

E S S E X P O L I C E



Harlow Police Station
The High
Harlow
Essex
CM20 1HG

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Direct Line: 01279 625405
Email:

Mrs Kim Tuckey
Environmental Health Services
Epping Forest District Council
Civic Offices
High Street
EPPING
Essex CM16 4BZ

Our Ref: SF/vp
Your Ref:

26th May 2005



Dear Mrs Tuckey

**Re: Occasional Permission for Public Entertainment Licences
26.06.05 – 12pm – 10pm and 28.08.05 – 12pm – 10pm**

I am in receipt of your copy application for the above dates from the Kings Oak Public House, High Beech. In view of an UNLICENSED PUBLIC ENTERTAINMENT EVENT of 1 May 2005, and with a number of incidents on that day, the Essex Police Authority will be objecting.

The events to which I refer are a fatal accident, serious personal injury accident, under age drinking, youths arrested for criminal damage and a drunken youth aged 15 years who was assaulted with a bottle.

All these events are currently under investigation and I am marshalling the evidence which will take time, so any hearing date I would appreciate as late in June as is possible but before the 26th June 2005.

Yours sincerely

Simon Fisher
Divisional Licensing Officer



INVESTOR IN PEOPLE

taking a lead in making Essex safer

A196 (rev 9/04)



**CORPORATION
OF LONDON**

The Licensing Department,
Epping Forest District Council,
Civic Offices,
High Street,
Epping,
Essex CM16 4BZ

Superintendent of Epping Forest

J L Wisenfeld

Corporation of London
The Warren
Loughton
Essex IG10 4RW
Facsimile 020 8508 2176

Telephone 020 8532 1010

Please ask for
Mr. Holtom

Our Reference
LM23/JH/530

Your Reference

Date
8 June 2005

For the attention of Kay Tuckey

Dear Madam,

**Epping Forest:
The King's Oak Public House, High Beach
Public Entertainment Licence - Application**

I am writing with regard to the application for a Public Entertainment Licence submitted by Mr. Dante Williams in respect of a proposed event for up to 5,000 people to take place on Sunday 28th August 2005 (August Bank Holiday weekend), at the above venue. I note that the Licence hearing date is set for the 23rd June 2005.

The site lies within the Metropolitan Green Belt and adjoins Epping Forest as indicated on the attached plan (Appendix A1). Epping Forest is owned by the Corporation of London acting as The Conservators of Epping Forest. The Forest land in the vicinity of the King's Oak is part of the Epping Forest Site of Special Scientific Interest and the Special Area of Conservation. These designations are made under British and European legislation for the protection of those sites considered to be of appropriate merit and attached is a copy of the Conservation Designations explanation sheet (Appendix A2).

The local roads in and around High Beach are generally more like country lanes in that they are narrow with virtually no room for parking on the verges. Any vehicles that are so parked generally cause obstructions to other road users including local residents as well as the emergency services when called to High Beach.

The King's Oak has the benefit of a car park which holds sufficient vehicles in respect of the normal day to day activities of the Public House and Night Club. This car park is not however large enough to hold the number of vehicles that are likely to be brought into the area for an event such as the one applied for on the 28th August. If the event were to go ahead it is therefore inevitable that vehicles will be parked on the side of the local roads and more particularly on the Forest. It is also likely that the Forest will be busy on that day as it will be part of the August Bank Holiday weekend.



INVESTOR IN PEOPLE

CORPORATION OF LONDON : THE CONSERVATORS OF EPPING FOREST

Recycled paper

In accordance with the Epping Forest byelaws vehicles may be parked on the Forest:-

" within 45 metres of a highway between one hour before sunrise and one hour after sunset for picnic or other pleasure purposes on the forest "

This does not include visiting a Public House or indeed attending an event continuing beyond one hour after sunset.

An event was held at the King's Oak on the 1st May 2005 which resulted in vehicles being parked on the Forest in the manner identified above. This meant that the local roads became congested and local residents and the emergency services had difficulty in getting in and out of High Beach. Photographic evidence of this is attached to this letter (Appendix A3). The photographs were taken on the day by a Forest Keeper in order to assess the impact of that particular event.

