

## Denise Bastick

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**From:** Debra Paris [REDACTED]  
**Sent:** 28 September 2023 10:49  
**To:** Denise Bastick; Handan Ibrahim  
**Subject:** Application for a new Premises Licence – St John the Baptist Church Hall and Field, Church Lane, Loughton, IG10 1PD

**Follow Up Flag:** Follow up  
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Dear Denise / Handan

Please find below the comments of our Planning & Licensing Committee following its meeting on Monday, 25 September, where the above licensing application was considered.

### **PL505 Licensing Applications**

#### **505.1 Application for a new Premises Licence – St John the Baptist Church Hall and Field, Church Lane, Loughton, IG10 1PD**

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance:

The supply of alcohol, live music, recorded music, and dance performances both inside a building and externally on the Church field would cause excessive harm to the living conditions of the occupiers of neighbouring dwellings. The church hall and the field are surrounded by residential properties. Parking stress in this area is already problematic, and this application would inevitably exacerbate that.

Members believed that in its current form the application was too open-ended, resulting in it being open to abuse / able to be taken advantage of, to the detriment of local residents, whose amenity would be negatively impacted by noise from the events; and from patrons leaving the premises, causing disturbance to the occupiers of surrounding homes and other residents in the vicinity, particularly during the summer months when bedroom windows are normally open.

The Committee requested that the applicant submit a new application with more limited periods to be covered by the licence, suggesting that outdoor events be limited to five per year and the days and hours that the licence was operative to be more restricted, in order to limit any potential disturbance to neighbours.

I would be most grateful if you could confirm receipt of this notification.

Kind regards  
Debra

Debra Paris  
Planning and Licensing Committee Clerk Loughton Town Council  
1 Buckingham Court, Rectory Lane, Loughton, IG10 2QZ.  
Tel: 020 8508 4200  
Fax: 020 8508 4400

## Denise Bastick

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**From:** c. blakebrough [REDACTED]  
**Sent:** 28 September 2023 15:55  
**To:** Licensing  
**Cc:** contact@loughton-tc.gov.uk  
**Subject:** licensing application WK/202338366

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Sirs,

I wish to object to the above application for a permanent license for the following reasons.

The prevention of public nuisance:- on several occasions during the past two summers following a very noisy wedding reception / party several of the attendees moved into the field / graveyard and continued drinking and making loud noise after the 11 pm closure of the function taking alcohol with them and disposing of their empty bottles / cans by throwing them throughout the graveyard & over adjoining neighbours fences. This combined with the shouting and swearing is very disturbing and contributes to crime & disorder in our town.

I believe in spite of assurances that the Church does not intend to host more events if a permanent license is granted this will encourage a greater number of bookings and once a new license is granted it becomes much easier to take further lesser regulated event bookings. The application also makes mention of the provision of both indoor / outdoor music which outdoors is too intrusive at 11 pm to all the residents whose homes adjoin the venue.

There is also the question of parking combined with 11 pm closure which creates considerable noise at closing time particularly if "parties" are allowed to book. Party closure is usually much more noisy than receptions - I believe there would be very little resistance to the economic pressure to take more bookings for the venue if this permanent license were to be granted.

Colin Blakebrough, [REDACTED] Hilltop Close, Loughton, IG10 [REDACTED]

**Denise Bastick**

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**From:** Monica Rose [REDACTED]  
**Sent:** 30 September 2023 16:30  
**To:** Licensing  
**Cc:** contact@loughton-tc.gov.uk; applications@loughtonresidents.co.uk  
**Subject:** Licensing Reference: WK/202338366

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**Re: LICENSING APPLICATION FOR ST. JOHN'S CHURCH CHURCH HALL  
AND FIELD, CHURCH LANE, LOUGHTON IG10 1PD**

With regard to the above Licensing Application, reference WK/202338366, we wish to lodge our objection to this application being granted, for the following reasons. We live in Church Lane immediately opposite St. John's Church, the Church Hall and the field. We are concerned that the requests within the application (**listed below**) all have the potential for public nuisance and disorder and are a danger to public safety. There would be issues of noise disturbance from loud music being played and also from guests at events leaving late at night. Car parking is a further issue, both with the additional number of cars attempting to park in the area and of course the noise issue upon arrival and departure.

