yours Sincerely

[REDACTED]

**Stephen Talbot**

## Peter Jones

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**From:** TT Hotmail [REDACTED]  
**Sent:** 24 June 2023 14:50  
**To:** Peter Jones  
**Subject:** Objection to new licence/bliss <https://protect-eu.mimecast.com/s/mHUECglpCABnyNiNlrKF?domain=heights.chase> <https://protect-eu.mimecast.com/s/4mE0CjoYCnOkmAUR14jO?domain=cottages.london rd.abridge rm4>

I wish to object strongly to the proposed license for music day & night 7 days a week.

I live on abridge park that is a retirement complex opposite the address, the noise would travel over to us as it is very near & will cause stress to elderly residents that have health issues.

Also London road is a busy road that doesn't need lots of traffic being added, there has already been a fatality on this rd .

Abridge is a small village that at moment is very quite & peaceful place to live , nobody wants to loose the peace & quite.

Christina mulchrone

[REDACTED] abridge park

London rd

Rm4 [REDACTED]

Sent from my iPhone

## Peter Jones

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**From:** TT Hotmail [REDACTED]  
**Sent:** 24 June 2023 14:59  
**To:** Licensing  
**Subject:** Objection to bliss heights license application

I wish to object very strongly to the license application that this property has applied for.

I live on abridge park this is a retirement complex for elderly people with health problems, for this license to proceed with music 7 days a week along London road would be a disaster noise travels over from the road and would seriously disturb us plus the traffic cannot cope as it is along London rd ,already there has been a fatality along here & we don't want anymore to follow ,the road would not be able to cope with extra traffic from this venue Abridge is a lovely small village & this licence would ruin it.with noise & traffic pollution.

Christina mulchrone

[REDACTED] abridge park

London rd

Rm4 [REDACTED]

Sent from my iPhone

## Peter Jones

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**From:** Jayne Cootes [REDACTED]  
**Sent:** 25 June 2023 16:55  
**To:** Peter Jones  
**Cc:** Jayne Cootes  
**Subject:** Objection to licensing application Bliss Heights London Rd Abridge

Dear Mr Jones

Please find below my grounds for objecting to the above licensing application:

My details are.. Gary Cootes, [REDACTED] London Rd, Abridge, Romford RM4 [REDACTED] I have lived at this address for 38 years and my property borders onto the back edge of Bliss Heights.

I understand that there are set reasons for an objection and hopefully I will cover these below.

### Public Safety

My main concern under this category would be the number of vehicles entering the property. The proposal mentions up to 500 guests and the amount of vehicles needed to accommodate these would be substantial. There is only one entrance/ exit at the property and as I understand it the owner wanted further parking on green belt land that has been denied. London Road is unlit and has been plagued with accidents over the years and this could only be exasperated by the amount of vehicles coming to the property. These accidents include a fatal accident out side the property, a van driven into the front of an adjacent property at speed causing substantial damage, all three vehicles written off on my drive when a vehicle lost control, my neighbour having two of her vehicles written off having been crashed into while on the road, a vehicle driving into a telegraph pole near to Bliss Heights. The other notable accident was a fatal incident involving a pedestrian on London Rd only a short time ago. I am sure there are others that I have forgotten about but this gives you a feel for the danger on this road. As already stated the whole road has no highway lighting and is very dangerous for pedestrians especially along the area between Gravel Lane and the local petrol station. Increased traffic going to and from Bliss Heights can only make this worse and therefore increasing the danger to pedestrians and car users. I am especially worried about queues of traffic waiting to get into the property which will cause traffic chaos on an already congested and busy road,. The applicant states that all vehicles will be accommodated inside the property but he will have no control of vehicles who decide to park on the road outside the property on the unlit road which will be a major road hazard.

The other worry is persons coming to the venue being dropped off and picked up by taxis which will cause a further hazard on London Road.

### Public Nuisance

One of the biggest problems I foresee is the noise that will be coming from the venue on 'party' days. Many of us live in the rear of our properties and the distance from the venue site to my back window is probably in the region of 300 metres which is nothing. The applicant wants the hours up till midnight on weekdays and later at weekends which would mean that we would have no other option to listen to his events all week long. It was not so long ago that there was a venue in Langston Road in Loughton which had regular events and the sound carried as clear as anything across the M11 and over the fields to our properties. That venue was about 6 times the distance that the applicant will have his venue and EFDC officers were called out to that on a regular basis. There is also the noise of vehicles leaving the site at all hours of the day and night but especially manoeuvring around the site in the early hours of the morning and then leaving along London Road.

Abridge is a small village with open agricultural land on all sides and any music or other venue generated noise such as shouting, laughter etc would carry a huge distance as already stated.

### Protection of Children

I believe that the noise aspect should also feature under this heading as if a child is kept awake all night by music how will they be fit for school the next day and I believe that this is what will happen if this application is granted.

There is also the fear, rightly in my mind, of the thought of increased traffic which children and parents will have to contend with.

Older children have to use a bus service to get to schools located outside the village and these pupils are picked up and dropped in London Road. The younger ones are walked to school by the parents. Further venue traffic would be a serious hazard to these children who have to cross the road. There are NO assisted crossing facilities on London Road ie zebra crossings etc the closest being outside the Blue Boar pub in the village centre.

To summarise.... I note that the applicant states that the venue has previously been used to host events such as he proposes however this is simply not true. The previous owner did have some parties, fireworks etc but these were private events for his own guests and NOT corporate events. The applicant states that his proposal would be to the benefit of the village but it will not and never will be.

There are numerous points that I would like to mention about this proposal but I feel that they may fall outside of the remit of an Objection however I will 'bullet point' them so they are at least they are on my formal objection.

1. No fee paying customers at the event...how does he propose to pay for it all then?
2. It will be a residential property....is he going to live there with all his family with parties going on every day? And if so why would he need a live in manager.
3. Venue to be at NE corner of the property.... Then why have a function room inside the main property ?

I would respectfully request that this email be added to your case notes as a formal objection to the application.

Yours faithfully..... Gary Cootes

Sent from my iPad

## Peter Jones

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**From:** Kat Wilson [REDACTED]  
**Sent:** 26 June 2023 11:39  
**To:** Peter Jones; Licensing  
**Subject:** Objection to new licence application - Bliss Heights, Chase Cottage, 140 London Road, Abridge, RM4 1XX - Kathryn Wilson

To Whom It May Concern,

I would like to strongly object to this licence/application at the above premises.

I have lived in this home with my parents for 38 years and have always felt very lucky and proud to live where I do. Abridge is a very beautiful, peaceful and quaint **village**.

In my opinion, to allow such a licence to be granted for a 7 day a week music venue in such a small village would be a terrible mistake. I honestly believe it would be the decline of our beautiful country village of Abridge.

There are many factors to this that in my opinion will affect this village. We are lucky enough to live in the most beautiful surroundings, we have so much nature/wildlife on our doorstep. With a venue such as this causing noise, dust, pollution this could be detrimental to all of that.

I live on the very busy main road of London Road itself where we only have a single carriage each way, which at times is already dangerous enough. I have witnessed cars mounting the pavement to get round people turning into the garage. We have also had, to the best of my knowledge, at least TWO fatalities. Also directly outside of my house we had a drunk driver one evening crash into our driveway and turning the car on it's side and landing in our hedge just missing my car. This also knocked down my neighbours brick wall. This was a drunk driver who ran away from the incident – imagine if that had killed someone. This will be happening far more if this Licence is granted!

If this was to be granted the amount of traffic coming through here at all hours of the day and night would be ridiculous. The roads or pathways are not big enough. This is a village.

Living in this village for as long as I have, I know how noise can travel and how far! This is on our doorstep and I absolutely dread to think at how bad this is going to get. This village has many people who have lived here years, because it is such a beautiful village to live in – to let this go ahead and wreck what was once such a friendly, warm and lovely village would be a disaster and a true mistake. This proposed venue backs onto my home, and many of

my friends' homes. I feel for every one of us who will have to endure this if this goes ahead. It doesn't make sense that it can even be possible or allowed. The village is far too small for a venue such as this.

As well as all the above we have a rise in crime and in my opinion this is only going to get worse. The amount of houses that this venue backs onto would be so open and vulnerable, especially as we back onto fields. I certainly wouldn't feel safe knowing this was going ahead and many people are walking around behind my home. I would feel very vulnerable indeed.

It just all seems so unfair to want such an extravagant venue in such a small village.

This is 100% my objection to this licence/application.

Kathryn Wilson

London Road, Abridge, Essex,

## Peter Jones

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**From:** Kat Wilson [REDACTED]  
**Sent:** 26 June 2023 11:52  
**To:** Peter Jones; Licensing  
**Subject:** Carole Wilson - Objection to new licence application - Bliss Heights, Chase Cottage, 140 London Road, Abridge, RM4 1XX

Dear Sir/Madam,

I have tears in my eyes whilst I am trying to put into words what Abridge means to me and what this Licence being granted could do if allowed to go ahead.

Many years ago, looking for a new home with our new baby, we thought we would give Abridge a try. We need not have worried at all – it was one of the friendliest and caring Villages thanks to so many heartfelt people who give their time to see that we can have a good wellbeing.

Our daughter is now a young lady (40 years old), and only has good things to say about our beloved Abridge. I know that so many people feel the same way about this Village, and to allow a Licence such as this to go ahead would change so much. It will never be the same again here. You don't support a village this many years and put so much into the village for it all to be taken away in an instant. This is about people's homes, livelihoods and in my eyes their mental health that will be affected by the stress and so many other factors and issues that this Licence would carry. Noise, increase in traffic, pollution, crime rate... the list goes on.

I just wonder if the new people applying for this Licence at the above address have ideas that are far too big for this small village that can so easily change the lives of so many, and change the picture of our lovely country village.

This is my objection to this Licence.

Yours faithfully,

Carole Wilson, [REDACTED] London Road, Abridge, Essex, RM4 [REDACTED]

## Peter Jones

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**From:** Kat Wilson [REDACTED]  
**Sent:** 26 June 2023 11:59  
**To:** Peter Jones; Licensing  
**Subject:** David Wilson - Objection to new licence application - Bliss Heights, Chase Cottage, 140 London Road, Abridge, RM4 1XX - David Wilson

To Whom It May Concern,

The village of Abridge is still one of those villages that has a strong sense of community. I honestly don't know how a person can buy a local property and want to cause a music nuisance every evening - 7 days a week!.

We have constant traffic all day long and now it seems this person wishes to cause more traffic during the evening. Apart from this, they want to cause a load of noise with the music. Anyone in Abridge will tell you how any noise can be heard all the way around the village, especially in the evenings.

The London Road is only able to accommodate traffic one lane in each direction. I have lived in Abridge for about 38 years and I know we have had two road deaths. I have also had the frightening experience of late one night/early hours of the morning a drunken driver (who ran from the scene!) was trying to overtake another vehicle and came crashing onto the other side of the road right through and into my shrub ben in my very own front drive and knocking down my neighbours brick wall in the process. The car landed on its side in our front drive!

I think it would be completely wrong for this to be allowed. I have also noticed the increase in For Sale signs appearing on the properties on the London Road. If this person/people gets permission to go ahead with their plans I believe it will be a blight on Abridge and it will start a decline and mass exodus in our lovely village.

This is my objection to this application.

Yours faithfully,  
David Wilson, [REDACTED] London Road, Abridge, Essex, RM4 [REDACTED]

## Peter Jones

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**From:** alison conway [REDACTED]  
**Sent:** 28 June 2023 20:27  
**To:** Peter Jones; Licensing  
**Subject:** Objection to licensing application Bliss Heights London Rd Abridge RM4 1XX

Dear Mr Jones

Please find below my grounds for objecting to the above licensing application:

My details are Alison Conway  
Address: [REDACTED] Middle Boy, Abridge, Essex, RM4 [REDACTED]

I am objecting to the proposed plans for the following reasons:

### 1. Public Safety

I am concerned regarding the number of vehicles that would be entering and exiting the property. The proposal states up to 500 guests and this number of vehicles would fundamentally impact public safety. As I understand there is only one entrance/ exit at the property and further parking on green belt land was denied. London Road is unlit and there have been numerous accidents over the years. With an increase of the number of cars and vehicles, including vans for catering and bringing equipment to host events, that would require entering and exiting the property, would only exacerbate the number of further accidents. A fatal accident outside the property has already occurred and residents living close to the property have incurred substantial damage to their property as a result of accidents on what is already known to be a busy and dangerous road. Residents close to the property have previously had cars written off. A resident not long ago was involved in a fatal crash on London road. Not doubt there have been other accidents but I feel reassured that these accidents and a fatality highlight the dangers on this road.

There is no lighting on London Rd which makes it dangerous for pedestrians particularly from Gravel Rd to the petrol station. There is a very limited transport service covering this area and therefore guests have no alternative but to arrive to the premises by car or taxi, therefore increasing the dangers to pedestrians.

With only one exit in and out of the property I am concerned about queues of traffic which will cause congestion to an already busy road. The applicant states that all vehicles will be accommodated inside the property but he will have no control of vehicles who decide to park on the unlit road outside the property which will be a further major road hazard to other drivers.

If people are being dropped off and picked up outside the property this will cause further hazards on London Road and potentially increase the number of accidents.

### 2. Prevention of Public Nuisance

The applicant states for the property to be used for parties such as wedding and ceremonies and live music. This would cause residents living close to the premises no rest throughout the day or evenings and could impinge on their mental well-being. Noise carries, I live on Middle Boy and often hear the motorway traffic from the M11 which is some distance away. I am concerned that the noise from the premises will carry leaving me with undisturbed sleep and prevent me from enjoying the quiet village.

There is also concern that the noise will prevent my children from sleeping.

