

To: Consumer Protection Team - FAO Kim
Tuckey/Jim Nolan
From: Planning Services- John Evans
Date: 19/04/2006

Your ref:

Our ref: PL/11585/JE



**Epping Forest
District Council**

RE: The Three Colts, 54 Princes Road, Buckhurst Hill

I refer to the above application which Planning Services received on 07/04/2006 as a 'Responsible Authority'.

This application seeks for this pub to serve alcohol and provide other licensable activities from 10:00 to 12:30 Sunday to Thursday and 10:00 to 01:30 Fridays and Saturdays. In addition to this, a 30 minute 'wind down' after the above hours.

The pub is located on the corner of Princess Road and Kings Place, in close proximity to residential properties.

Conclusion: Given the residential location of this pub, the proposed hours are considered excessive. On this basis Planning Services wish to make representations to the application.

I am writing to the applicant suggesting that the serving of alcohol until 00:00 Sunday to Thursday and 01:00 Fridays and Saturdays would be more acceptable.

Please contact me on x4112 if you have any queries on the above,

John Evans
Planning Assistant

m e m o

Licensing Authority,
Epping Forest District Council,
Civic Offices,
High Street,
Epping,
Essex CM16 4BZ.

re. The Licensing Act 2003
The Three Colts, 54 Princes Road, Buckhurst Hill, Essex IG9 5EE

We, the undersigned, hereby wish to lodge our objection to any extension of the licensing hours of the above premises on the grounds of the inevitable increase in noise and disturbance that will be caused to the surrounding residential area.

NO.	ADDRESS	NAME	SIGNATURE	DATE
21	PRINCES ROAD	D. FORESTER		2/5/06
23	PRINCES ROAD	ON HOLD		-
25	PRINCES ROAD	CAROLE FENTON		2/5/06
27	PRINCES ROAD	CAROL TAYLOR		02/05/06
29	THE CHURCH	-	-	-
31	PRINCES ROAD	FLORA S. MCARDLE		3/05/06
33	PRINCES ROAD	RICHARD GIBB		3/5/06
35	PRINCES ROAD			
37 ^A	PRINCES ROAD	MAXINE HARRINGTON		2nd May 06
39	PRINCES ROAD	DOES NOT EXIST		
41 ^A	PRINCES ROAD	D. Hawkins		2nd May 06
43	PRINCES ROAD			
45	PRINCES ROAD	VACANT		
47	PRINCES ROAD			
49	PRINCES ROAD	D. WILSON		2/05/06
51	PRINCES ROAD	JOHETA HOOKER		2 May 06

53	PRINCES ROAD			
55	PRINCES ROAD	A. BRISCOE	A. Briscoe	2/5/06
57	PRINCES ROAD	R. CLARK	R. Clark	2/5/06
59	PRINCES ROAD	M. REED	M. Reed	2/5/06
40	PRINCES ROAD			
42	PRINCES ROAD	K. Wood	K. Wood	2/5/06
44	PRINCES ROAD	M. Howard	M. Howard	2/5/06
44A	PRINCES ROAD	D. H. BARKER	D. H. Barker	2/5/06
46	PRINCES ROAD	R. BROOKS	R. Brooks	2/5/06
48	PRINCES ROAD	C. MCNAMARA	C. McNamara	2/5/06
50	PRINCES ROAD	T. KNIGHT	T. Knight	2/5/06
52	PRINCES ROAD			
54	THE THREE COLTS			
56	PRINCES ROAD	SINAI OZKAN	S. Ozkan	02/05/06
58	PRINCES ROAD	SIAO S. MARTIN	S. Martin	3/5/06
60	PRINCES ROAD	C. DIEBOLD	C. Diebold	2/5/06
62	PRINCES ROAD	SUZIE TABASSI ZARA CROUCH	S. Tabassi	2/5/06
64	PRINCES ROAD	STEPHEN BOYLE	S. Boyle	3/5/06
66	PRINCES ROAD	G. KNIGHT	G. Knight	2/5/06
68	PRINCES ROAD	R. PATIENCE	R. Patience	3.5.06
70	PRINCES ROAD			
70A	PRINCES ROAD			
72	PRINCES ROAD			
37	-	PAT. LYNN	P. R. Lynn	2/5/06