**Application WK/202338366:**

**The supply and provision of alcohol both on and off the premises:**

**Monday to Sunday 10:30 – 23:00 and non-standard timings – Christmas Eve 10:30 -23:30**

**The provision of both live and/or recorded music indoors and outdoors:**

**Monday to Sunday 10:00 – 23:00**

**Performances of dance indoors and outdoors:**

**Monday to Sunday 10:00 – 23:00**

**Hours open to the public:**

**Monday to Sunday 09:00 – 23:00 and non-standard timings – Christmas Eve 09:00 – 00:00**

As you know, Church Lane is in a wholly residential neighbourhood and we believe that this application is totally inappropriate for this area.

Yours faithfully

**Monica and Philip Rose**  
**[REDACTED] Ashmeads Apartments**  
**Church Lane**  
**Loughton IG10 [REDACTED]**

## Denise Bastick

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**From:** Cleo Tofts [REDACTED]  
**Sent:** 01 October 2023 10:39  
**To:** Licensing  
**Cc:** contact@loughton-tc.gov.uk; applications@loughtonresidents.co.uk  
**Subject:** Licensing Ref WK/202338366 St John's Church, Church Hall and Field, Church Lane, Loughton IG10 1PD

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I wish to lodge an objection to the application for the following reasons. I live a few feet away and directly opposite the Church Hall and field. The residents in our block already have to contend with noise and parking issues regarding the church and its activities. The application for licensing for alcohol, music and performance will only disturb the residents even more going forward. Visitors to the Church frequently encroach on our private parking because there is not ample space for the amount of cars in Church Lane. There are elderly residents in our block at Ashmeads suffering with cancer and Parkinsons Disease and they should have the right to a peaceful evening and not have to contend with slamming car doors, loud music, litter and inconsiderate behaviour. The cemetery is frequently used by drug addicts buying and selling drugs which we witness from our windows. It is a further smack in the face to every resident who has spent their hard earned cash to move to a purely residential area only to be confronted with a request for the church to become party central for the sake of earning money to the detriment of local residents.

My opposition is to application WK/202338366 -  
Supply and provision of alcohol both on and off the premises - Monday to Sunday 10.30-23.00 and non standard timings - Christmas Eve 10.30-23.30.

Live and/or recorded music indoors and outdoors Monday to Sunday 10.00-23.00.

Performances of dance indoors and outdoors Mon-Sun 10.00-23.00.

Church Lane is a wholly residential neighbourhood and this application is totally inappropriate and inconsiderate.

Yours faithfully  
Cleo Tofts

[REDACTED] Ashmeads Apartments, Church Lane, Loughton IG10 [REDACTED]

## Denise Bastick

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**From:** Glynis Slade [REDACTED]  
**Sent:** 03 October 2023 17:42  
**To:** Licensing  
**Subject:** Fwd: St Johns Church, Loughton WK/202338366

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Sent from my iPad

Begin forwarded message:

**From:** Glynis Slade [REDACTED]  
**Date:** 3 October 2023 at 12:51:37 BST  
**To:** licensing@eppingforest.gov.uk  
**Subject:** St Johns Church, Loughton WK/202338366

Glynis Slade  
[REDACTED] Marjorams Avenue  
Loughton  
Essex ig10 [REDACTED]

Ref. WK/202338366

Re: Licensing Application for St Johns Church, Loughton.

The prevention of Public Nuisance

1. The church should make clear on how many events will be held in a year and when.
2. I ask myself is this a church or a nightclub in the making?

I recall an event this summer when the noise of the music, and the megaphone etc was not only during the day but continued into the evening, you were unable to escape the noise you could not sit in the garden, but even worse not even in the house. Speaking on my landline the caller asked where the noise was coming from?

I took it as a one off event.

Church states, they dont intend to hold larger events, then please explain above and as we all know voices are louder with alcohol.

By serving alcohol the hall will be more attractive for weddings and other social events.

Parking

St Johns church car park is not very large so Marjorams Avenue will be used as it already is by the church.

By the time the event goers leave the church and walk to Marjorams Avenue it will be 11.30 -11.45 then we have the goodbyes and the slamming of car doors.

I strongly oppose St Johns Church, Loughton having a permanent licence.

Please note:

some of my neighbours did not receive a copy of Loughton Residents Association Plans. Group letter

Sent from my iPad

■ Marjorams Avenue,  
Loughton,  
Essex IG10 ■

3rd October 2023

Epping Forest District Council,  
Licensing Unit Civic Offices,  
323 High Street,  
Epping CM16 4BZ.