### 3. The Protection of Children from Harm

I am concerned for the safety of children. There is a bus service to get children to and from schools which is located outside the village and these pupils are picked up and dropped off in London Road. The increase in traffic puts them at risk along with parents who use this road to walk their children to school. The traffic to and from the venue

traffic would be a serious risk to both adults and children crossing the road. As you are aware there are no crossings or traffic lights along London road to ensure the safety of children and parents crossing the road.

I also note that the applicant states that the venue has previously been used to host events, however this is not true. I do not believe that the proposal would be of any benefit to the village, and only carries disadvantages to the local residents.

I would trust that this email is added and considered as a formal objection to the application.

Kind regards  
Alison Conway

## Peter Jones

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**From:** elaine sealey [REDACTED]  
**Sent:** 27 June 2023 12:49  
**To:** Peter Jones; Licensing  
**Subject:** FORMAL OBJECTION FOR LICENSE APPLICATION WK/202325620

FORMAL OBJECTION FOR LICENSE APPLICATION  
WK/202325620  
FROM

Elaine Sealey  
[REDACTED] London Road  
Abridge  
Essex  
RM4 [REDACTED]

License Application WK/202325620 - 140 London Road Abridge RM4 1XX

With reference to the above application, please see below My formal objections relating to the licensing objectives.

### **Public Safety**

Abridge is a small village with very limited public transport. There is no access by tube or train and a very limited bus service mainly used by school children to go to and from school and the elderly for shopping. This application would mean visitors would be arriving and leaving by vehicles with very limited routes in and out of the village.

Most parents in the village walk their children to and from the primary and nursery school that we have in the village because of the lack of parking so having additional visitors and cars to a small village would cause obvious danger to pedestrians. Especially as there are no pavements in certain parts of the London Road. The speed limit outside of the property in question is 40mph and given that there are no street lights on London Road this could be a danger for residents and visitors arriving and leaving the property. Also London Road is a no stop road so any vehicle stopping to drop off at the property in question could cause a potential deadly danger.

### **Prevention of public nuisance.**

Abridge is a small rural village surrounded by large fields, noise would obviously travel causing a huge disturbance to the whole village.

There are no obvious parking spaces at the property. We have been advised that the grounds of the property are green belt so I can't imagine development of a car park would be allowed which would cause illegal parking on the road and blocking driveways of villagers causing a huge nuisance.

I am also worried about the wildlife as it is only inevitable that with the potential large number of visitors there will be litter and rubbish left and, as we have, at that end of the village nesting bats and other wildlife and this could cause a threat to them

Since the pandemic lots of villagers work from home for all or part of the week. The licence has been submitted to cover the hours from 9 a.m this would cause disruption to those working from home.

### **Protection of children**

We have a village primary school and nursery extra visitors either on foot and in vehicles coming into the village would obviously be a danger to the local children the majority of whom walk to school on the main road,

Secondary children are picked up by bus on London Road and dropped back in the afternoon they then walk along London Road obviously this venue would bring additional traffic that would cause a real danger to them.

Lastly, I would like to add that I have lived in the village for over 8 years, in the last two years my neighbour was hit by a car and killed. The increase in traffic would only increase the risk to local villagers and visitors alike. Since my neighbour was killed there have been no alterations to the road to slow the traffic down

Yours Sincerely  
Elaine Sealey

■ London Road  
Abridge  
Essex  
RM4 ■

TEL: ■■■■■■

## Peter Jones

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**From:** sandra.hardy24 [REDACTED]  
**Sent:** 27 June 2023 17:10  
**To:** Licensing  
**Subject:** Objection to Premises License for Bliss Heights, 140 London Road RM4 1XX

I am writing to express my strong objection to the granting of a live music or recorded music or similar license located at the above address within our village. As a concerned resident of the community, I firmly believe that such a decision would have a detrimental impact on the peace, tranquillity and overall quality of life for the residents in our neighbourhood.

First and foremost, it is important to consider the noise disturbance that live or recorded performances can cause. The serene and quiet nature of our village is one of the primary reasons why people choose to reside here. Allowing regular live music events or recorded performances would undoubtedly disrupt the peaceful atmosphere that we have all come to appreciate and cherish. The noise pollution generated by amplified music or the sound of multiple instruments being played concurrently would intrude upon the privacy and peacefulness of neighbouring properties, affecting residents and their families.

Moreover it is important to recognise that the residential area within our village is not suitable for commercial or public entertainment activities. Granting this licence could set a precedence that would open the floodgates for further commercialisation activities within this community. This would undermine the unique charm and character that our village possesses and ultimately erode the sense of community that we have worked so hard to foster.

Additionally, the potential increase in traffic, parking issues and the associated safety hazards cannot be overlooked. Hosting regular live music events or recorded performances would undoubtedly attract a larger number of vehicles to our quiet streets, leading to congestion and potential risks to pedestrians especially children and the elderly as there is no safe crossing nearby. We have unfortunately already had one fatality along this road.

The limited parking spaces available in the vicinity would be insufficient to accommodate the influx of visitors, further exacerbating the traffic related concerns.

In light of all these considerations, I respectfully request that the District Council seriously reconsider the application at the mentioned premises. Our village should prioritise the well-being and interests of its residents above any commercial or entertainment activities that could disturb the harmony of our community.

Thank you for your attention to this matter.

Sandra Hardy  
[REDACTED] London Road  
Abridge  
RM4 [REDACTED]

Sent from my Galaxy

## Peter Jones

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**From:** brian snellin [REDACTED]  
**Sent:** 02 July 2023 18:07  
**To:** Peter Jones; Licensing  
**Subject:** Re: Objection to Bliss Heights, Chase Cottage, London Rd, Abridge, RM4 [REDACTED] - New license

Thank you for your advice.

Please find below an updated objection.

This email is my formal objection to the new license application at Bliss Heights. I object to this under the licensing objectives: The prevention of Public Nuisance, Public Safety.

The application states that the venue could be used every night of the week for up to 500 people, indoors or outdoors. As a local resident living very close to the property. I do not want to be hearing the sound of music potentially every night or multiple nights particularly in the summer months if events are held outside which would disturb mine and my neighbours peace and quiet and upset the local wildlife. If approval was granted this would impact myself as mentioned above and undermine the Prevention of Public Nuisance objective.

With up to 500 people parking, in excess of 100 spaces may be needed and this would not be possible on the land, where would they park? The applicant statement says that no parking will be external to the property but we all know people will park anywhere if the venue was at capacity. The proprietor will not be able to control where people end up parking. We know this from the annual fireworks event in Abridge where roads are conned off and parking provided in nearby fields and people still choose to park on the conned off areas, park on the side of roads in dangerous positions and park on the drives of private properties. London Road is already a busy road and the increase in traffic is a concern. Whenever the petrol garage drops his prices traffic queues outside my house. With the increase in traffic arriving for events this will contribute to this even further. On days when the petrol price is low, traffic queues on both sides of the road making it a single lane road. This would increase the risk of accidents, a fatality incurred on London Road last year when a local resident was tragically killed and my neighbour's father in law was nearly run over too. If approval was granted this would undermine the Public Safety objective and prevent me from safely entering and leaving my property by car or foot if people choose to park along London Road.

Brian Snellin

[REDACTED]

[REDACTED] London Road

Abridge

Essex

RM4 

## Peter Jones

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**From:** Jayne cootes [REDACTED]  
**Sent:** 27 June 2023 21:55  
**To:** Peter Jones  
**Subject:** Licence Application wk/202325620 - Bliss Heights/Chase Meadows 140 London Road Abridge RM41XX

Dear Mr Jones

Please find below my grounds for objecting to the above licensing application:

My details are:

Jayne Cootes, [REDACTED] London Rd, Abridge, Romford RM4 [REDACTED]. I have lived at this address for 38 years and my property borders onto the back edge of Bliss Heights (Chase Meadow).

I understand that there are set reasons for an objection and I will attempt to address these below.

Public Safety

My concerns under this category include:

- the large number of vehicles entering and leaving the property. The proposal mentions up to 500 guests and the amount of vehicles needed to transport these guests and associated supplies and services would be substantial.
- There is only one entrance/ exit at the property. I am aware that the owner wanted to build a further parking facility but this was going to be on green belt land and has been denied for the time being.
- London Road is unlit and has been plagued with accidents over the years and this application would heighten the risk of accidents by the additional number of vehicles accessing and leaving the property.
- Some of the accidents mentioned include:
  - a fatal accident outside the property
  - a van driven into the front of an adjacent property at speed causing substantial damage
  - all three vehicles written off on my drive when a vehicle lost control

- my neighbour having two of her vehicles written off having been crashed into while parked on the road
- a vehicle driven into a telegraph pole near to Bliss Heights.
- The other notable accident was a fatal incident involving a pedestrian on London Rd only a short time ago.

There have been other accidents, however, I hope these examples give you a feel for the dangers residents who live on this road must deal with.

London road has no highway lighting between Gravel Lane and the local petrol station and this is very dangerous for pedestrians and drivers. Increased traffic going to and from Bliss Heights can only make this situation worse and therefore increases the dangers to pedestrians and car users. I am very concerned about queues of traffic trying to access the property as this will cause traffic chaos on an already congested and extremely busy road.

The applicant states that all vehicles will be accommodated inside the property, however, he will not have any control or be able to manage drivers who decide to park on the main road outside the property on a road which is unlit so this will become a major road hazard.

Taxi pick up and drop off of customers at the venue will cause a further hazard along London Road. Delivery of goods and services to the property will only add to a potentially significant increase in road traffic to and from this property.

#### Public Nuisance

One of the biggest problems I foresee is the noise that will be coming from the venue on 'party' days. Many of us have houses and gardens backing onto this property which means our normal living conditions will become a nightmare and we will be unable to continue to enjoy our own gardens or sleep peacefully because of the noise as the distance from the venue site to my back window is probably in the region of 300 metres.

Abridge is a rural village with large surrounding fields. Noise would travel and cause a huge disturbance.

Currently there is no appropriate parking at the property to accommodate the 'up to 500' guests or the associated goods and services delivery/collection. The grounds in the application are green belt so I assume a car parking development at the property would not be allowed. Illegal parking on the road and blocking villagers drives would be a huge nuisance.

Post covid many of the villagers work from home for part of the week. The daily noise from this venue would be very disruptive to this.

The applicant states the requirement to:

- Play Live and Recorded music

- anything of a similar Description to live music Recorded Music or Performances of Dance indoors or Outdoors

The hours stated are from 10am or 12noon up till 11pm on weekdays and on weekends from 9am or 10am till midnight which would mean that we would be in the intolerable position of having to listen to his events all week long. This noise would also impact on the lives of residents with serious health issues and also young children and students whose lack of sleep would impact their education. In addition to the impact on the human population there is also the local wildlife population to be considered.

In recent years a venue in Langston Road in Loughton had regular events and the sound carried as clear as anything across the M11 and over the fields to our properties and complaints were made to EFDC. That venue was about 6 times the distance from my property and EFDC officers were called out to that on a regular basis. This applicants' property is a fraction of the distance from my property and I believe the noise from his proposed events will be intolerable.

I am also concerned about the level of noise from vehicles leaving the site at all hours of the day and night and in addition vehicles driving around the site in the early hours of the morning and then leaving along London Road.

Abridge is a small village with open agricultural land on all sides and any music or other venue generated noise such as shouting, laughter, fireworks etc would carry a huge distance.

#### Protection of Children

I am very concerned that the noise aspect should feature under this heading because if a child is kept awake all night by music how will they be fit for school or college the next day? this will happen if this application is granted. The increase in traffic is a danger to children and parents who will have a busier road to contend with.

Older children/students who have to use a bus service to get to schools located outside the village are picked up and dropped off in London Road. The younger ones are walked to school by the parents. Further venue traffic would be a serious hazard to these children, students who have to cross the road. There are NO assisted crossing facilities along the London Road i.e. zebra crossings etc the closest and only zebra crossing is outside the Blue Boar pub in the village centre.

These children then walk home along London road. This venue with its additional traffic would cause a real danger.

To summarise:

The applicant states that the venue has previously been used to host events such as he proposes but I can assure you this is not true. The previous owner did have some parties, fireworks etc but these were private events for his own guests and NOT corporate events.

The applicant states that his proposal would be to the benefit of the village again this not true and highly unlikely to come to fruition.

I have many concerns about this proposal but some fall outside of the remit of an Objection however I will 'bullet point' them so they are at least on my formal objection.

1. No fee-paying customers at the event - he stated in a previous application (now withdrawn) and correspondence to local residence that he needed to recoup the costs of work on the property - so how does he propose to pay for it all then?

2. It will be a residential property....is he going to live there with all his family with parties going on every day? And if so, why would he need a live in manager.

3. Venue to be at NE corner of the property.... Then why have a function room inside the main property ?

4. Inevitable large amounts of rubbish and disruption to wildlife would have an impact on the biodiversity of the River Roding and Green belt land where vast amounts of household and commercial waste have already been illegally dumped and await removal. There are various species of bats nesting in trees surrounding the property and they can be seen flying around at night.

I would respectfully request that this email be added to your case notes as a formal objection to the application.

Yours faithfully Jayne Cootes

Kind Regards

Jayne Cootes

MRS C. Horbyay  
London R11  
Abridge  
RM4  
24<sup>th</sup> June 2023.

Applicant UMAR HUSSAIN  
Bliss Heights  
140 London R11  
Abridge  
RM4 1XX.

Application received 7<sup>th</sup> June 2023.

Dear Sir

I am objecting to what is proposed would be a public noise nuisance, every single day of the week, and more air pollution with more cars on an already busy A. road.