29	KINGS PLACE	C. WILSHAW	<i>C. Wilshaw</i>	3 May 06
31	KINGS PLACE	VACANT		
33	KINGS PLACE	A. E. KILBEY	<i>A. E. Kilbey</i>	2 MAY 06
20	KINGS PLACE	A. DIGHTON	<i>A. Dighton</i>	2/5/06
22	Does not exist			
24	KINGS PLACE			
26	KINGS PLACE			

Petition Organisers:

Graham Knight

 4/5/06

(Graham Knight)

(date)

66 Princes Road.
 Buckhurst Hill,
 Essex IG9 5DZ.

Frances Brooks

 4/5/06

(Frances Brooks)

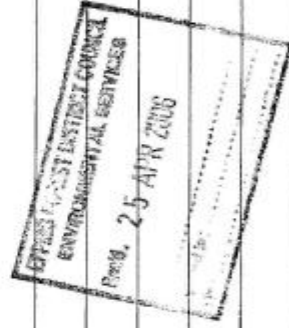
(date)

46 Princes Road.
 Buckhurst Hill,
 Essex IG9 5BE.KE ⁷⁸

Before this application is even considered take a look at the parking problems in Queens Rd caused by the Blue Monday ~~cars are~~ late at night cars are parked on the pavement in loading ~~bay~~ bays with disabled ~~ment~~ bays.

yours faithfully

D. H. Baker



Mr. D. Baker
44A ^{Princes}
BUCKINGHAMST
1995

to whom it may concern
Re the Three Colts Pub. Princes Rd
I've lived in Princes Rd
for many years now,
Although we have had very
little aggravation from the
as it stands now.

This is however a residential
area & I do feel that any
extension to the licensing time
is not in any of the local
interest.

The pub has no car park &
therefore is not suitable
for the amount of traffic ^{and the} it
the new proposals will create
during the night & early morning
of people being collected.

I have ~~not~~ oppose those new plans
by the ~~pub~~ 3 Colts Pub. 44 ~~Princes Rd~~
Princes Rd
1995

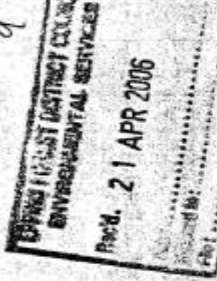
was common at night: Is it proposed to retain the existing age group restriction?

It would also seem preferable to keep 'late' night functions in Queens Road and not in the quiet residential roads away from the centre.

Yours faithfully

D. Kirkman
A. J. Kirkman

9 Princes Road



Essex
19/4/06

Dear Sir/Madam

LICENSING ACT 2003
THE THREE COLTS
BUCKHURST HILL

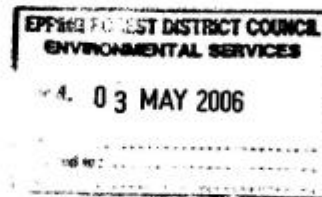
With regard to the Public Notice on the above public house, we write to protest against the application for extended opening hours beyond 11PM.

As you are aware the "Blue Monday" has continued to receive complaints re noise late at night. This is in an area of mixed residential, office and shops, the "Three Colts" is situated and surrounded by all residential properties.

I know from past experience that when the "Three Colts" was open to under 21's noise in Princes Road

SMO 2006

6 Forest Edge
Buckhurst Hill
Essex
IG9 5AA



2 May 2006

Dear Sir/Madam

This letter is with respect to the application for an Extended Licence for the Three Colts Public House at 54 Princes Road, Buckhurst Hill.