Dear Sirs,

Re: Licensing Application for St. John's Church  
WK/202338366

I wish to object to the proposed licensing application for St. John's Church for the following reasons:-

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

On a more personal reason - when these events are held in the open, it is impossible to stay in the garden as these events are terribly loud. We have already experienced the Live Music and the Recorded Music from St. John's Church, and I can tell you it was NOT enjoyable. Another reason, of course, is the parking. People love to leave their cars in Marjorams Avenue!

Yours faithfully

■  
Mr. M.P. Ruocco

**Denise Bastick**

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**From:** [REDACTED]  
**Sent:** 10 October 2023 23:42  
**To:** Licensing  
**Cc:** applications@loughtonresidents.co.uk; contact@loughtontc.gov.uk  
**Subject:** Objection to Licensing Application for St John's Church, Church Hall and Field, Loughton, IG10 1PD

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Dear EFDC Licensing Committee

Objection to Licensing Application for St John's Church, Church Hall and Field, Loughton, IG10 1PD

Reference WK/202338366

I am writing to strongly object to the above licensing application which has been submitted by St John's Church, Loughton.

Granting a licence will provide a further source of alcohol within Loughton High Road which is already heavily populated with licensed premises. To potentially have another establishment so close to two other nearby venues, The Plume of Feathers and The Royal British Legion, is unnecessary.

The immediate area of the Church is tightly surrounded by residential homes all of which are in close proximity to the Church hall and would be directly affected by the sale and consumption of alcohol and the associated entertainment accompanying it; not just in terms of noise but also offences of crime, disorder and public nuisance. The positioning of the Church hall and field are on Loughton's higher ground and so travelling noise will impact on Loughton residents further away as well.

The car park is small and ill equipped to take on an increase of visiting patrons and after cars for staff, entertainment and catering services are parked, the available area left for the safe collection of passengers via taxi or lifts would become limited, again inflicting noise and disruption to the surrounding residents at an unreasonable hour.

In turn the disturbance created by a vast amount of people converging into the nearby roads after the licensing period ends at 11:00pm will also contribute to noise and disruption to the residents of the local area.

In view of the above, I would urge the Licensing Committee to refuse this application.

Yours faithfully

Mark Porter

[REDACTED] Hilltop Close  
Loughton  
Essex, IG10 [REDACTED]



## Denise Bastick

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**From:** James Fletcher [REDACTED]  
**Sent:** 10 October 2023 13:20  
**To:** Licensing  
**Subject:** Re licensing application WK/202338366

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(Re licensing application WK/202338366)

Dear Licensing Unit,

I am writing to you in respect of a recent licensing application for St John's Church, which has been recently filed on 13 September 2023.

We are extremely concerned by the application with regards both the prevention of public nuisance and the prevention of crime & disorder grounds.

We are local residents, whose garden directly backs onto the graveyard of St John's Church and therefore will be directly affected by any consequences of this application being approved.

We see the proposed application being deeply unsatisfactory for the following reasons:

a) Excessive duration - the application is excessive in duration, in our view, being for a full seven day period and for the hours 10:00/30-23:00 each day for supply of alcohol and live music events. This is akin to a licence for a publican, albeit in a currently quiet and pleasant residential area. This represents a potential major change to the local environment. The proposed licence timings give carte blanche approval for daily events, with no consideration/approval for local residents. If, as expected, events are to be limited in frequency, then the current temporary licence arrangements would surely be more suitable, as they have been to this point? In addition, the licence also covers Sundays, which in my belief, was supposed to be a day of rest/spending with family in the church's own words, rather than live music events and supply of alcohol!

b) Unutilised event space already exists in local proximity - there already exists a licenced premise in the Royal British Legion site at 118 Church Hill, which could accommodate such events. We see no reason why an additional site needs to be permanently licenced, when there already exists a site where the proposed activities can be held. Indeed, this venue does not seem to be utilised every weekend or throughout the week, so there exists unutilised local capacity for such events and no further permanent licencing is required.

c) Noise pollution - The application, if approved, gives the church the right to hold live music events each day through the week from 10:00 to 23:00. This could create significant noise pollution on a persistent basis should they decide to hold more frequent events in the future. This is a residential area, with many families with young children (including our own), such that having noise pollution during the day, will create a hindered experience in one's garden and difficulty getting kids to sleep if there are regular events. The current temporary licence arrangements allow noise pollution to be restricted to something reasonable for local residents. In our view, events should be limited to centre of Loughton or existing permanently licenced premises.