This village does not need this proposal as it already has a venue for weddings and gatherings etc i.e. the village hall.

yours faithfully,

[Redacted Signature]

## Peter Jones

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**From:** Jayne cootes [REDACTED]  
**Sent:** 28 June 2023 15:40  
**To:** Peter Jones  
**Subject:** Sheila Saunders - Licence application Bliss House - objection  
**Attachments:** S Saunders [REDACTED]

Please see attached my objection

Kind Regards

Sheila Saunders

Dear Mr Jones

Please find below my grounds for objecting to the above licensing application:

My details are:

Sheila Saunders, [REDACTED] London Rd, Abridge, Romford RM4 . I have lived at this address for years and my property backs directly onto Bliss Heights (Chase Meadow).

I understand that there are set reasons for an objection and I will attempt to address these below.

#### Public Safety

My concerns under this category include:

1. the large number of vehicles entering and leaving the property because the proposal mentions up to 500 guests. The number of vehicles needed to transport these guests and supplies and services would be huge.
2. There is only one entrance/ exit at the property. The owner did want to build a car park but this was going to be on green belt land and has been denied for the time being.
3. London Road is unlit and has had lots of accidents over the years and this application would increase the risk of accidents by the additional number of vehicles and leaving the property.
4. Some of the accidents mentioned include:
  - a fatal accident outside the property
  - a van driven into the front of an adjacent property to my house at speed causing substantial damage
  - all three vehicles written off on my neighbours drive when a vehicle lost control
  - my neighbour having two of her vehicles written off having been crashed into while parked on the road
  - a vehicle driving into a telegraph pole near to Bliss Heights.
  - There was also a fatal accident involving a pedestrian on London Rd only a short time ago.

There have been other accidents, however, I hope these examples give you a feel for the dangers residents who live on this road must deal with.

London road has no highway lighting between Gravel Lane and the local petrol station and this is very dangerous for pedestrians and drivers. Increased traffic going to and from Bliss Heights can only make this situation worse and therefore increases the dangers to pedestrians and car users. I am very concerned about queues of traffic trying to access the property as this will cause traffic chaos on an already congested and extremely busy road.

The applicant states that all vehicles will be accommodated inside the property, however, he will not have any control or be able to manage drivers who decide to park on the main road outside the property on a road which is unlit so this will become a major road hazard.

Taxi pick up and drop off of customers at the venue will cause a further hazard along London Road. Delivery of goods and services to the property will only add to a potentially significant increase in road traffic to and from this property.

#### Public Nuisance

One of the biggest problems I foresee is the noise that will be coming from the venue on 'party' days. Many of us have houses and gardens backing onto this property which means our normal living conditions will become a nightmare and we will be unable to enjoy our own gardens or sleep peacefully

because of the noise as the distance from the venue site to my back window is probably in the region of 300 metres.

Abridge is a rural village with large surrounding fields. Noise would travel and cause a huge disturbance.

Currently there is no appropriate parking at the property to accommodate the 'up to 500' guests or the associated goods and services delivery/collection. The grounds in the application are green belt so I assume a car parking development at the property would not be allowed. Illegal parking on the road and blocking villagers drives would be a huge nuisance.

Post covid many of the villagers work from home for part of the week. The daily noise from this venue would be very disruptive to this.

The applicant states the requirement to:

- Play Live and Recorded music
- anything of a similar Description to live music Recorded Music or Performances of Dance indoors or Outdoors

The hours stated are from 10am or 12noon up till 11pm on weekdays and on weekends from 9am or 10am till midnight which would mean that we would be in the intolerable position of having to listen to his events all week long. This noise would also impact on the lives of residents with serious health issues and also young children and students whose lack of sleep would impact their education. In addition to the impact on the human population there is also the local wildlife population to be considered.

In recent years a venue in Langston Road in Loughton had regular events and the sound carried as clear as anything across the M11 and over the fields to our properties and complaints were made to EFDC. That venue was about 6 times the distance from my property and EFDC officers were called out to that on a regular basis. This applicants' property is a fraction of the distance from my property and I believe the noise from his proposed events will be unbearable.

I am also concerned about the level of noise from vehicles leaving the site at all hours of the day and night and in addition vehicles driving around the site in the early hours of the morning and then leaving along London Road.

Abridge is a small village with open agricultural land on all sides and any music or other venue generated noise such as shouting, laughter, fireworks etc would carry a huge distance.

#### Protection of Children

I am very concerned that the noise aspect should feature under this heading because if a child is kept awake all night by music how will they be fit for school or college the next day? this will happen if this application is granted. The increase in traffic is a danger to children and parents who will have a busier road to contend with.

Older children/students who have to use a bus service to get to schools located outside the village are picked up and dropped off in London Road. The younger ones are walked to school by the parents. Further venue traffic would be a serious hazard to these children, students who have to cross the road. There are NO assisted crossing facilities along the London Road i.e. zebra crossings etc the closest zebra crossing is outside the Blue Boar pub in the village centre.

These children then walk home along London road. This venue with its additional traffic would cause a real danger.

To summarise:

The applicant states that the venue has previously been used to host events such as he proposes but I can assure you this is not true. The previous owner did have some parties, fireworks etc but these were private events for his own guests and NOT corporate events.

The applicant states that his proposal would be to the benefit of the village again this not true and highly unlikely to come to fruition.

I have many concerns about this proposal but some fall outside of the remit of an Objection however I will 'bullet point' them so they are at least they are on my formal objection.

1. No fee-paying customers at the event – he stated in a previous application (now withdrawn) and correspondence to residence that he needed to recoup the costs of work on the property - so how does he propose to pay for it all then?
2. It will be a residential property....is he going to live there with all his family with parties going on every day? And if so, why would he need a live in manager.
3. Venue to be at NE corner of the property.... Then why have a function room inside the main property ?
4. Inevitable large amount of rubbish and disruption to wildlife would have an impact on the biodiversity of the River Roding and Green belt land where vast amounts of household and commercial waste have already been illegally dumped. There are various species of bats nesting in trees surrounding the property and these can be seen flying around at night.

I would respectfully request that this email be added to your case notes as a formal objection to the application.

Yours faithfully Sheila Saunders

## Peter Jones

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**From:** Rod Henderson [REDACTED]  
**Sent:** 29 June 2023 23:23  
**To:** Licensing; Peter Jones  
**Subject:** Objection to granting a premises license for 140 London Road, Abridge

Dear Sir/Madam,

I am writing to express my strong objection to the recent application for a premises license at 140 London Road, Abridge. As a concerned resident of London Road and someone who deeply values the quietness of our rural setting, I am deeply worried about the potential negative impacts that granting such a license would have on our village.

One of the primary concerns regarding this application is the inadequacy of our village's infrastructure and safety measures. The lack of street lights and narrow pavements pose significant risks to pedestrians, particularly during evening hours when visibility is low. Moreover, the 40 mph speed limit outside the property further exacerbates these safety concerns, increasing the risk of accidents and jeopardising the well-being of both pedestrians and motorists. Granting a premises license, with the significantly increased foot and motor traffic this would bring, without addressing these fundamental safety issues would not only compromise the safety of our community members but also undermine their right to a secure and peaceful living environment.

Also, I would like to emphasize that our village's geographical location presents additional concerns. Being situated in a valley, sound tends to travel more effectively, magnifying the impact of noise pollution throughout the area. Allowing the property to play loud music, as would be expected for the type of events they wish to host, without appropriate soundproofing measures would undoubtedly be a significant nuisance to the whole village and in particular the residents of London Road, robbing us all of our right to enjoy a peaceful living environment.

In addition, I would like to bring attention to the environmental damage recently inflicted by the property owners; They have wilfully and irreversibly damaged the meadow by the river behind our property, which served as an integral part of our village's natural beauty and supported a diverse ecosystem. I have been told that the owners have since denied access to the Environment Agency, obstructing their ability to assess and mitigate the environmental impact caused. This raises serious questions about the owners' commitment to following appropriate laws and cooperating with regulatory agencies.

Finally, there are also horses kept in the fields immediately adjacent to the property which would undoubtedly be disturbed by loud music being played during the day into the evening every day of the week. As I mentioned above, this is a rural and residential setting and it is therefore completely inappropriate for the type of venue they are trying to establish here.

Considering these multiple concerns, including the inadequate infrastructure, safety risks, lack of cooperation with the regulatory agencies, adjacent livestock and the amplified impact of sound in our valley, I strongly urge you to reject the application for a premises license at the property. Preserving the well-being, safety, and tranquillity of our community, as well as protecting our natural surroundings, should be of paramount importance when considering such applications.

Thank you for your attention to this matter. I trust that you will carefully evaluate the objections raised by myself and other concerned residents. If any further information or supporting evidence is required, please do not hesitate to contact me.

Yours sincerely,

Rhoderic Henderson  
■ London Road,  
Abridge,  
Romford  
RM4 ■

## Peter Jones

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**From:** [REDACTED]  
**Sent:** 30 June 2023 17:02  
**To:** Peter Jones; Licensing  
**Subject:** Licence Application - Umar Hussain 140 London Road Abridge

To whom it may concern

I am writing to object to the application for a licence made by Umar Hussein relating to the premises at 140 London Road Abridge.

My objection is based on the following concerns:

- The location of the property in London Road is in the immediate vicinity of residential housing and their outdoor spaces and the noise nuisance and disruption on a daily basis at all hours would be unacceptable, especially given the ease with which noise carries across the open fields. Late night noise will be particularly disruptive to family homes with children in the immediate area.
- The proposed numbers of people attending events implies a considerable increase in traffic movements. London Road is already extremely busy, with a questionable safety record due to speeding vehicles; further increases in traffic are likely to lead to more accidents and will exacerbate the danger for children and others in crossing the road.
- Nighttime traffic leaving the venue, either by foot or vehicle, is likely to be particularly disruptive to neighbouring properties both in terms of further noise and possible socially unacceptable, disorderly behaviour which may then lead to petty or more serious crime in the area.

Yours sincerely

Janet Handley

[REDACTED]  
London Road  
Abridge  
RM4 [REDACTED]

## Peter Jones

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**From:** Peter Berridge [REDACTED]  
**Sent:** 04 July 2023 16:07  
**To:** Peter Jones  
**Subject:** Objection to WK/202325620, 140 London Road, Abridge. RM4 1XU

I would like to object to the use of Bliss heights 140 London road as a place for weddings, sporting events, and music events.

Bliss Heights has never been anything other than a home in my time in Abridge.

1, I think that without a doubt having a music venue would create apart from the noise, there is every chance that people leaving the premises especially if fuelled with alcohol become violent and who knows where goes.

2, Parking, where are all the cars going to park, certainly London road is not suitable as being a resident in London road you only need one car parked in it and two vehicles cannot pass one and other and that would no doubt be dangerous for any pedestrians.

3. I think that this will lead to it becoming a real public nuisance and the very possibility of leading to crime.

Mr Peter BERRIDGE

[REDACTED] London road

Abridge

RM4 [REDACTED]

Sent from my iPad

## Peter Jones

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**From:** Judith Gershon [REDACTED]  
**Sent:** 03 July 2023 22:43  
**To:** Peter Jones; GERSH ☆☆☆☆☆☆; Judith Gershon  
**Subject:** Re: OBJECTION TO BLISS HEIGHTS, LONDON RD, ABRIDGE.. LICENCE APPLICATION  
**Attachments:** 0.jpg; Applicant Statement for Objectors 23 June 2023.pdf

dear mr peter jones...

If this licence is granted, with the potential of entertaining upto 500 guests at any single event, this would mean a huge amount of extra traffic on the London Rd.. which is already a very busy road...causing more congestion and more noise , daytime and late into the evenings, weekdays and weekends.

There is limited pavement and walkways in some parts of this road , with no street lights or pedestrian crossing. a potential hazard and danger for adults and particularly for children.

The excess noise from such a venue caused by cars, music, possibly celebration fireworks, and the general noise levels caused by large groups of people chatting, laughing, singing, cheering etc and generally having a great time, would cause a terrible disturbance to the local community and particularly at night, especially for those with children trying to sleep.

We live in Hoe Lane and can be disturbed by events from as far away as The Village Hall, Woolston Manor and Hainault Forest Park.

So for us and in particular those living in very close proximity , this would be a nightmare, on weekdays and weekends,

causing an issue of

PUBLIC NUISANCE

PUBLIC SAFETY

PROTECTION OF CHILDREN FROM HARM

for all the reasons i have stated above.

kind regards

Mrs J and Mr P Gershon

[REDACTED] HOE LANE

RM4 [REDACTED]

## Peter Jones

---

**From:** Mark Mills [REDACTED]  
**Sent:** 03 July 2023 10:57  
**To:** Peter Jones  
**Subject:** Licensing objective

Dear Peter,

Mark Mills, [REDACTED] London Rd, RM4 [REDACTED].

I would like to object under objective - prevention of public nuisance

Due to the volume of music played outside premises of 140 Bliss Heights, London Rd, RM4 1XX , applying for new premises license for live music, and anything similar discription to live music, recorded or proformance of dance 7 days a week from 10am to 12 pm.

Kind regards

Mark Mills.

## Peter Jones

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**From:** trish stone [REDACTED]  
**Sent:** 03 July 2023 11:58  
**To:** Peter Jones  
**Subject:** re: Planning objection  
**Attachments:** objection.docx

Good morning Mr Jones

Please see the planning objection that I have attached to this email.

Thank you so much.

Yours faithfully

Ms P Stone

Ms P Stone  
Sawyers Chase  
Abridge  
RM4

3 July 2023

**RE: OBJECTION TO PLANNING; WK2023 25620**  
**BLISS HEIGHTS, CHASE COTTAGE, LONDON ROAD, ABRIDGE RM4 1XX**

Dear Sir or Madam

I am writing to you with my objection to the planning of a music/wedding venue at Bliss Heights, Chase Cottage, London Road Abridge RM4 1XX.