We feel very strongly that to extend the hours of opening beyond 11.00 p.m. is unacceptable for a number of reasons:

- The Three Colts Public House is in a heavy populated residential area with houses totally surrounding it. Unlike some other public houses that have a little space around them, the Three Colts has no space between itself and the adjacent properties.
- Princes Road is extremely narrow and is constantly occupied by resident's parked cars.
- Extended hours would encourage more customers, some potentially with cars, causing further congestion in this already crowded road.
- We feel the noise levels with potentially rowdy customers spilling out of the premises very late at night and into the early hours of the morning would be totally unacceptable.
- Extended licensing hours would remove the small, country pub atmosphere and encourage a younger and, probably more rowdy clientel.
- Extended hours of opening could lead to a higher level of alcohol consumption and the potential for more drunken anti social behaviour.

We understand that a number of objections have already been registered with you, which we feel compounds the view that local residents are opposed to the extension in licensing hours.

Yours Faithfully

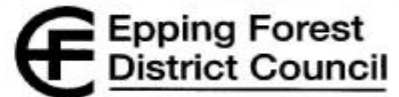
Mr Richard Leem-Bruggen

A handwritten signature in black ink, appearing to be 'R. Leem-Bruggen'.

Mrs Julie Leem-Bruggen

A handwritten signature in black ink, appearing to be 'J. Leem-Bruggen'.



**Environmental Services**Civic Offices High Street
Epping Essex CM16 4BZ

Telephone: 01992 564000

Facsimile: 01992 561016

DX: 40409 Epping

Head of Service:

John Gilbert

Enquiries to:

From: <bob.cliff@barclays.com>
To: <smoran@eppingforestdc.gov.uk>
Date: 04/05/2006 13:20:59
Subject: Premise licence adjustment - The Three Colts, 54 Princes Road Hill,Essex, IG9 5EE

Dear Sir/Madam,

We have become aware of the application from Gary Heeks to vary the premises licence for the above public house and we wish to oppose the submission. In principle, our main objections are on point 1 (extension of hours for the sale of alcohol during the week and weekend) and point 3, regarding Regulated Entertainment (not specified).

Our concerns are as follows:

- * The public house does not have a car park and residential parking is a big issue on Princes Road, so much so that I understand we are pursuing a scheme to create a Residential Scheme in the near future
- * The pub is surrounded by residential properties, which I believe would be disturbed during week nights and at the weekend. I also believe this would be compounded by the above premises becoming a destination for late night drinkers in the area, again I don't believe this would be appropriate, given the location of the pub
- * The pub is also in the close proximity of a children's playground, which can become a destination for youths after the pub closure. An example of how this has led to anti-social behaviour would be when we have recently witnessed a fire started in the playground in December 2005, which resulted in the attendance of the police and fire brigade

We do not object to an increase in the licensing times during Bank Holidays or Special occasions, but do not believe that our 'local country pub' on the edge of Lord's Bushes and positioned within a residential street should be granted a unilateral extension to the licensing hours both during the week and at weekends.

Kind regards,

Mr R.J. Cliff and Mrs S.M. Hamilton-Cliff



INVESTOR IN PEOPLE



Environmental Services

Civic Offices High Street
Epping Essex CM16 4BZ

Telephone: 01992 564000

Facsimile: 01992 561016

DX: 40409 Epping

Head of Service:
John Gilbert

Enquiries to:



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CC: <Sarah.Hamilton-Cliff@LloydsTSB.co.uk>



INVESTOR IN PEOPLE

25 PRINCES ROAD
BUCKHURST HILL
ESSEX
IG9 5EE

17 APRIL 2006

EPPING FOREST DISTRICT
COUNCIL
LICENSING AUTHORITY
CIVIC OFFICES
HIGH ST
EPPING
CM16 4BZ

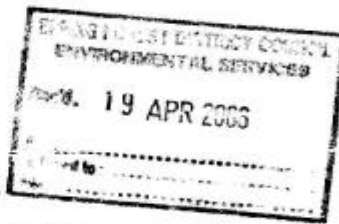
Dear Sir

Licensing Act 2003

THE THREE COLTS

54 PRINCES RD

BUCKHURST HILL IG9 5EE



I wish to oppose the application for extended hours on weekdays to 12-30am and 01.30^{am} at weekends, occasional bank holidays is acceptable but there are residents adjoining each side of the public house and there is no car park.