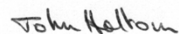
From the photographs it can be seen that a certain amount of rubbish was generated by the event and whilst the Managers of the King's Oak arranged some litter removal after the event it still required a greater than normal litter collection by the Conservators' staff.

Adjoining the King's Oak to the east is the Conservators own Visitor Centre and the Field Studies Centre (Epping Forest Conservation Centre), managed by the Field Studies Council. Associated with the Field Studies Centre are accommodation units for members of staff. The concerns regarding these two sites are the roadside parking issues that may result in difficulties for staff entering or leaving the site as well as noise pollution.

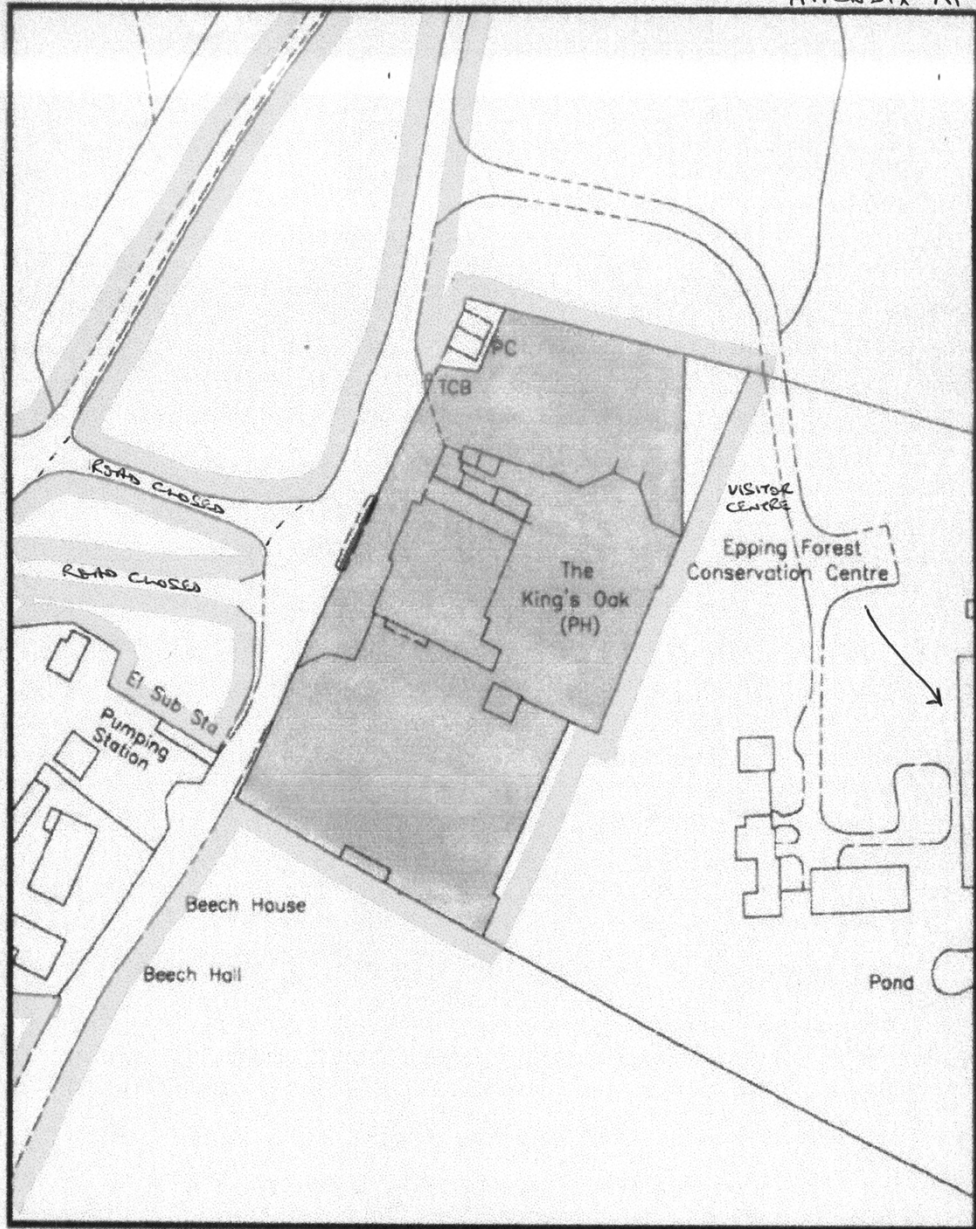
Noise and light pollution are a particular concern to the Conservators in respect of the nearby Forest as this is potentially detrimental to the Forest wildlife.