My five points for objection are:

**Crime** – The main reason that I relocated to Abridge was because of the low crime rate, I am really worried that with the amount of people who will come from all different busy music/wedding venue in the area.

**Road safety** Having a music/wedding venue in Abridge will mean that London Road will be busy day and night.

**Protection of children in the area.** There will be more traffic in the area, and as there is a primary school is in the road next to London Road, more traffic in the area could compromise the safety of the children, as they travel to and from Lambourne primary school (Hoe Lane).

**Wildlife** – The music/wedding venue will mean more traffic coming to the area, meaning that there could be more wildlife killed on the roads.

**Road safety** – It is always difficult to cross the already busy London Road, and only last January, a resident of London Road was killed while crossing the road (during the rush hour, at 5.15 pm) the music/wedding venue would bring even more traffic to the Abridge –making London Road even more dangerous.

**Noise** – The second reason I relocated to Abridge was because it is a nice quiet area. This lovely place could be transformed if we have loud music playing late at night into the early hours, and a considerable increase in traffic day and night.

Yours sincerely

Ms P Stone

## Peter Jones

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**From:** Ruth Harris [REDACTED]  
**Sent:** 03 July 2023 18:45  
**To:** Peter Jones  
**Subject:** Ruth Harris - Objection to new licence application - Bliss Heights, Chase Cottage, 140 London Road, Abridge, RM4 1XX - Ruth Harris Harris

To Whom It May Concern,

The village of Abridge is still one of those villages that has a strong sense of community. I honestly don't know how a person can buy a local property and want to cause a music nuisance every evening - 7 days a week!.

We have constant traffic all day long and now it seems this person wishes to cause more traffic during the evening. Apart from this, they want to cause a load of noise with the music. Anyone in Abridge will tell you how any noise can be heard all the way around the village, especially in the evenings.

The London Road is only able to accommodate traffic one lane in each direction. I have lived in Abridge for about 7 years and I know we have had one road death. I have also had the frightening experience of late one night/early hours of the morning a drunken driver (who ran from the scene!) was trying to overtake another vehicle and came crashing onto the other side of the road right through a neighbour's brick wall which caused extensive damage to both my neighbours' property.

I think it would be completely wrong for this to be allowed. I have also noticed the increase in For Sale signs appearing on the properties on the London Road. If this person/people gets permission to go ahead with their plans I believe it will be a blight on Abridge and it will start a decline and mass exodus in our lovely village which would be an absolute

This is my objection to this application.

Yours faithfully,  
Ruth Harris [REDACTED] London Road, Abridge, Essex, RM4 [REDACTED]

## Peter Jones

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**From:** Felicity [REDACTED]  
**Sent:** 03 July 2023 19:05  
**To:** Peter Jones  
**Subject:** Bliss Heights, London Road, Abridge. WK/202325620

I am writing to let you know of my objections to the application for music to be played on a very regular basis at the above address -

Bliss Heights is on London Road - the A113. This is a notoriously dangerous road, one of the most dangerous in Essex. There are numerous accidents along this stretch (with one fatality recently within the village of Abridge). Also many accidents along the stretch leading into Abridge. It's so dangerous that a Speedwatch Group has been set up which constantly records extreme speeding through the village. This makes safety a huge issue for pedestrians (especially children) as the pavements are really narrow and there is no Zebra crossing anywhere near Bliss Heights. This proposal will increase traffic immensely.

Any venue with a music licence will cause a public nuisance with unacceptable noise pollution, excessive traffic for the narrow road which has very narrow pavements. Also with the very high number of cars and people attending the music venue it stands to reason that crimes of all natures will rise in corresponding numbers. The safety of both adults and children will be at risk. The venue is not suitable for such use.

From: Felicity Cracknell, [REDACTED] London Road, Abridge, Essex. RM4 [REDACTED]

Sent from my iPhone

**Peter Jones**

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**From:** Jeanie [REDACTED]  
**Sent:** 04 July 2023 11:39  
**To:** Licensing  
**Subject:** WK 202325620

> Dear Mr.Jones,

I refer to telephone conversation just now. Thank you for your time. It is most appreciated.

I am the Owner of [REDACTED] London Road, Abridge, RM4 [REDACTED]. As such, I have an interest in this application.

>  
> Please be advised that I strongly oppose the above application on the following points:

- >
- > 1. The live music would encourage the use of alcohol and drugs, leading to an increase in crime;
- >
- > 2. The noise levels would have a detrimental effect on the peaceful village life;
- >
- > 3. The licensing hours would increase anti social behaviour in the area;
- >
- > 4. The noise levels would be unacceptable to those villagers whose houses fall within the vicinity of the site;
- >
- > 5. There would be an unacceptable increase of traffic on the London Road;
- >
- > 6. The influx of visitors, traffic and noise levels would have a detrimental effect on the established wild life;
- >
- > 7. The increased traffic would drastically increase gas emissions;
- >
- > 8. Light pollution would be caused if this application were to be successful;
- >
- > 9. There would be an increase of litter in the area. We do have voluntary litter collectors once a month as it is;
- >
- > 10. The peaceful village atmosphere would be lost.
- >
- > 11. Increase in crime due to the effects of drink and drugs;
- >
- > 12. Underage drinking would be a hazard;
- >
- > 13. County lines drug culture could be an issue;
- >
- > 14. The safety of the public would potentially be at risk due to those points listed above;
- >
- >
- > I sincerely hope that these points will lead to the refusal of this application. It seems incredible that such a venture could be considered in the quiet, peaceful village of Abridge.
- >
- > Please confirm receipt of this email.

>  
> I look forward to hearing from you.  
>  
> With kind regards,  
>  
>  
>  
>  
JEANIE GOODEY

## Peter Jones

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**From:** Sue and Terry Morton [REDACTED]  
**Sent:** 04 July 2023 16:33  
**To:** Peter Jones  
**Subject:** Objection to WK/202325620 140 London Road Abridge RM4 1XU

Sirs,

I object to the application for a wedding/anniversary/corporate function venue at the above address. I've lived in London Road Abridge for the past 50 years, and there has never been sporting or corporate events held before.

London Road is now a very busy road, and a private home that wants up to 500 people at a time would incur unnecessary congestion in London Road and surrounding areas.

Extra music will also cause disruption to the resident's peace and quiet.

Regards

Mr T J Morton  
[REDACTED] London Road  
Abridge

## Peter Jones

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**From:** Freda Filby [REDACTED]  
**Sent:** 04 July 2023 19:19  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** Application for Bliss House, London Road, Abridge, Essex

Freda Filby,  
[REDACTED] Knights Walk  
Abridge,  
Essex RM4 [REDACTED]

I am writing to object to the licence application for Bliss House, London Rd, Abridge.

This was originally built as a private residence some years ago. It is surrounded by private housing that was built many years ago, long before the now named Bliss House.

I object to the the late music licence which will cause a noise nuisance to all the householders living in the vicinity and beyond.

There will also be excess noise from the number of cars attending the venue and also air pollution. There will also be the added noise of the customers attending the so-called venue.

My husband was Chairman of the Parish Council and was forever receiving complaints from local residents about the noise emanating from the Chigwell Country Club less than a mile from Bliss House. The noise pollution from Bliss House will be intolerable for local residents.

The A113, London Rd has seen many accidents over the years so with possibility of 500 cars attending the house and grounds will increase the danger.

I also believe it will bring crime and unruly behaviour to our village. Very recently this property was a major crime scene involving the previous owner. There is already a lack of police presence and if this is granted our already over stretched police force will struggle to cope.

This is all about the applicant making money-lots of money. The amount of drug taking and selling of drugs at such venues should not be encouraged, putting our younger generation at risk of harm.

Freda Filby

Sent from my iPad

## Peter Jones

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**From:** [REDACTED]  
**Sent:** 04 July 2023 20:29  
**To:** Peter Jones; Licensing  
**Subject:** Objection to new license application at Bliss Heights, Chase Cottage, London Rd, RM4 1XX

Good evening

I am writing to object to the application at the above address. It has come to my attention the owner of the property is requesting permission to use the property as a live music venue - a request at which I am absolutely astonished at. Abridge is a quiet, residential village that will be greatly disrupted if the application is granted. Not only will it cause public nuisance, it will increase the number of traffic on the already busy london road.

On 20th January 2022 my mother, Eileen Tyler, was killed crossing London Road. Myself and my family are working hard to increase road safety in the area since this devastating incident - a live music venue for up to 500 people will increase the amount of cars driving through abridge (particularly on London Road) dramatically and therefore make this already dangerous road even more unsafe.

It will also increase the possibility of crime in our area, giving people a place to gather until all hours of the morning. The noise will cause a great disturbance to the residents of abridge, not just the live music but the increase of cars/motorbikes.

I hope you will take all of the above into consideration when considering the application and note my objection.

Kind regards  
Ellie Glickman  
[REDACTED] Lambourne Square  
RM4

## Peter Jones

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**From:** Matt Arden [REDACTED]  
**Sent:** 04 July 2023 20:38  
**To:** Peter Jones; Licensing  
**Subject:** Objection to new license application at Bliss Heights, Chase Cottage, London Rd, RM4 1XX

Good evening

I am writing to object to the application at the above address. It has come to my attention the owner of the property is requesting permission to use the property as a live music venue, which I am stating my sincere objection to.

The property in question is on London Road, which is already deemed dangerous and unsafe by many residents of Abridge. On 20th January 2022, my mother in law Mrs Eileen Tyler was killed crossing London Road. The increase in traffic this live music venue would bring is of great concern, and has the potential to cause more accidents and sadly more fatalities.

The noise that would come from the house would greatly increase and therefore is a public nuisance concern. Not only music, but cars and motorcycles would cause disruption until the early hours.

I am also concerned about the impact this would have on the safety of the children of this village. There are two zebra crossings in the area, and with increased traffic this could cause concern around school pick up times. I also worry this would cause an increase in crime, with many new people travelling to Abridge and hanging around late at night.

I hope you take my objections into account when making your decision.

Kind regards  
Matthew Arden  
[REDACTED] Lambourne Square  
RM4

## Peter Jones

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**From:** [REDACTED]  
**Sent:** 05 July 2023 13:32  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** objection to new licence application Bliss Heights, Chase Cottage, London Rd, Abridge RM41XP

RE objection to new licence application Bliss Heights, Chase Cottage, London Rd, Abridge RM41XP

Name: Gemma and Tom Mac Mahon  
Address: [REDACTED] London road, abridge, essex, rm4 [REDACTED]

we strongly object to this license based on 'The Prevention of Crime and Disorder, The Prevention of Public Nuisance, Public Safety, and The Protection of Children from Harm.'

All my points below come under these headings. Crime, because of the amount of people in a small area with no bus routes there will always be potential for drink driving.  
public nuisance and safety because of the traffic a venue like this would cause, and the protection of children is of upmost importance because of my child who additional needs and rehabilitation programme is essential and would be massively affected by the noise of these events. Please see below for full response.

My family and I live at [REDACTED] London Road, RM4 [REDACTED] and have done for the last 9 years. This licence is of huge worry to us as a family, we have two young children, one of which has complex needs following a brain injury, whose bedroom is at the back of the house directly leading onto the field where this proposal is happening and next to the lane where 500 people will be leading down to the venue.  
We have a physio area set up in our garden and we use this daily, to have this level of noise being in this close vicinity would be a disaster for my daughters recovery.  
We also feel that safety is a huge concern, we have already experienced the death of a neighbour on this road. There is a very busy petrol station opposite the venue and us. Adding a venue that can hold 500 people will be a recipe for disaster. How can it not cause pollution and risk to safety?  
The other issue we have is the apparent deceit when submitting previous submissions. We have lived in this house for 9 years with our windows looking directly into the fields in question, we have never seen a single event in those fields. All we have seen is constant ground work over the last months, with it disruption to wildlife and flood plains.  
Please can you look into this matter and I really hope you see how much this would affect the lives of people around this, all to give someone monetary gain.

Sent from my iPhone

## Peter Jones

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**From:** Mandy Day [REDACTED]  
**Sent:** 04 July 2023 23:28  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** License Application WK/202325620 - 140 London Road, Abridge, Essex. RM4 1XX

Mandy Day  
[REDACTED] London Road  
Abridge  
Essex  
RM4 [REDACTED]

Objections to License Application WK/202325620 - 140 LONDON ROAD, ABRIDGE, RM4 1XX

Please see below for my formal objections for the above application with relevance to the licensing objectives.

### **In regards to prevention of crime:**

The prevalence of crime will certainly be increased if there was to be a music venue in the village. Unfortunately criminals seek opportunities to make personal gain at events like those that are proposed in this application. That could be through supplying drugs, assaults, burglaries to nearby properties, criminal damage etc.

### **In regards to public safety:**

Due to the rural location of Abridge, the public rely on cars, taxis and buses (although the bus services are infrequent). With the capacity that the property can hold, the increase in traffic would be huge - something that is already an issue in the village.

The increase in traffic would definitely heighten the risk and prevalence of accidents involving vehicles/passenger/pedestrians due to the capacity that the property can hold. In addition, those who are trying to access the property or make drop offs or pick ups would be more than likely to dangerously park on the pavement of London Road which poses a hazard to other drivers and pedestrians, especially as the speed restriction where the property is located is 40mph which is more often than not exceeded.

Unfortunately, there have been numerous traumatic road traffic accidents on London Road in Abridge. With the most recent fatality sadly being that a woman crossing London Road was struck by a car and tragically died at the scene in 2022. This is not something that can be allowed to happen again at the fault of having a music venue in the village.

Furthermore, London Road is without any street lighting surrounding the property would be a danger to anyone arriving or leaving the 'venue' in darkness.