We have enough local problems with the daily street parking by non residents, without adding to it nearly all night!

It is now 1½ years since we replied to the council's letter for resident parking and they have still not implemented it.

Yours faithfully

C. Fenton (Mrs)

59 Princes Road,
Buckhurst Hill,
Essex IG9 5DZ
Tel. & Fax.: 020 8504 1378
E-mail: mjjreed@hotmail.com

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



18th. April 2006

Dear Sirs,

Re; The Three Colts, 54, Princes Road, Buckhurst Hill, Essex IG9 5EE

As a resident of Princes Road I wish to lodge my strongest objection to the application made for the extension of licensing for the Three Colts.

I am particularly am opposed to items 1 And 2 of the application and to item 3 if the entertainments are proposed for outside the present licensing hours. This will also affect the application under item 4.

We presently suffer considerable annoyance through the parking of cars throughout the day and are awaiting the decision concerning the proposed residents parking scheme.

The Three Colts does not have its own parking area and were this extended licensing application to be granted, we should suffer disturbance into the early hours.

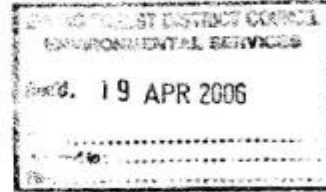
Yours faithfully,


Michael Reed

4 Forest Edge
Buckhurst Hill
Essex IG9 5AA

18th April 2006.

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



Licensing Act 2003
"The Three Colts" 54 Princes Road Buckhurst Hill

Our home is almost at the junction of Forest Edge and Princes Road and we have lived here for some 22 years.

We were horrified to see the notice to vary the licence for "The Three Colts" in the local paper. Other than the Evangelical Church, this is the only "business" in Princes Road, and any further extension of its opening hours, or type of entertainment provided, would be completely out of place in our opinion.

We already suffer from time to time, but especially in the summer, with weekend late night noise, shouting, running in the street, kicking our access way gates and neighbours' fences, (occasionally breaking them). We have not previously made any complaints in the interests of "live and let live". However, we strongly object to these new proposals, which we feel can only increase this type of nuisance. We base this on what has happened with other venues in the vicinity where they have been permitted to increase their activities, even where they have provided "Security" to their premises. The "Security" seems to extend to their property, not to their neighbours'.

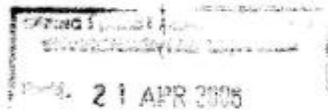
Please also bear in mind that there are no parking facilities for "The Three Colts", and no chance of any being provided. The scarce facilities for residents would be eroded further.

We trust that these views will be placed before the Licensing Authority when the application is considered.

Yours faithfully

M H Vincent

M S Vincent



Mr & Mrs P. Lynn
37 PRINCES Rd
Bockhorst Hill
ESSEX
IG9 5EC
19/4/06

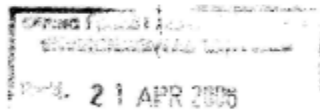
I am a local Resident who lives opposite the (Three bolts Public House). I object to them having extended hours weekdays & weekends.

The Pub has no parking for cars so where do they park, outside residents houses this is not on.

We want a quite country Pub. not the anti-social behavior we will get with these opening hours

We are vigorously opposed to this

Yours Sincerely
Mr & Mrs P. Lynn



MR & MRS P. LYNN
37 PRINCES RD
BOCKHURST HILL
ESSEX
IG9 5EG
19/4/06

I am a local resident who lives opposite the (Three bolts Public House). I object to them having extended hours weekdays & weekends.

The Pub has no parking for cars so where do they park, outside residents houses this is not on.