For the reasons given, I believe that on this occasion, the Conservators would, in principle, be opposed to the granting of the Public Entertainment Licence for the event on Sunday 28th August 2005 at the King's Oak Public House, High Beach.

Yours faithfully,



J. Holtom,
Estates Manager.



Address :
 KING'S OAK PUBLIC HOUSE
 HIGH BEECH
 EPPING FOREST

Title :
 SITE PLAN
 EPPING FOREST



**CORPORATION
 OF LONDON**

CITY SURVEYORS DEPARTMENT
 R.T. HARTILL, B.Sc. FRICS FRSA
 City Surveyor
 PO BOX 270, GUILDHALL, LONDON, EC2P 2EJ
 Tel: 0171-332 1507 Fax: 0171-332 1534
 CORPORATE PROPERTY ADVICE GROUP

Scale : 1:1250
 Drawn by : DTR

Date : JUL 96
 Ref : 6697

Drawing No : 1-C-8037

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EPHING FOREST CONSERVATION DESIGNATIONS

Epping Forest is owned by the Corporation of London and with effect from 1st September 2003 comprises some 2,476.5 hectares (6,120 acres) as shown coloured green on the attached plan Appendix A1. It is supported by a further 720 hectares (1,780 acres) of Buffer Lands as coloured yellow on the plan. By the Epping Forest Act 1878, the Corporation of London was constituted Conservators of Epping Forest with a duty to conserve the varied vegetation and preserve the Forest's "natural aspect".

The Forest is one of a few remaining large-scale examples of ancient wood-pasture in England and encompasses one of the largest populations of ancient trees in any site in Europe. It also supports outstanding assemblages of invertebrates and amphibians and an important breeding bird community. The Forest retains a variety of habitats of high nature conservation value including ancient semi-natural woodland, scrub, grassland, heathland, marsh and open water.

Subject to the over-riding duty of conservation, the 1878 Act gives the public a right to use the Forest for recreation and enjoyment. The Forest is unfenced and its size offers scope for varied access, both in terms of its scenery through its seeming naturalness and the duration of visits that can be made. It is the "natural aspect" that distinguishes Epping Forest as an open space and gives to the Londoner visiting the Forest a taste of the wilderness and remoteness of the National Parks.

The greater part of Epping Forest is notified as a Site of Special Scientific Interest (Wildlife and Countryside Act 1981 as amended and updated). Within the Site of Special Scientific Interest 1,605 hectares (3,966 acres), were designated in 1996 as a candidate Special Area of Conservation (cSAC), under The Conservation (Natural Habitats & c.) Regulations 1994 (Habitats Directive—Council Directive 92/43/EEC). With effect from 1st April 2005 the site became a full Special Area of Conservation.