### **In regards to prevention of public nuisance:**

Abridge is a rural village with large surrounding fields. Noise from music/fireworks would travel and cause a huge disturbance to those residing in the village.

There is currently no parking available at the property and as aforementioned, dangerous parking on the road and blocking villagers drives would be a huge danger and nuisance.

Inevitably, there would be a great amount of rubbish and disruption to wildlife. To name a few; deer, muntjacks, foxes, bats, horses and villager's pets need to be considered.

Also, many of the villagers work from home throughout the week and the noise from this 'venue' would be very disruptive to this.

Those that work in the village would also have a difficult and potentially dangerous journey trying to gain access to the village which is already very busy as it used to gain access to and from London by many commuters.

Kind Regards,

Mandy Day

## Peter Jones

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**From:** KEELEY PEMBERTON [REDACTED]  
**Sent:** 05 July 2023 09:49  
**To:** Licensing  
**Subject:** Bliss heights 140 London road rm41xx

Good morning ,

I would like my objections known to the planning requested for permissions for a music venue at 140 London road .

Abridge is a village not a town to start with we already have the likes of top golf which put strain on the village via traffic and the venues at the police club in Chigwell causing extra traffic . The roads are already showing strain to access traffic and speeding one incident if which lead to a lady being knocked over and killed on London road last year .

The venues in business already are already causing stress in the village creating anti social behaviour such as fights and drug taking at the village hall early hours When people are parked up after nights out .

The village is family oriented and not a place for entertainment venues . The area isn't equipped to deal with such chaos for such a building plan the area is residential and farming not entertainment . The timings in ten plan are over zealous and we won't be as residence get any peace and quiet and will struggle to go about our day and evenings due to more traffic .

Even this morning at 7.30 am 140 was testing music systems which the sound pollution reached Ongar road .

So not only is this an objection but also a complaint about noise already and they haven't even had planning granted i i hope they don't the property is a residential building not a concert hall .

They have had big trucks dropping supplies off causing mayhem in the roads outside making it dangerous for motorists which running music venues will create more of .

Plus where there is entertainment there is alcohol and drugs there will be a rise in anti social behaviour and traffic crimes and more than likely fatalities also .

I hope that the council will look at the area before agreeing to this . Abridge is residential not commercial.

Regards

Keeley pemberton

[REDACTED] Ongar road

Rm4 [REDACTED]

**Peter Jones**

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**From:** Jenny Eves [REDACTED]  
**Sent:** 05 July 2023 15:06  
**To:** Licensing  
**Cc:** Pjones@eppingforestdc  
**Subject:** Objection to proposed licensing application Bliss house

To whom it may concern

I would like to object to the proposed licensing of Bliss House as a music venue.

My opposition is due to the risk of increase crime as multiple people come to a small village area .

The infrastructure cannot accommodate large crowds , the roads are narrow . Increase in traffic will inevitably lead to road traffic accidents where as local people adhere to the speed limits when speed monitoring is undertaken the speed limit is broken . There is limited crossing areas for young and elderly so our most vulnerable are at risk of significant harm . There is minimal street lighting so again increase in traffic causes potential of harm and injury.

Fuel pollution increase in asthma Alzheimer's due to exacerbation of vehicles .

Recent sound trials at premises were heard from a vast distance spoiling activities of daily living and distress to vulnerable people due to the loudness . This was for a short period the mental health of this every night until late is going to have huge impact on many vulnerable scared isolated peoples. The noise carries very easily and will be intolerable .

Due to the nature of such events especially with the presence of alcohol I feel there will be an increase in low level disorder when guests are leaving . Our local police force is already stretched and this will also impact on their level of work. It is a distance from a major town so difficult for the Police to patrol.

I would be grateful if the licensing department would consider my objections

Regards

Mrs Jenny Eves

[REDACTED] Pancroft

Abridge

Essex

RM4 [REDACTED]

[REDACTED]

(Pronounced Jen nee [#Startswithaname](#))

[REDACTED]

## Peter Jones

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**From:** jenny eves [REDACTED]  
**Sent:** 05 July 2023 16:12  
**To:** Licensing; Peter Jones  
**Subject:** Objection to LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

licensing@eppingforestdc.gov.uk

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Name Jenny Eves

Address [REDACTED] pancroft

Abridge Essex RM4 [REDACTED]

Mobile [REDACTED]

## Peter Jones

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**From:** richard thomas [REDACTED]  
**Sent:** 05 July 2023 11:28  
**To:** Peter Jones; [REDACTED]; Licensing  
**Subject:** Re: Objection to Bliss Heights

Dear Sir/Madam

I wish to object to a proposed planning application sought by Umar Hussain for Bliss Heights, 140 London Road, Abridge RM4 1XX under the following licensing objectives:

### The Prevention of Crime and Disorder –

- The proposal to have a venue that will attract significant volumes of guests for entertainment will bring with it a large number of people that are more than likely in an entertainment setting to bring the risk of crime and disorder on a daily basis.
- This will ruin businesses that rely on a stable infrastructure and this will no longer be possible
- This will devastate families and the elderly who moved to Abridge away from the city and towns for the quiet, stable peaceful and secure environment which will no longer be with this proposed entertainment venue.
- The threat of a rise in anti-social behaviour and crime within the small village will be negative which is not equipped with law enforcement to manage and monitor. The venue is not in an isolated setting (as Woolston Manor and Top Golf are) and is too close to the residential village of Abridge which will cause misery for far too many people's lives.

### The Prevention of Public Nuisance –

- Abridge Village has a lot of wildlife and working and domestic animals that will be at risk from the increased commercial activities to service the proposed business as well as significant footfall for all the entertainment. The impact on nature will be negative.
- The impact on residents' lives with residential properties in such close proximity will cause misery from noise, pollution and footfall
- Doctors surgery and NHS will not be able to cope with illness from this type of event locally (spread of viruses of crowds, pollution-related illnesses, traffic-related accidents, stress, mental health issues)

### Public Safety –

- There is no local train station hence the volume of traffic will be quite noticeable and detrimental as the road will be the only means to arrive.
- The village is very small and does not have the infrastructure to meet this scale of business needs with a Single carriageway that runs to, within, and from Abridge, the road infrastructure can only support a limited amount of traffic.
- Increased road maintenance and disruption will be required from Essex Highways
- Once an hour bus will be significantly disrupted placing the elderly and vulnerable at risk with unstable bus schedules and the likelihood to miss appointments and other commitments with constant traffic
- Increased traffic will cause safety issues for all including a greater likelihood of accidents.

- There will be people traveling that are not local and not familiar with the rural nature of driving through Abridge roads which will cause a greater likelihood of accidents and property damage and degradation.
- Risk to connecting towns will have a knock-on effect within Epping Forest and the wider road infrastructure such as M11 and M25 Infrastructure is fragile with narrow roads and one-lane bridges which will be vulnerable to increased traffic and may cause long-term damage to transport and mobility through Abridge and surrounding towns that rely on Abridge as a key connecting path.

#### The Protection of Children from Harm –

- Children will be at risk from the increased amount of traffic that can cause accidents.
- Pollution to children is a significant risk, The ULEZ zone has been expanded to cope with the increased threat of pollution and this proposal does not signify a positive move to reduce pollution in the area.
- Abridge has a significant number of young families which is noticeable as witnessed with a village school and elderly who are extremely vulnerable to the traffic and pollution, the village school is also within closer proximity of the venue at less than ½ a mile away as well as other child friendly business such as local church and cafes.

Regards

Richard Thomas

■ Middleboy, Abridge, RM4 ■

**From:** Alex Tenpow Becki Mitchell [REDACTED]  
**Sent:** 05 July 2023 10:59  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.



■ Hoe Lane  
Abridge  
Romford, Essex  
RM4 ■

5th July 2023

Dear Licensing Team,

## **LIVE MUSIC LICENSE - BLISS HEIGHTS, 140 LONDON ROAD, RM4 1XX**

I am writing to object to the music license being granted for the above property. I have already sent a letter, but some neighbour's have advised they have received a reply stating their oppositions wouldn't count as they do not mention The Licensing Objectives. This isn't the reply I received, but just in case, I am elaborating my objections.

Firstly, to discuss Mr Hussain's "Applicant Statement for Objectors 23 June 2023" whereby he states:

*The proposed use of this premises and estate is to REMAIN as an exclusive private house and grounds available for hire for speciality functions. THESE FUNCTIONS WILL LIKELY BE WEDDINGS, ANNIVERSARY EVENTS, CORPORATE CELEBRATIONS OR THE LIKE, CATERING FOR ANYTHING FROM 50 TO 500 ATTENDEES.*

As previously discovered, these premises have never been used for the functions to the knowledge of the residents of Abridge. Chris Smith, Senior Environmental Enforcement Officer at EFDC has already stated this in his email to Planning on 18<sup>th</sup> April 2023 relating to the withdrawn application EPF/0607/23:

*[On] checking our recordings I can find no trace of the Community Resilience Team been consulted on the application can this please be investigated... I have a number of concerns in relation to the use of the land and I would think that the proposed use would increase noise coming from the site and hence my concerns re the impact this will have on neighbouring properties, looking over the application I cannot see an acoustic report, A FULL ACOUSTIC REPORT FOR THE APPLICATION IS REQUIRED BEFORE a representation can be made. Peter [Jones, Licensing Officer], I have copied you into the email chain as the application statement seems to suggest that the site may have been carrying out licensable activities since 2007 WITHOUT the benefit of a premise licence or a TEMPORARY EVENT NOTICE.*

Has an acoustic report now been carried out? Mr Hussain clearly states above he will continue to carry out weddings etc – how is this allowed when no temporary event notice is in place?

Peter Jones, EFDC Licensing Officer, writes on 05.05.23 to Planning relating to the withdrawn application EPF/0607/23:

*There has been no application for licensable activities at this address either now or in the past. It is believed that the previous occupier had private social gatherings; and so the activities were not licensable. This application suggests that the premises and grounds will be used commercially and not just by the occupier. If this is the case, and the permission is granted; the applicant should contact the EFDC Licensing Department in order to apply for the required Licence such as The Sale of Alcohol and Regulated Entertainment. Also, as they have mentioned use as a WEDDING VENUE; should they hold ceremonies; they will need to SEEK THAT LICENCE from Essex County Council.*

The residents of Abridge eventually found out about this application for a Live Music License, but has an application being put forward for a Civil Ceremony/Wedding License?

Mr Hussain's "Applicant Statement for Objectors 23 June 2023" also says:

*The existing property and facilities have been used for private sporting events and conferences since 2007 specialising in being able to offer a combination of celebratory or ceremonial events with recreational and sporting activities, providing unique and unusual occasions, in a unique and unusual setting. THIS IS PROPOSED TO BE CONTINUED BUT WITHOUT THE INCLUSION OF ALCOHOLIC BEVERAGES I.E. THE PREMISES LICENCE DOES NOT INCLUDE FOR LICENCED BARS OR THE PROVISION OF INTOXICATING LIQUOR.*

However, on withdrawn planning application EPF/0607/23, Mr Hussain compiled supporting documents from various customers stating these premises did use the bar area, of which it would have sold/made alcoholic beverages available:

*Laura Jackson, 24.04.23: ...and used as private function building with football matches and leisure and HOSPITALITY use since 2007.*

*Dave Brannan. 26.04.23: It changed usage throughout the time I was there, there was function pavilion function with BAR AND FUNCTION ROOM is on the pitch area and was also used for football training.*

*Steven Holmes, 27.04.23: ...Also PARTY AND FUNCTION ROOM at the pavilion, with changing room, BAR ROOM, and snooker room has been used as a multifunction activity for more than 12 years.*

*Michael A Cooke, 26.04.23: along with many social activities in the BAR AREA and garden pavilion.*

*A Tony, 24.04.23: with pavilion for private function room with BAR AREA and outdoor seating with tables and chairs, it has changing rooms there is also outdoor building with annexe and staff and guest accommodation. I can still remember private POOL PARTY outside in the gardens, bridal showers, and kid birthday function...*

*Dustin Tolland, 26.04.23: ...held many private functions, including firework displays, PARTIES and sporting events including football and quad bike events down by the main pavilion area and away from the house.*

## **THE PROTECTION OF CHILDREN FROM HARM**

What is in place for the safety of children? Will such events give children in attendance early exposure to strong language, sexual expletives, adult entertainment, drinking alcohol, drug-taking, gambling, or violence? How can we be sure other than the words stating no-alcohol.

Will there be curfews for minors attending events? Will there be restricted access for where they are allowed to go on the premises? What about health and safety, if kids pool parties are carried as forementioned. Will there always be a first aider/lifeguard on site?

On the other side of the coin, how will this affect the children and babies/toddlers of the local community? How will they be able to sleep with such events taking place until 11pm every night? This will cause unfound issues with their sleep patterns, disrupting the most important element of their development and impacting their day-to-day lives, including their parents, carers and teachers who will have to contend with it; all without the appropriate sleep.

## **THE PREVENTION OF CRIME & DISORDER**

How will the exclusion of alcoholic beverages be monitored and regulated to ensure that alcohol and 'intoxicating liquor' will not be sold once permission has been granted? How will EFDC know if there is breach to this clause?

This clearly was a major 'element' of its previous use and function, regardless of the lack of a premise license. With 500+ attendees, I cannot imagine the bar room will just cater soft drinks.

The selling of alcohol would encourage a drinking culture on those nights, which invariably would make its way out into the local streets. A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.

This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.

This could also lead to further vehicle crime, which is already in abundance in the village. We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.