We want a quite country Pub. not the anti-social behavior we will get with these opening hours

We are vigorously opposed to this

Yours sincerely
MR & MRS P. LYNN

Paul & Carol McNamara
48 Princes Road
Buckhurst Hill
Essex IG9 5EE
Tel: 020 8504 1894



Licensing Authority
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

Dear Sir/Madam

Application for licence
The Three Colts, 54 Princes Road, Buckhurst Hill, IG9 5EE

I refer to the application for an extended licence by Mr Gary David Heeks and would strongly oppose the approval of any such extension of the licencing hours.

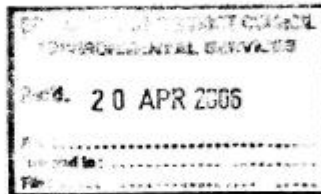
The Three Colts is situated in a solely residential area where there are many houses with small children, who would be disturbed by the comings and goings of customers. The pub does not have a car park and this would add to the already congested parking situation. We already have problems with anti-social behaviour from customers of the Blue Monday, with late night noise and parking on the pavements.

To extend the opening hours to 12.30am weekdays and 01.30am at weekends is totally unacceptable for a pub situated in quiet location.

Yours sincerely

A handwritten signature in cursive script that reads "C McNamara".

Carol McNamara



Alan Balchin
93 Princes Road
Buckhurst Hill
Essex
IG9 5DZ

19 April 2006

With reference to the application from the 'Three Colts' Public House at 54 Princes Road, Buckhurst Hill, IG9 5EE for a variation to its premises license, I wish to strongly object to this application for the following reasons:

1. Princes Road is a quiet, residential street, populated with many families with children. This pub is the only place open in the evenings on the entire street. The proposed extensions to its opening hours are both excessive and likely to lead to unwanted noise in disturbance late at night.
2. Residents of Princes Road are already suffering from late night noise since the opening of the 'Blue Monday' bar in the parallel Queens Road - an extension of hours at Three Colts is likely to compound this problem.
3. Late night drivers leaving Blue Monday already 'enjoy' screeching up Princes Road (over the many speed bumps) as they follow the one-way system back to the High Road. We would not like to see this problem worsen.
4. This pub has no car park and is surrounded by quiet residential property.
5. What is the nature of the 'Regulated Entertainment' being sought? It is not convenient for me to visit your offices - I would appreciate either receiving details by mail (or provide me with a link to your website - I've searched for the application in vain this morning), or to my e mail address: alanbalchin@hotmail.com

I would appreciate these points being given careful consideration - the proposed extensions bring **no** tangible benefits to local residents.

Yours truly,

Alan Balchin



Canon Michael and Stephanie Cole

The Licencing Authority,
Epping Forest District Council,
Civic Offices,
High Street.
Epping,
Essex CM16 4BZ.



Dear Sirs

18th April 2006

Licencing Application: The Three Colts.

Our attention has been drawn to the application from the new owners of The Three Colts at 54 Princes Road, Buckhurst Hill for an extension of opening hours not only at Weekends and Bank Holidays but also daily, and for some extension to the Regulated Entertainment and the use of existing garage space for 'licensable activity'.

We are writing to ask the council to refuse this application on the following grounds.

1. Princes Road is a residential area with both young children and older people. Present experience tells us that the extended hours available on a Friday night means that there is often noise and rowdy behaviour in the early hours of the morning disturbing sleep.
2. Since Princes Road is a one-way road for drivers all the houses above The Three Colts - of which we are one - experience additional car activity and shouting from clients walking up the road.
3. We suspect that 'regulated entertainment' and 'licensable activity' will include greater noise and louder music - neither of which we would want to have.
4. There is already, from the near-by 'Blue Monday' premises the signs the next morning of broken glass, discarded bottles etc and we would not wish to find the public area further littered.

WE are asking the Licencing Authority to reject this application in regard to variations 1,2,3, and 5.

Yours sincerely,

S. A. Cole

67 Princes Road Buckhurst Hill Essex IG9 5DZ
Tel: 020 8506 0702 e-mail: canoncole@yahoo.com

Canon and Mrs Michael Cole.