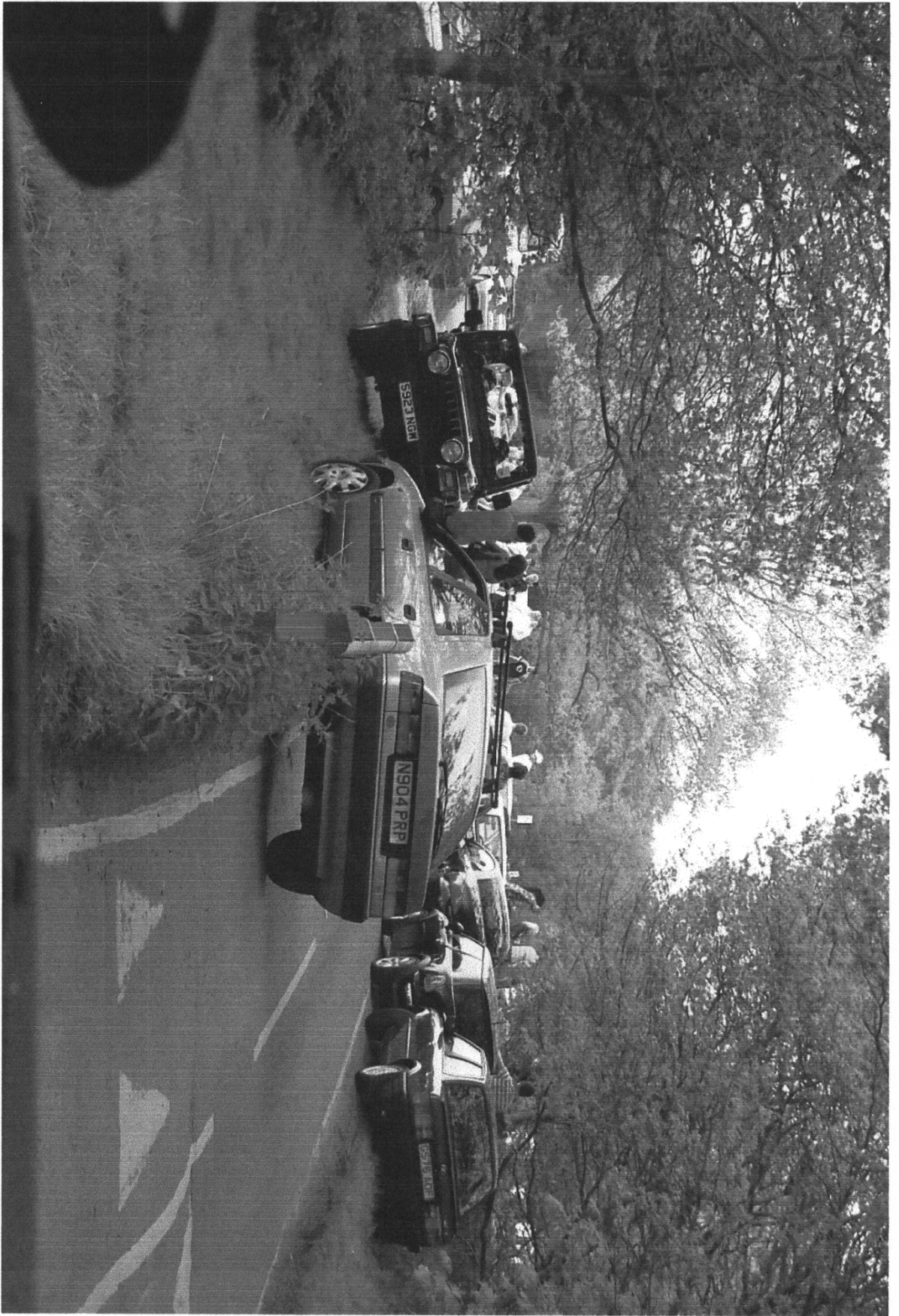
Under the Conservation (Natural Habitats & c.) Regulations 1994, Appropriate Assessments may need to be carried out by a Competent Authority in respect of proposals that could cause "significant harm" to the SAC. Environmental Impact Assessments will assist in determining the position regarding the site's conservation objectives leading to a decision as to whether or not some or all of the various activities would adversely affect the integrity of the SAC.