## PUBLIC SAFETY

Mr Hussain's "Applicant Statement for Objectors 23 June 2023" states:

*Access to and from the premises will be closely controlled, with guests usually arriving by private cars or by privately arranged group or individual transport. There will not be any pedestrian visitors or parking allowed externally to the premises. There will NOT BE ANY UNUSUAL IMPACT on local traffic patterns due to events being hosted at Bliss Heights.*

Mr Hussain plans to carry out events catering for 50-500 attendees, but only has 100+ parking spaces. With only one access to enter and one to exit. How will 500+ attendees not affect the nearby roads, whilst they queue to gain access/leave the premises, on an already busy road?

There is enough strain on the roads, without more cars entering the village for events at this premises. The roads are strained enough already of which this will cause more disruption; with daily queues already at the bridge; a build-up of traffic going through the village to reach the M11, as well as being used as a cut through to Ongar.

## THE PREVENTION OF PUBLIC NUISANCE & NOISE ACT 1996

Mr Hussain's "Applicant Statement for Objectors 23 June 2023" states:

*The whole intention is to provide an exclusive retreat that will NOT ADVERTISE ITS PRESENCE WITH LOUD MUSIC or raucous events, but rather by tasteful and respectful use of its facilities that will become a centre of pride for Abridge and the local area.*

Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden. Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.

Live Music Application, 07.06.23 states:

*A New Premises License for Live Music, Recorded Music, and Anything of a Similar Description to Live Music, Recorded Music or Performances of Dance; Indoors and Outdoors; Monday to Wednesday 12:00-23:00, Thursday 10:00-23:00, Friday and Saturday 09:00-00:00, and Sunday 10:00-23:00.*

The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable. The timings the venue will be open will mean a constant noise disruption in the village with no reprieve.

Noise pollution will be at an all-time high. Based, on the days and times given, there would barely be a time that music would not be playing.

Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a “nuisance” regardless of it being nighttime, relating to noise and disruption from music, traffic and the like. Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.

Additionally, the elderly residents of Abridge Park Homes (RM4 1XT), the mobile home residential park, adjacent to Bliss Heights will be greatly impacted by the level of noise and disruption. This is not fair on the retiring generation who have moved to this peaceful village.

Additionally, what will happen with the litter created by such events? What steps are in place to stop future fly-tipping? As Chris Smith, Senior Environmental Enforcement Officer at EFDC reported to Planning on 18.04.23:

*Our team also has knowledge of the site being involved in an illegal fly tipping operation which was investigated by the Environment Agency and is also documented in the news in 2022, one such report can be found with the following link: <https://www.express.co.uk/news/uk/1579940/former-football-club-boss-illegal-waste-dump>*

## **GREEN BELT STUDY: STAGE 2**

Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of “village life” and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.

I also believe on researching that the property and land are part of the green belt, found in a EFDC 2016 study. Surely this fact alone is reason enough as to why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.

<https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>

I am very concerned as to the level of disruption this would cause all counts and I strongly object to this live music license being granted.

Roberta Mitchell

██████████

**From:** Alexander Tenpow [REDACTED]  
**Sent:** 05 July 2023 11:01  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.

- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a “nuisance” regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Alexander Hotenpow

██████████ Hoe Lane, Abridge, Romford, Essex, RM4 ██████████  
██████████

## Peter Jones

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**From:** michelle laws [REDACTED]  
**Sent:** 05 July 2023 11:33  
**To:** Licensing  
**Subject:** Objection to Bliss Heights music venue

licensing@eppingforestdc.gov.uk

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Name. Michelle laws

Address [REDACTED] London Road RM4 [REDACTED]

Mobile [REDACTED]

Sent from my iPhone

## Peter Jones

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**From:** Madelaine Maguire [REDACTED]  
**Sent:** 05 July 2023 11:32  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

I have lived in Abridge for the last 8 years, and have thoroughly enjoyed the village lifestyle, and feel a live music license for what was a residential home, will ruin the village atmosphere. I also believe it's not needed, when we have social venue's close by that can be used for live music.

The public transport infrastructure in Abridge at the moment, is not in line with the demand that will come from having a live music venue, and strongly believe that this will increase drunk drivers in the area, on a road that already has issues with traffic, and speed limits. During peak hours, the road is strained enough to cope with traffic, whilst at quieter times the road experiences speeding - which sadly caused a fatal accident just last year.

I believe the license would attract anti-social behaviour, also severely impact the village life that Abridge prides itself upon.

Having spoken to many of my neighbours the below is a common agreement:

- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) many villagers can hear the voice checks being carried out from my back garden.
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.

- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a “nuisance” regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- The property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Madelaine Maguire  
London Road,  
Abridge  
RM4

## Peter Jones

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**From:** Toni Palmer [REDACTED]  
**Sent:** 05 July 2023 11:53  
**To:** Licensing  
**Subject:** Against

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
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- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
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- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Miss t palmer



## Peter Jones

---

**From:** tony preston [REDACTED]  
**Sent:** 05 July 2023 11:55  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property in relation to The Prevention of Crime and Disorder, The Prevention of Public Nuisance, Public Safety, and The Protection of Children from Harm.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.
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- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
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- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

T.Preston

■ Alderwood Close, RM4 ■

## Peter Jones

---

**From:** [REDACTED]  
**Sent:** 05 July 2023 12:59  
**To:** Peter Jones  
**Subject:** RE: BLISS HEIGHTS application for live music in & out of property.

Dear Mr Jones,

I wish to confirm that I only became aware of this application for licensing of music in or out of the property when I heard the loud noise this morning which I have been told was testing of their sound system. This will impact my business badly as it's generally very quiet here & clients love this coupled with the village atmosphere that offers peace & a get away from noise, especially man made.

I trust this explains my concerns regarding the licensing application.

Sincerely  
John Hunt

[Sent from AOL on Android](#)

**Peter Jones**

---

**From:** [REDACTED]  
**Sent:** 05 July 2023 12:20  
**To:** Licensing  
**Subject:** BLISS HEIGHTS application for live music in & out of property.

This is completely inappropriate for this area due to excess traffic, disturbing the peace of the village of Abridge etc etc etc.

I would remind you of why The Country Club was closed. Abridge is a village with village atmosphere which needs to be retained.

Sincerely  
John Hunt  
[REDACTED] Ongar Road  
Abridge  
RM4 [REDACTED]

[Sent from AOL on Android](#)

## Peter Jones

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**From:** nicola Hookway [REDACTED]  
**Sent:** 05 July 2023 12:30  
**To:** Licensing  
**Subject:** Live music license Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
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- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted especially living on London Road and living so close.

Regards,

Mrs Nicola Hookway

London Road  
Abridge  
Essex  
Rm4

Sent from Nicola's iPhone

## Peter Jones

---

**From:** Sharon Hyde [REDACTED]  
**Sent:** 05 July 2023 13:22  
**To:** Peter Jones  
**Subject:** Formal Objection to Music License on London Road, Abridge

Dear Mr. Jones,

I hope this email finds you well. I am writing to formally object to the granting of a music license on London Road, Abridge. As a concerned resident of this road, I believe it is crucial to voice my collective concerns, and strongly feel that allowing such a license would have a negative impact on the quality of life for the community.

First and foremost, London Road is primarily a residential area, with families and children residing in close proximity to the proposed establishment. Many families, including elderly residents and young children, reside here, and it is crucial to maintain a peaceful environment for their well-being. Granting a loud music license in such a location could potentially have adverse effects on the safety and well-being of our community, as well as disrupting the tranquility that we cherish. I am concerned about noise pollution generated by the proposed music events and how this would significantly disturb the peaceful atmosphere that I have come to appreciate. Also, I am concerned about public disturbances, and the potential risks associated with intoxicated individuals in the vicinity.

Furthermore, the proposed establishment that comes with music events would pose a significant inconvenience to the residents and is likely to lead to an increase in traffic congestion, which could pose risks to pedestrians and exacerbate the existing parking difficulties in the area. The narrowness of London Road is not equipped to handle large volumes of vehicles, and the additional strain on parking availability would lead to congestion and potential safety hazards which already create challenges for residents. We have already experienced several major road traffic accidents in the last 20 years and the loud music license would undoubtedly increase these problems. Moreover, the disturbance caused by attendees arriving and leaving the event late at night or during the early hours of the morning would be highly disruptive to the neighborhood.

In addition to the safety concerns, granting a loud music license on London Road would not align with the character of the area and our community is also worried about the potential negative impact on property values. The presence of a loud music establishment would deter potential home buyers and have a detrimental effect on the overall appeal of the area. As a resident, I take pride in my neighborhood and strive to maintain its family-friendly environment. My road is known for its quiet and family-friendly environment, and the introduction of music events would be incongruous with the peaceful atmosphere that attracted many of us to live here. It is essential to preserve the identity and values of our community by refraining from permitting activities that do not align with the existing ambience.

In light of these concerns, I kindly request that you reconsider the granting of the music license on London Road. I understand the importance of cultural events and entertainment, but it should not come at the expense of the well-being and quality of life of the residents. I would appreciate it if you could take my objections into serious consideration and ensure that our concerns are duly addressed.

Thank you for your attention to this matter. I trust that you will carefully weigh the consequences of granting a music license on London Road. Should you require any further information or clarification, please do not hesitate to reach out to me.

Yours sincerely,  
Sharon Hyde

[REDACTED] London Road  
Abridge  
Essex, RM4 [REDACTED]  
[REDACTED]

**Peter Jones**

---

**From:** Annie Daly [REDACTED]  
**Sent:** 05 July 2023 14:18  
**To:** Licensing  
**Subject:** RE: Live Music Licence - Bliss Heights 140 London Road Abridge Essex RM4 1XX

Dear Licensing Unit

I am writing to protest at the application for a live music licence at the above mentioned address and hope you address and consider my objections for the following reasons.

**Prevention of crime and disorder:**

Abridge is by nature a residential and farming community and this sort of venue is against the whole ethos of our village and village life. This venue will increase anti social behaviour which we in the village are not used to. It is likely to increase crime in the area.  
Consumption of alcohol and drugs.  
Abridge is not on a main bus route and has no train or rail stations in the village. The village is mainly accessible by car. This will encourage people who drive to the venue to drive under the influence of drink or drugs (or both). Possible increase in vehicle crime.

**Traffic and road safety:**

Increase in traffic. Abridge suffers already with traffic coming through the village.  
The infrastructure is not capable of coping.  
There was a fatality in the village last year when someone was hit by a speeding car on London Road.

**Prevention of public nuisance**

Intrusive and excessive noise levels which would quite frankly be unbearable.  
Noise pollution which is not allowed under the noise act.  
With a healthy farming community what about their live stock.  
Wild life and noise levels. We have a thriving community of deers, parrots, llamas, woodpeckers and other birds to name but a few.

**Protection of children**

Children going to and from school.  
Traffic safety.  
Unwanted attention from strangers.

I am sure you will have received other objections to this request for a live music licence. Bliss Heights has never been a public venue only a residential property.

This would be a disruptive venue to Abridge and encourage a drinking (and drug) culture in the area.

This project will be horrendous for us villagers.

We are in a green belt area.

My lovely peaceful stroll across the woods to Lambourne Church this morning was marred by the sound checks going on at Bliss Heights.

I strongly object to this application.

Thank you for taking the time to consider my objection and the reasons I have laid out in this email although I'm sure there are will be others.

Yours faithfully

Ann Garner (Mrs)  
█ Alderwood Drive  
RM4 █

## Peter Jones

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**From:** Kirstie Harper [REDACTED]  
**Sent:** 05 July 2023 14:13  
**To:** Licensing  
**Subject:** Live music license at Bliss House 140 London road abridge.

Dear sir/madam,

I am writing to object to the live music license application made for this address.

I have lived in abridge for 20 years. And this is a lovely quiet little village.

I do not think this village is the right place for a live music venue as it states they want to use this house every day and night of the week. Going on until late every single night is not acceptable. We have numerous houses next to Bliss House so I could not imagine the noise levels being right next door let alone a few roads away. As I live in hoe lane I hear their live music events they have each year and it is so loud it has kept my little boy up in the past.

I don't think our small village would cope with what is being requested.

My name is Kirstie Harper

Address: [REDACTED] hoe lane

Abridge

Rm4- [REDACTED]

Telephone: [REDACTED]

Sent from my iPhone

**Peter Jones**

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**From:** Linda Burton [REDACTED]  
**Sent:** 05 July 2023 14:27  
**To:** Licensing  
**Subject:** Live Music Licence Bliss Heights, 140 London Road, RM4 1XX

As a resident of London Road, I would like to register my strong objection to this licence being granted. In respect to the Prevention of Crime and Disorder I object on the grounds that any music venue is likely to increase crime in the area particularly as alcohol will be consumed and no doubt drugs will abound. Crime is already an issue for the village. The noise will no doubt exceed limits and cause regular complaints under the Prevention of Public Nuisance. The times are all day, every day so there will be no respite from the noise. The property is residential, adjacent to other residential properties. The land is green belt and totally inappropriate for a music venue with farm animals in close proximity. From a Public Safety point, the London Road is already far too busy with through traffic and prone to cars speeding, particularly late at night. A fatality occurred last year and increasing this type of traffic on the road can only lead to more accidents. There is already Nuffield Gym and Top Golf further along the road and there have been countless accidents where cars pull out of those venues. The road is not suitable for a music venue. I trust the application will be declined.