As an aside, the church currently holds bell ringing sessions on every Tuesday 20:00 until 21:00, which already creates material noise pollution that evening, which with young children is hardly ideal. If we are going to be subjected to more, and possibly daily, noise pollution as the proposed licence seeks, I simply cannot see how the area will be as pleasant to live in.

d) Insufficient parking provision - Church Lane already sees many cars partly parked on the road and walkway through most of the day and in particular, when church events are held. The church's own car park has only limited capacity for c20 vehicles, not sufficient for most events. In our view, there is simply no provision for additional parking to cater for events this licence proposes. Church Lane is also the main alternative route (to the high street) to access the southern end of Loughton, thus will be further blocked by the proposed licence, causing wider traffic issues if approved.

Indeed, we would expect visitors to the events to come park on Hilltop, taking existing parking provision for local residents. As an example, when the Royal British Legion site is used, parking on Majorams Avenue and Hilltop becomes scarcer, which is likely to be exacerbated if this licence is approved and further events are held. If both sites hold events on the same weekend, residents of Hilltop will be materially affected with regards parking provision.

e) Crime/disorder - the licence seeks permission to supply alcohol until 23:00 every day of the week, giving rise to heightened crime/disorder in this residential area all through the week. This is deeply unwelcome and should be limited to the centre of town with the other licensed premises in our view, where anti-social behavior is expected and can be better policed. Potential importing of anti-social behaviour to a residential area appears an unwise proposal and unwelcome.

f) Limited benefit to the local community - we see no/limited benefit, indeed, only really disadvantages (noise, road blockages, heightened public disorder as above), for local residents from the proposed application. Local residents will bear the costs, while the church will gain only limited financial/admin benefits compared to the current satisfactory arrangements re temporary licences. Visitors to any events may be from outside the area (if premises are hired out), thus enjoying the benefits, while locals suffer the costs. The proposals are therefore materially net negative for local residents in our view.

In conclusion, for the highlighted reasons, we are deeply against the proposed licence being approved and see no benefit for local residents. Indeed, the current temporary licence arrangements appear a much more suitable arrangement between the church and its local residents. We did chose to live in our street because it was safe and quiet, not to be in proximity to a site of where alcohol is being served and live music events are being regularly held. Having no communication from the church itself on the application as a local resident, I am deeply disappointed in their actions.

Kind regards,  
James Fletcher

■ Hilltop,  
Loughton  
Essex  
IG10 ■

## Denise Bastick

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**From:** Jane Manley [REDACTED]  
**Sent:** 09 October 2023 13:09  
**To:** Licensing  
**Subject:** Licensing Application for St John's Church, Church Hall and field, Church Lane, Loughton IG10 1PE

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WK/202338366

I object most strongly to the Licensing Application for St John's Church in Loughton, Essex.

As a resident of Church Lane, I have to say that I wouldn't choose to live opposite a public house and, in effect, if this Licensing Application is granted then it would be no different.

Although they are claiming that they don't intend to hold larger, or more frequent events, I feel that this would change dramatically once a prospective licence was in place and once it was known by the general public that these types of events, with alcohol and music, could be staged here.

Speaking as a Personal Licence Holder myself, I can categorically say that these premises are not suitable for the type of events that they may wish to hold in future. There is not adequate parking at this site as Church Lane is ill-equipped to deal with an influx of parking that these types of events would ultimately bring. Church Lane is already used as a 'cut-through' by many people in the district, who often use excessive speed in what is a rather narrow road. My own car was hit recently by one of these drivers who then left the scene of the accident without reporting it and left me with a £1500 repair bill. I live in the flats directly opposite the church which do not have enough off-street parking for the number of residents. It is not unheard of for visitors to events at St John's to park in our private parking area whilst attending events. This type of anti-social behaviour is bound to increase if this application is passed.

This application would cause a public nuisance to the residents of Church Lane, would lead to more crime and disorder and could go against the safety of the public.

Jane Manley  
[REDACTED] Ashmeads  
Church Lane  
Loughton  
IG10 [REDACTED]

Ref WK/202338366

5 Oct 23

J. R. Wood

██████ Hilltop Close  
Loughton IG10, ██████

Dear Sir or Madam,

This project will become a public nuisance and will end up as a noisy nightclub. The parking will become a problem for local residents. When there is a function outdoors we can even hear this at Hilltop Close. This is a church with an adjacent cemetery and should be respected as such. The residents in Manjoram Av and Hilltop will suffer mostly from loud music and noise and so will the residents in Church Lane.

This will be a disgrace if it is allowed to happen.

Yours Sincerely

████████████████████