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APR 2003

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The City Surveyor

E.T. Hartill nsc, FRICS, PRSA

Corporation of London
PO Box 270, Guildhall
London EC2P 2EJ
Facsimile 020 7332 1536
www.cityoflondon.gov.uk

DX 121782 GUILDHALL-DX

Direct Line

020 7332 1495

Exchange

Ext 1495

Our Reference

ASB / 6697

Your Reference

Date

8 June 2005

Kay Tuckey
Senior Licensing Officer
Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

By facsimile (01992 564539) and electronic mail and post

Dear Ms Tuckey

**KINGS OAK PUBLIC HOUSE HIGH BEACH LOUGHTON ESSEX
OBJECTION TO PLANNED EVENT – 28TH AUGUST 2005**

I write on behalf of the Mayor and Commonalty and Citizens of the City of London (the Corporation of London) in its capacity as freeholder of the Kings Oak Public House. The premises were originally let to Kenneth George Hilton (subsequently assigned to Greene King Brewing and Retailing Limited) by way of 20 year lease from 20th June 1996, dated 26th January 1999.

We understand that an application has been made by a promoter to permit some 5,000 members of the public to descend on the public house, on the 28th August 2005 (Bank holiday weekend) and we wish to lodge an objection to the event taking place and our reasons for doing so are as follows.

Under Clause 4.12.3 of the lease, the tenant covenants "not do or permit or suffer to be done in or upon the Demised Premises or any part...any act matter or thing which may in the opinion of the Landlord be or grow to be or become a nuisance or an annoyance to or to the prejudice of the Landlord its tenants or lessees for the time being of any premises in the neighbourhood." I attach the relevant extract from the lease.

As there is limited on site car parking, the roads will clearly become congested and will lead to parking on Forest land and prevent the emergency services reaching the premises if they are called upon. The noise that will emanate is likely to be such that it will affect not only the local residents but other visitors to Epping Forest and place Greene King Brewing and Retailing Limited in breach of the aforementioned covenant.

Dated 26th January 1999

CITY LANDS

THE MAYOR AND COMMONALTY AND
CITIZENS OF THE CITY OF LONDON

-and-

KENNETH GEORGE HILTON

Counterpart/
LEASE

of

King's Oak Public House
High Beach Loughton Essex

Ref: CL3630/BEF/dp
I:\WPDATA\TYPISTS\PROPERTY\RACKRENT\RAIPUBLE.DOC

JSEC 7924 For Rent for Lease from 25/05/1997
AND SCHEDULES OF REPAIRS ETC

C.8255

occupation to be regulated by service occupancy agreements or as sleeping accommodation consisting wholly of bedrooms to paying guests and to provide services including the provision of breakfast and the cleaning of rooms to such paying guests

4.12.3 Will not do or permit or suffer to be done in or upon the Demised Premises or any part thereof any act matter or thing which may in the opinion of the Landlord be or grow to be or become a nuisance or an annoyance to or to the prejudice of the Landlord its tenants or lessees for the time being of any premises in the neighbourhood

} RELEVANT
CLAUSE

4.13 Overloading

Not to place or keep or permit to be placed or keep in the Demised Premises any heavy articles in such position or in such quantity or weight or otherwise in such manner as to overload or cause damage to or be in the reasonable opinion of the Landlord likely to overload or cause damage to the Demised Premises nor to use any part of the roofs or floors of the Demised Premises in such manner as to subject them to any strain beyond that which they are designed to bear

4.14 Signs

Not to exhibit put up or permit upon any part of the Demised Premises without the previous consent in writing of the Landlord (which consent shall not be unreasonably withheld or delayed) any bill notice doorplate external lighting sign or advertisement whatever

4.15 Statutes

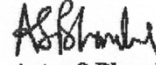
At all times during the Term

4.15.1 to observe and comply in all respects with the provisions and requirements of any and every Act of Parliament so far as they relate to or affect the Demised Premises or any part of them or the user of them or the employment or residence in them of any person or persons whether by the Landlord or Tenant or owner or occupier of them

4.15.2 to execute all works and provide and maintain all arrangements which by or under any Act of Parliament or by any government

It is our understanding that the Conservators of Epping Forest will be writing under separate cover to object on similar grounds.