Linda Burton  
[REDACTED] London Road  
Abridge  
RM4 [REDACTED]  
[REDACTED]

Sent from my iPad

## Peter Jones

---

**From:** Tom MacMahon [REDACTED]  
**Sent:** 05 July 2023 14:52  
**To:** Peter Jones  
**Cc:** Licensing  
**Subject:** objection to new licence application Bliss Heights, Chase Cottage, London Rd, Abridge RM41XP

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
- Today, 5th July 2023, the property was carrying out sounds checks from 7.30am and at the time of writing (10.15am) I can hear the voice checks being carried out from my back garden.
- Based on the level of noise from the sound checks, it is clear that this will invade the peace and be a noise nuisance. The checks can be heard throughout the whole village.
- The proposed daily occurrences of amplified music, of this excessive volume will be intrusive, disruptive, unbearable and would not be acceptable.
- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Tom Mac Mahon  
[redacted] london road  
abridge  
rm4 [redacted]

## Peter Jones

---

**From:** susie rix [REDACTED]  
**Sent:** 05 July 2023 15:55  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
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- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Susan Rix

London Road  
Abridge  
Essex  
RM4

Sent from my iPhone

## Peter Jones

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**From:** Coral Griffin [REDACTED]  
**Sent:** 05 July 2023 16:30  
**To:** Licensing  
**Subject:** Bliss Heights

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
- The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
- This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
- Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
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- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Coral Griffin/ David Doze

█ The Chestnuts

Ongar Road

Abridge

Essex

RM4 █

Mobile █

Sent from my iPhone

## Peter Jones

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**From:** Carol Meehan [REDACTED]  
**Sent:** 05 July 2023 16:58  
**To:** Licensing  
**Subject:** Objection to planning application

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
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- A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
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- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Name c Mehan

Address [REDACTED] London Road

Mobile [REDACTED]

## Peter Jones

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**From:** Laurens-Jan Peters [REDACTED]  
**Sent:** 05 July 2023 17:02  
**To:** Licensing  
**Subject:** Live music license

LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
- There is enough strain on the roads, without more cars entering the village for events at this premises.
- The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
- This could also lead to further vehicle crime, which is already in abundance in the village.
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- The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
- Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
- Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
- I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>) Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Laurens-Jan Peters

■ Pancroft

RM4 ■  
■

## Peter Jones

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**From:** [REDACTED]  
**Sent:** 05 July 2023 17:20  
**To:** Licensing  
**Subject:** LIVE MUSIC LICENSE - Bliss Heights, 140 London Road, RM4 1XX

Dear Licensing Team,

I am writing to object to the music license being granted for the above property.

There are many reasons, this list is not exhaustive:

- We already experience anti-social behaviour from Top Golf, Mooros and Chigwell venues.
  - There is enough strain on the roads, without more cars entering the village for events at this premises.
  - The roads are strained enough already of which this will cause more, queues at the bridge, build-up of traffic going through the village to reach the M11, used as a cut through to Ongar. The list goes on...
  - This could also lead to further vehicle crime, which is already in abundance in the village.
  - The selling of alcohol would also encourage a drinking culture on those nights, which invariably makes its way out into the local streets.
  - A music venue equals drinking, drugs and more traffic, which would put even further strain on police resources, due to antisocial behaviour.
  - This in turn could lead to drinking whilst under the influence of alcohol, drugs and speeding. There was already a fatality last year in Abridge sadly due to speeding.
  - Abridge is a residential and farming village - not commercial based. It is a historical, quaint village which every resident has bought into and holds dearly. Abridge is the very essence of "village life" and a community. Abridge is not set up for such a venue and 140 London Road is a residential property, not commercial.
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  - The timings the venue will be open will mean a constant noise disruption in the village with no reprieve. Noise pollution will be at an all-time high.
  - Under the Noise Act 1996, EFDC have a mandatory obligation to deal with any noise which is deemed to be a "nuisance" regardless of it being nighttime, relating to noise and disruption from music, traffic and the like.
  - Has anyone from the council visited site to assess these noise levels, with approved noise measuring devices? This would clearly determine that any activities happening at 140 London Road would result in excessive noise levels.
  - I also believe on researching that the property and land are part of the green belt (EFDC 2016 study - <https://www.efdclocalplan.org/wp-content/uploads/2018/03/EB705A-Green-Belt-Asmt-Phase-2-Land-Use-Consultants-2016.pdf>)
- Surely this fact alone is a reason why this proposal should not even be considered. It will impede on wildlife and cause disruption to their natural habitats.
- I am very concerned as to the level of disruption this would cause.

I strongly object to this live music license being granted.

Regards,

Richard Rix

█ London Road

Abridge

Essex RM4 █

Mobile. █

[Sent from the all-new AOL app for iOS](#)

## Peter Jones

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**From:** Maxine Rowe [REDACTED]  
**Sent:** 05 July 2023 20:50  
**To:** Peter Jones; Licensing  
**Subject:** Objection to new license application at Bliss Heights, Chase Cottage, London Road, RM4 1XX

Good evening

I am writing to object to the application at the above address. It has come to my attention the owner of the property is requesting permission to use the property as a live music venue - a request at which I am absolutely astonished by. Abridge is a quiet, residential village that will be greatly disrupted if the application is granted. Not only will it cause public nuisance, it will increase the volume of traffic on the already busy London Road.

On 20th January 2022 my best friend Eileen Tyler, was knocked over and killed crossing London Road. A live music venue for up to 500 people will result in a huge increase in vehicles driving through London Road and therefore make this already dangerous road even more unsafe.

It will also increase the possibility of crime in our area, giving people a place to gather until all hours of the morning. The noise will cause a great disturbance to the residents of Abridge, not just the live music but the increase of cars/motorbikes.

There is a primary school in the village and also lots of families with young children. I strongly believe the safety of local children will be jeopardised by the planned proposal.

I hope you will take all of the above into consideration when considering the application and note my objection.

Kind regards  
Maxine Rowe  
[REDACTED] Field Close  
Abridge, Essex  
RM4 [REDACTED]

Sent from my iPhone

## Peter Jones

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**From:** jo robinson [REDACTED]  
**Sent:** 05 July 2023 20:55  
**To:** Peter Jones; licencing@eppingforestdc.gov.uk  
**Subject:** WK/202325620 objection

Objection to license application for Bliss House, 140 London Road, Abridge, RM4 1XX.

I object to the application for music licence for this property.

I live in the village and the music for events would cause a noise disturbance to me and my family and others living in the village. I could hear music tonight from a noise test from the property and I am not even at the same end of the village. The increased traffic will be a concern for public safety, public transport will not be the main way people reach and leave the property (buses are only every 2hrs) it will be private car, taxi or walking. The main road through Abridge where the property is situated is a single lane residential road, it is already unsafe to cross and more traffic from an event for up to 500 people would cause congestion and significantly increase the traffic creating more risk of harm to the safety of adults and children crossing the road. There is no crossing on London Road, only in the middle of the village and at the other end. There has already been a fatality crossing the road in the past year, I don't want there to be any more. People leaving the property will cause more noise disturbance to the village and us, it is a small quiet rural residential village, an extra 500 people will make a significant noise leaving.

Jo Robinson  
[REDACTED] Fir Trees  
Abridge  
Romford  
Essex  
RM4 [REDACTED]

## Peter Jones

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**From:** s Gill [REDACTED]  
**Sent:** 05 July 2023 21:20  
**To:** Peter Jones  
**Subject:** Objection to WK/202325620, 140 London Road, Abridge. RM4 1XX

To Peter,

I am writing to you today in regard to Bliss Heights 140 London Road Abridge RM4 1XX.

The Notice was put on the front of the property on the morning of 5 July 2023, there was no notice shown prior to this date.

Upon reading said Notice we strongly **object** to any licences that have been applied for. Abridge is a residential village, therefore such licenses to be upheld with such close proximity to our homes will be severely disruptive. Both noise and added vehicle pollution are of a great concern.

Abridge residents pride themselves on our rural and quiet surroundings, many residents have spent vast amounts of money making our homes tranquil. For the past two days very loud music has been playing for hours on end; morning through to evening.

We kindly state that we will not rest should this licence be accepted. The proposal put forward will be a grave nuisance to the residents of Abridge village.

Taking all into account; I therefore consider the proposal to be highly disruptive to our home and request that the planning/ licence application is refused.

Regards,  
The household at [REDACTED]  
London Road  
Abridge  
RM4 [REDACTED]

Sewa Gill is contactable on [REDACTED]

**Peter Jones**

---

**From:** t.palmer [REDACTED]  
**Sent:** 05 July 2023 21:24  
**To:** Licensing  
**Subject:** FW: Music License- Bliss Heights, RM4 1XX

Dear Licensing Team,

I was truly shocked at the level of noise produced from this venue this morning and it has prompted me to object to this being allowed to continue as a 'licensed' venue

The area around and bordering 'Bliss Heights' is occupied by many families with young children. The noise that music or any other events would create would be very disruptive. I believe that this would harm the children by preventing sleep and therefore disrupting their education. Preventing them from being able to play outside and pursue normal childhood activities.

I would also have concerns regarding Public safety due to the excess vehicles required to transport 500+ people to the venue, I believe the applicant has parking for 100 vehicles ( I trust this is on hardstanding and not mud which could impact the condition of the road as people leave during wet weather)but there could be alot more than this requiring somewhere to park and that would lead to an overspill onto local roads totally unsuitable for this, a road where there has been a recent fatality and there are accidents pretty regularly. Also.any delay with vehicles entering and exiting the premises would impact the already congested area.

On the opposite side of the road there is a mobile home park.for 'older' residents, many of these persons are elderly and vulnerable and would be distressed by loud noise and hundreds of people milling around.

The obvious correlation between alcohol and anti-social.behaviour is well documented and would have a big impact late at night after these 'events' have finished. There is no public transport options from the village and this could lead to people being left here. Attempting to leave the village on foot on unlit roads after alcohol consumption could have dire consequences as would choosing to drive after consuming alcohol.

It seems a strange and totally unsuitable choice to try and 'develop' a private residence in a quiet village into a 'party' venue

I strongly object to this live music license being granted.

Regards,

Tina Palmer  
[REDACTED] Middle Boy, RM4 [REDACTED]  
[REDACTED]

Sent from my Galaxy

## Peter Jones

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**From:** Scott Barnett [REDACTED]  
**Sent:** 05 July 2023 21:51  
**To:** Peter Jones  
**Cc:** Licensing; Christopher Smith  
**Subject:** Objection to proposed music venue at Bliss Heights, 140 London Road, Abridge.

05 July 2023

To all concerned,

I am writing to you to convey my objections to issuing any license for the use of bliss heights as a music venue or anything similar..

My objections are as follows:-

The Prevention of crime and disorder:-

Allowing a license to hold up to 500 people will, in my opinion, increase the possibility of unsavoury persons to come to the village on a regular basis and could increase the possibility of crime, burglary and aggressive behavior.

Public Safety:-

This is a rural area and the roads around the venue are not able to support the amount of vehicles that may attend these events without having a significant effect on traffic and traffic management. The village already suffers from congestion when the Ravens Garage gets busy. If there were a steady stream of cars entering and exiting Bliss Heights, this would cause congestion and unsafe road conditions around the area. For the villagers like myself, this is the main road in and out of the village, this would cause a serious impediment to getting out of the village and getting back home. This could also have a knock on affect of road rage in the area.

There are children that use this route to get to and from school that may also be affected and put at risk.

The prevention of Public Nuisance:-

The venue is not sufficiently outside of the village to not have a direct impact when it comes to noise pollution. I don't have to imagine as I actually heard the noise coming from the property this morning as I was in Ravens garage!! I live a short distance away but I wouldn't even like to think about the noise and distress that it must be causing the direct neighbours and certainly myself at home on a calm evening (as well as having a direct detrimental effect on the value of those adjoining properties) For it to be a commercial music venue it must have a suitably loud pa and amplified system that will affect everyone within a large area in what is at the moment, a reasonably peaceful village.

Protection of Children from harm.

As previously stated, the additional traffic in the area will have a direct impact on the village and all that live there. The area is used by children to get to and from Debden schools. There will be an influx of younger people that could cause aggressive behaviour toward the village children. Dependant on the acts appearing at the venue there could also be a possibility of street gangs attending the venue, also putting the safety of the local children (and other children at the venue) at risk.

I would also ask if the Environmental Enforcement Office knew about this application, and has any acoustic report been completed or submitted?

Yours Sincerely

Scott Barnett  
[REDACTED] Knights Walk,  
Abridge,  
Essex.  
RM4 [REDACTED]

MISS I REEVES  
[REDACTED] LONDON ROAD  
ABRIDGE  
RM4 [REDACTED]

3 JULY 2023

OBJECTION TO PLANNING: WK/202325620  
BLISS HEIGHTS, CHASE COTTAGE, LONDON ROAD, ABRIDGE  
RM4 1XX

DEAR SIR OR MADAM

I AM WRITING WITH MY OBJECTION TO THE PLANNING  
OF A MUSIC/WEDDING VENUE AT BLISS HEIGHTS, CHASE  
COTTAGE, LONDON ROAD, ABRIDGE RM4 1XX.

MY SIX POINTS FOR MY OBJECTION ARE:

### RISE IN CRIME RATE

I HAVE CONCERNS THAT, AS THE MUSIC/WEDDING VENUE  
WILL BRING MORE PEOPLE AND CARS TO THE ABRIDGE AREA,  
THERE WILL BE A RISE IN THE CRIME RATE.

### NOISE

I LIVE IN LONDON ROAD ABRIDGE, AND I AM 81 YEARS  
OLD, AND AT MY AGE, I DON'T WANT TO BE KEPT AWAKE  
EVERY NIGHT BY LOUD MUSIC, THAT WILL GO ON LATE  
INTO THE NIGHT, AND INTO THE EARLY HOURS OF THE  
MORNING.

### ROAD SAFETY

I LIVE IN LONDON ROAD, AND MY ROAD IS ALWAYS BUSY WITH  
TRAFFIC ALL DAY, EVERY DAY. JUST LAST YEAR, ONE OF MY  
NEIGHBOURS WAS FATAALLY KILLED OUTSIDE MY HOUSE.  
THE MUSIC/WEDDING VENUE WOULD BRING EVEN MORE TRAFFIC

TO ABRIDGE. I HAVE CONCERNS FOR THE ROAD SAFETY OF THE RESIDENTS' OF ABRIDGE.