Yours sincerely



Avtar S Bhandal
For City Surveyor

Cc John Holtom, Land Agent and Projects Manager, Open Spaces

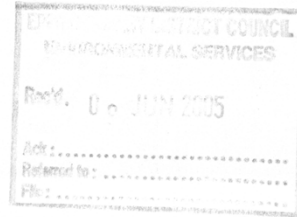
Encl.

FSC

BRINGING
ENVIRONMENTAL
UNDERSTANDING TO ALL

Mrs Tuckey
Senior Licencing Officer
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

6th June 2005



Dear Mrs Tuckey

The Kings Oak Public House – planned summer events

I wish to submit my objection to any applications made for 'Special Events' at the Kings Oak Public House, High Beach, over the coming summer months.

As a resident (next door to the pub) and as an employer of other concerned residents, who are compulsorily resident here for the better performance of their duties, I am concerned with regards to the impact upon us.

I regret that I do not have time at present to detail my concerns, but will be pleased to do so, on my return from vacation.

Yours sincerely

A handwritten signature in black ink, appearing to be 'SB'.

Steve Bunce
CENTRE DIRECTOR

EPPING FOREST FIELD CENTRE

Field Studies Council, High Beach, Loughton, Essex, IG10 4AF

Tel: 020 8502 8500 Fax: 020 8502 8502

Email: enquiries.ef@field-studies-council.org

Web site: www.field-studies-council.org

Head of Centre: Steve Bunce

Recycled Paper



CORPORATION OF LONDON
Epping Forest Field Centre
is managed by the FSC for the
Corporation of London

Pine Lodge Riding Centre

Lippitts Hill, High Beach, Loughton, Essex IG10 4AL

Tel / fax : 020 8508 7070

John Gilbert Esq
Head of Environmental Services
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

3rd June 2005



Dear John

Re: Occasional Public Entertainment Licences
Kings Oak, High Beach, Nursery Road – 26.6.05 and 28.8.05

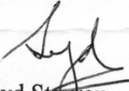
As ward councillor for High Beach I would like to object most strongly to the proposed Public Entertainment Licence applications proposed at The Kings Oak.

On the last occasion when The Kings Oak held a "rave" at the public house, traffic was gridlocked, the surrounding area was covered in litter, glass and debris and residents were subjected to all the noise and nuisance generally associated with events such as these.

Please keep me informed as to when these applications are to be heard. (I am away from the 14th to 28th June on holiday.)

Many thanks,

Yours sincerely,


Syd Stavrou

Cc: Mrs. Kim Tuckey

Beech House, Nursery Road, High Beach, IG10 4AE

3 June 2005



Mrs K. Tuckey,
Licensing Department,
Epping Forest District Council,
Civic Offices,
Epping,
CM16 4BZ

Dear Mrs Tuckey,

Re: Kings Oak, Nursery Road, High Beach

We have recently seen a notice of application for various functions at the Kings Oak during the summer, up to and including September 2005.

As we understand it, these applications relate to events in the garden or, at least, not limited to the function room. The proposals also involve a much larger capacity than the 200 permitted in the function room.

We strongly object to the proposals.

First, it is certain that the functions proposed will cause a serious nuisance to us. That is clear from the experiences to date. There have been a number of incidents, but the event on 2 May 2005 illustrates the point. The noise that day was appalling and at nuisance levels throughout the day. We left to get away from the noise which was loud throughout our house. We returned late afternoon and the music continued until about 10.30 pm. I asked Mr Akers to turn the music off. He said he was entitled to play the music and, I have said, it continued until 10.30 pm.. There was then disruption after that from shouting and screaming, revving of motor engines etc as people left (to about 12.40 am).

Nor was it just the music & noise. During the day, the traffic was stationary in the surrounding roads. We could not get into or out of our property without a very long wait in a queue. There were arguments in the road and accidents. I have already set this out in previous correspondence, to which I refer you.

Our gates have been bent by cars reversing into them, trying to turn round to avoid the queues. We have had rubbish thrown into the garden and around the house. On 2 May

2005, someone came into the garden to urinate.