### POLLUTION

THE MUSIC/WEDDING VENUE WILL MEAN THAT MORE CARS ARE COMING TO THE ABRIDGE AREA. THERE WOULD ALSO BE MORE LORRIES COMING TO THE AREA AS THEY BRING MUSIC EQUIPMENT, AND CATERING SUPPLIES TO THE VENUE. ALL OF THIS WOULD MEAN THAT THE CARS AND LORRIES WOULD BE BRINGING MORE POLLUTION TO THE AREA.

### PROTECTION OF CHILDREN

MORE TRAFFIC AND MORE POLLUTION COMING TO ABRIDGE WOULD NOT BE GOOD FOR THE CHILDREN WHO WALK TO THE LOCAL PRIMARY SCHOOL IN HOB LANE ABRIDGE (THIS ROAD IS NEXT TO LONDON ROAD.

IF ANY OF THESE CHILDREN HAVE ASTHMA, THE POLLUTION WOULD BE DETRIMENTAL TO THEIR HEALTH, AND THE INCREASE IN TRAFFIC WOULD BE PUTTING THE CHILDREN'S ROAD SAFETY AT RISK,

### WILDLIFE

~~BRING~~ MORE TRAFFIC COMING THE AREA, COULD MEAN THAT MORE OF OUR WILDLIFE IS KILLED ON OUR ROADS.

YOURS SINCERELY

  
MISS I REEVES

**Peter Jones**

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**From:** Licensing Epping and Brentwood [REDACTED]  
**Sent:** 03 July 2023 14:43  
**To:** Licensing  
**Subject:** RE: EPP - NEW GRANT

Good Afternoon,

Essex Police have no representations.

Kind regards,



**Kelsey Dott (81335)**  
Licensing Officer



[REDACTED]



[REDACTED]

Loughton Police Station, 158 High Road, Loughton, IG10 1DX

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**From:** Licensing Applications Essex [REDACTED]  
**Sent:** 08 June 2023 15:06  
**To:** Licensing Epping and Brentwood [REDACTED]  
**Subject:** EPP - NEW GRANT

Hi Kelsey

The below application has been received at this office and has been placed onto Bacchus.

Should you wish to object to this application please contact the Licensing Authority directly.

**APPLICATION SUMMARY BELOW**

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Licence	[REDACTED] BLISS HEIGHTS, Essex, 140 LONDON ROAD, ABRIDGE, ESSEX, RM41XX
Application Type	Premises Licence
Created By	[REDACTED]
Application Act	Licensing Act 2003
Applicant	UMAR HUSSAIN, BLISS HEIGHTS 140 LONDON ROAD, ABRIDGE, ESSEX, RM41XX, 17/12/1975
Application Details	Premises Licence Application - 'Live Music', 'Recorded Music', and 'Anything of a Similar Description to Live Music, Recorded Music or 23:00, Thursday 10:00-23:00, Friday and Saturday 09:00-00:00, and Sunday 10:00-23:00. Opening Hours Monday to Thursday 09:00-
Licensing Authority	Epping Forest District Council
Notice Received Date	05 Jul 2023
Objection	No
Reply Due	Reply Sent
Hearing Date	
Result Summary	
Application Status	Pending

Louise Carroll [REDACTED]  
Licensing Clerk  
Essex Police Licensing Team (Alcohol)  
Braintree Police Station  
Internal Ext [REDACTED]  
External Direct Number: [REDACTED]  
E-mail: [REDACTED]  
Website: [REDACTED]

**Peter Jones**

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**From:** Mailbox - South West Group SDP [REDACTED]  
**Sent:** 23 June 2023 09:42  
**To:** [REDACTED]  
**Cc:** Licensing  
**Subject:** Bliss Heights, 140 London Road, Lambourne, Abridge, Romford RM4 1XX  
**Attachments:** CFR6543.docx

Good morning,

Please find attached correspondence from Essex County Fire and Rescue Service.  
Should you have any queries in relation to this matter, please refer to contact details provided within the correspondence.

Kind Regards,

Jacqueline Galloway

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Admin Team (South West)  
Essex County Fire and Rescue Service  
South West Group Service Delivery Point  
Basildon Fire Station  
Broadmayne  
Basildon SS14 1EH  
Tel: [REDACTED]  
E-mail: [REDACTED]

 Please consider the environment before printing this e-mail



Essex County  
Fire & Rescue Service

**Rick Hylton**  
Chief Fire Officer / Chief Executive

Umar Hussain  
Bliss Heights  
140 London Road  
Abridge  
RM4 1XX

South West Group Service Delivery Point  
Basildon Fire Station  
Broadmayne  
Basildon  
SS14 1EH

Enquiries to: Tony Clark Fire Safety Officer  
T: +44(0) [REDACTED]

Our Ref: 147814  
Your Ref:

Date: 23 June 2023

Dear Sir,

**LICENSING ACT 2003**

**THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

**Premises: Bliss Heights, 140 London Road, Lambourne, Abridge, Romford RM4 1XX**

I refer to your recent application made under the Licensing Act 2003 for a Premises Licence.

Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") has now audited the application and is of the opinion, taking into consideration the information submitted, that you do not anticipate any additional risk to the public as a consequence of the proposed application being approved.

As a result, the Authority does not propose to carry out an inspection of the premises at this time.

It is however brought to your attention that in addition to the Licensing Act 2003, these premises come under The Regulatory Reform (Fire Safety) Order 2005 (The Order) and have now been entered on the Service Risk Based Inspection Programme. As a result, an announced audit may be carried out.

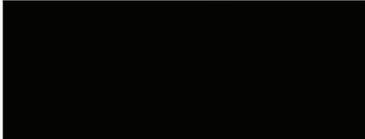
The inspection will be focused upon your site-specific fire risk assessment. You will have to demonstrate to the Inspecting Officer that you have implemented suitable and sufficient measures to satisfy the requirements of The Order.

For technical detail and guidance, you are strongly advised to purchase the guidance document from the list attached to this letter. Alternatively, these can be viewed online at <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>. When purchasing or installing equipment, compliance with the relevant British Standard is normally taken as being adequate. Should the issues set out in this report require major changes or costs, then you are advised to take professional advice before proceeding.

The Authority will pursue contraventions of the Order to a satisfactory conclusion: this may include enforcement action being taken proportional to the circumstances. Further, should a fire safety concern arise that is not subject to the provisions of The Order but does / will impact on the Licensing Act objective for public safety that cannot be satisfactorily resolved, it is likely to result in a request for a review of the licence being made by the Authority.

If you require further information regarding this or any other fire precautionary matter, please contact the above named Officer quoting our reference number.

Yours faithfully,



Tony Clark  
**Protection**

Cc Mr Peter Jones Licensing Team Epping Forest District Council Civic Offices 323 High Street  
Epping CM16 4BZ

**Guides in the Series available from the CLG  
(Communities and Local Government)**

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>

1	Offices & Shops ISBN-13:978 1 851 12 851 0	Offices and retail premises (including individual units within larger premises, e.g. shopping centres)
2	Factories & Warehouses ISBN-13:978 1 851 12 816 7	Factories and warehouse storage premises
3	Sleeping Accommodation ISBN-13: 978 1 851 12 817 4	All premises where the main use is to provide sleeping accommodation, e.g. hotels, guest houses, B&Bs, hostels, residential training centres, holiday accommodation and the common areas of flats, maisonettes, HMOs and sheltered housing (other than those providing care - see Residential Care Premises), but excluding hospitals, residential care premises, places of custody and single private dwellings.
4	Residential Care Premises ISBN-13:978 1 851 12 818 1	Residential Care and nursing homes, common areas of sheltered housing (where care is provided) and similar premises, which are permanently staffed and where the primary use is the provision of care rather than healthcare (see Health Care Premises)
5	Educational Premises ISBN-13: 978 1 851 12 819 8	Teaching establishments ranging from pre-school through to universities, except the residential parts (See Sleeping Accommodation).
6	Small & Medium Places of Assembly ISBN -13: 978 1 851 12 820 4	Smaller public houses, clubs, restaurants and cafes, village halls, community centres, libraries, marquees, churches and other places of worship or study accommodating up to 300 people
7	Large Places of Assembly ISBN-13: 978 1 851 12 821 1	Larger premises where more than 300 people could gather, e.g. shopping centres (not the individual shops), large nightclubs and pubs, exhibition and conference centres, sports stadia, marquees, museums, libraries, churches, cathedrals and other places of worship or study
8	Theatres, Cinemas, and Similar Premises ISBN-13: 978 1 851 12 822 8	Theatres, cinemas, concert halls and similar premises used primarily for this purpose
9	Open Air Events and Venues ISBN-13: 978 1 851 12 823 5	Open air events e.g. theme parks, zoos, music concerts, sporting events (not stadia - see Large Places of Assembly), fairgrounds and county fairs.
10	Healthcare Premises ISBN-13:978 1 851 12 824 2	Premises where the primary use is the provision of healthcare (including private) e.g. hospitals, doctors' surgeries, dentists and other similar healthcare premises
11	Transport Premises and Facilities ISBN-13:978 1 851 12 825 9	Transportation terminals and interchanges e.g. airports, railway stations (including sub-surface), transport tunnels, ports, bus and coach stations and similar premises but excluding the means of transport (e.g. trains, buses, planes and ships)
12	Animal Premises and Stables ISBN-13: 978 1 85112 844 6	Animal premises, stables, livery yards and stables within zoos, large animal sanctuaries or farm parks
13	<i>Supplementary Guide</i> Means of Escape for Disabled People ISBN – 13: 978 1 85112 873 7	This guide is a supplement to be read alongside other guides in this series. It provides additional information on accessibility and means of escape

**Peter Jones**

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**From:** Chrissie Chow - Business Support Assistant [REDACTED]  
**Sent:** 13 June 2023 14:28  
**To:** [REDACTED]; Jon legge  
**Cc:** Licensing; Essex Police Licensing Team  
**Subject:** 06-2023/09 Application on New Premise Licence - Bliss Heights, Abridge  
**Attachments:** Licensed business premises CSE I Didn't Know leaflet.pdf

**RE: Licensing Act 2003:- Bliss Heights**

The licensing application received on 08/06/2023 has been assessed and we can confirm we have no objections in relation to the child protection / safeguarding element of this licence application.

As a license holder it is important for you to be aware and cited on risks to children from sexual exploitation (CSE). The I Didn't Know leaflet for license holders and licensed business owners is attached to provide you with further information and recommendations to ensure children are appropriately safeguarded. For further information about CSE please visit <http://www.escb.co.uk/en-gb/safeguardingtopics/childsexualexploitation.aspx>

Local Authority Designated Officer (LADO)  
FAO: Licensing  
Quality Assurance & Safeguarding Service  
Family Operations  
70 Duke Street  
Chelmsford  
Essex CM1 1JP  
Tel: [REDACTED] Email: [REDACTED]

Regards  
Sent on behalf of Rebecca Scott, LADO

**Chrissie Chow**  
Business Support Assistant  
Business Support

County Hall, Chelmsford, CM1 1QH  
[REDACTED]



[www.essex.gov.uk](http://www.essex.gov.uk)

*Supporting you to achieve more!*

# Notice of Application for a New Premises Licence under the Licensing Act 2003

## **Bliss Heights inc. Chase Cottages, pavilions and grounds**

**140 London Road, Abridge Essex RW4 1XX**

### Statement of Response to Objectors

#### **Existing Premises**

Bliss Heights is a six bedroomed luxury house set in extensive grounds which includes separate support staff accommodation in two adjacent cottages and annex, formal gardens, internal and external swimming pools with basement changing rooms, spa, floatation pool and gym, 2no external football pitches, 2no external tennis courts, a 9no hole golf course, a events pavilion with kitchen facilities, ground floor and first floor function rooms, riverside walks, maze, Koi pond and extensive grounds plus adequate space for temporary parking of 100+ cars and a two entry, private drive with a majestic formal entranceway.

#### **Proposed Use**

The proposed use of this premises and estate is to remain as an exclusive private house and grounds available for hire for speciality functions.

These functions will likely be weddings, anniversary events, corporate celebrations or the like, catering for anything from 50 to 500 attendees.

The existing property and facilities have been used for private sporting events and conferences since 2007 specialising in being able to offer a combination of celebratory or ceremonial events with recreational and sporting activities, providing unique and unusual occasions, in a unique and unusual setting.

This is proposed to be continued but without the inclusion of alcoholic beverages i.e. the Premises Licence DOES NOT include for licenced bars or the provision of intoxicating liquor.

The buildings are not to be altered, extended or otherwise changed with the exception of uprating the Fire Precautions and Fire Alarm provision if, or as required, by the Fire Officer.

There is to be a resident manager on site at all times, supported by resident and non-resident staff as necessary for each and every event. The grounds and facilities are constantly maintained to be available for use throughout the year but they not proposed to become a commercial premises, they will remain as an exclusive private house and grounds, available for private, usually personal, group use for the purpose of exclusive signatory and important events.

The main centre of operation will be the two-storey Pavilion located in the North-East of the estate, well away from local residences, with the parking area to be located nearby rather than near the house.

The whole intention is to provide an exclusive retreat that will not advertise it's presence with loud music or raucous events, but rather by tasteful and respectful use of it's facilities that will become a centre of pride for Abridge and the local area.

Access to and from the premises will be closely controlled, with guests usually arriving by private cars or by privately arranged group or individual transport. There will not be any pedestrian visitors or parking allowed externally to the premises.

There will NOT be any unusual impact on local traffic patterns due to events being hosted at Bliss Heights.

Umar Hussain  
CEO Smp Group  
22<sup>nd</sup> June 2023