The nuisance from people leaving is regular and disturbing. We are awoken at night by the noise. There was supposed to be supervision of people and traffic leaving. Either that does not take place or it is usually not very effective.

Also, the traffic queues outside our house, parking outside our house, and difficulties getting into and out of the house has not been limited to 2 May 2005. It has occurred on a number of Sunday afternoons. A major function will only exacerbate an already serious problem.

A council officer estimated that there were several hundred people at the event on 2 May 2005. The road system of High Beach could not cope with that number. Traffic was at a standstill for long periods. You will also recall that the roads are narrow and have no pavements. With cars parked and traffic queued, it is dangerous for anyone trying to walk. A pedestrian was injured on 2 May 2005 and the ambulance had difficulty trying to get through. How could the emergency services cope with greater numbers?

The point of the conditions recently imposed in the public entertainment licence was to try and avoid nuisance, annoyance and disruption to the residents. The need for protection of residents is clearly established. It would be wrong to allow external functions now.

The problem of narrow roads and no pavements is exacerbated at night because there is no lighting. I made the point in my letter objecting to the grant of the public entertainment licence that there was a danger of injury from people, having had drinks, walking home on the narrow forest roads. This warning was proved correct by the fatal accident involving people walking home from the Kings Oak on Forest Road on 2 May 2005. The danger is no less now.

Further, many people come to High Beach to walk, to visit the conservation and visitor centre, and to enjoy the forest. They do not come to be bombarded with loud music, as happened on 2 May. The functions proposed are for Sunday afternoons, which is when many walkers and other people come. There are few enough places for people to go to experience a rural/forest environment. In the area around High Beach, unlike much of the rest of the forest, there are paths in the forest specially laid out for prams and wheelchairs. On 2 May 2005 no-one could reach those places.

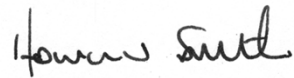
We saw functions being advertised over the recent bank holiday (29/30 May 2005). We decided to go away rather than be subjected to the nuisance. It is not right that we should have to do so.

My strong impression is that the licensee of the Kings Oak will say the right things (as he did at the meeting when the public entertainment licence was granted) but, when it comes to implementing his proposals, he will try to get away with what he can regardless of his right to do so if there enough money to be made. It was obvious that, as an external music function (advertised with 39 "DJs"), the event on 2 May 2005 was unlicensed, yet that did not concern Mr Akers. We would suggest that this licensee is not someone who can be trusted to comply with the conditions imposed on him.

As you say, we did discuss some of the matters raised by my letter of 6 May 2005, but not

all. I would be grateful if you could reply to the various points in my letter in the light of the meetings to which you referred.

Yours sincerely,

A handwritten signature in black ink that reads "Howard Smith". The signature is written in a cursive style with a large initial 'H' and a distinct 'S'.

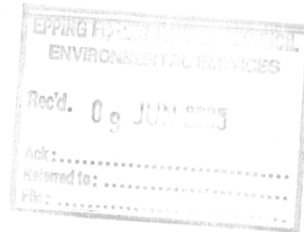
Howard Smith & Donna Smith

Meadow Cottage
Rats Lane
High Beach
Loughton
Essex IG10 4AQ

Tel: 020 8502 1686

Ms K Tuckey
Licensing Officer
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

8th June 2005



Dear Ms Tuckey

The Kings Oak Public House, High Beach, Loughton

I understand from my District Councillor, Cllr Mrs S Stavrou, that the Kings Oak Public House have applied for various entertainment licences to hold so called 'raves'.

My wife and myself wish to object to the granting of such licences, as the venue is totally unsuitable to the type of event.

High Beach is an area within Epping Forest of tranquillity where visitors come to enjoy the Forest and surroundings not to be confronted by excessive crowds and noise.

Further there is the question of access for emergency vehicles, which cannot gain access if roads are choked with parked vehicles.

Yours sincerely

H J and Mrs L A Collins