Epping Forest District Council
Civic Offices
High Street Epping Essex
CM16 4BZ

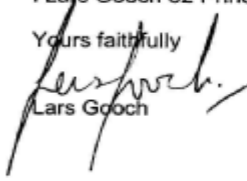
19th April 2006

Dear Sirs, RE: PUBLIC NOTICE THE THREE COLTS 54 PRINCES RD
BUCKHURST HILL IG9 5EE

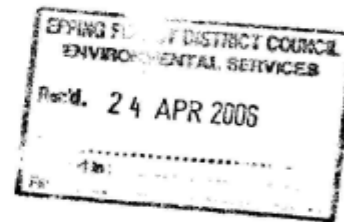
I am writing in response to the Public Notice as above to express my complete and stong objection to the proposed extension of alcohol sales times, as in item 1.
I live three doors up from The Three Colts, in what is a very residential area and feel that alcohol sales past 11pm in the evening will bring unsocial noise pollution and unnecessary conjestion to the area. The street is already over conjested with parked cars by people who are not residents to the street and to add further early and late noise pollution would be entirely unfair to the residents of Princes Road and the surrounding area.

I Lars Gooch 62 Princes Road, rigorously objects to this variation of premises and licence extension.

Yours faithfully


Lars Gooch

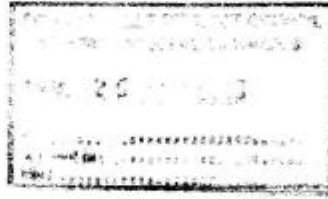
19/04/2006



55 Princes Road
Buckhurst Hill
Essex, IG9 5DZ

April 21, 2006

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



Dear Sir or Madam,

**RE: THE LICENSING ACT 2003, THE THREE COLTS, 54 PRINCES ROAD,
BUCKURST HILL, ESSEX IG9 5EE**

I oppose Mr. Heek's proposed license variations, specifically the extended opening hours and live entertainment. These plans are entirely inappropriate in a compact, densely populated residential area with many young families.

The Three Colts' requested variance fails to meet your licensing policy objectives:

1. The prevention of public nuisance

The extended hours, and live entertainment are intended to increase traffic into the Three Colts. This not only puts pressure on the local parking, but it will also bring more minicabs onto the street at an even later hour, with their honking, hooting, and doors slamming. Residents will also hear more people clattering out of the Three Colts in high spirits at an even later hour.

2. The prevention of crime and disorder

The police already find it difficult to maintain order in our area of Buckhurst Hill. Adding late night drinking to the area will further stretch police resources and exacerbate existing problems. Two examples: 1) The Kings Avenue children's play area, less than 100 meters from the Three Colts, is presently being vandalised on a weekly basis (including arson, tearing up the protective play surface, and actually stealing park benches.) The Buckhurst Hill Parish Council Information Office keeps records of these abuses for your reference. 2) The area around the tube station is also out of control. The new bus stop has had the glass completely smashed-out twice now.

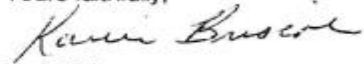
3. Public safety / The protection of children from harm

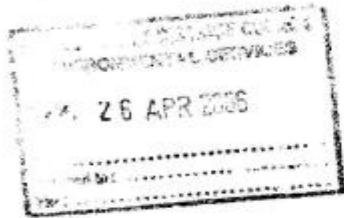
Broken glass on the pavements and in the playground is already a risk to children in our area. Late night drinking in the area would increase this problem, especially if drinkers wander from one of the other bars only a block away to continue drinking.

Additionally, the Three Colts has no off-street parking of any kind. This means more cars are parked on the street and some pub customers leave their cars parked on the street for several days before they can return to collect them. As parking gets tighter, it becomes difficult for drivers to see children stepping out onto the street and for children to safely see oncoming cars from the pavement.

In short, the license variance that the Three Colts is seeking would not enhance the local community, instead it would attract people from outside the area for the purpose of late night drinking. This would be appropriate for an urban centre but would be very unfair on local residents of a suburban area like Buckhurst Hill.

Yours faithfully,


Karin Briscoe



68 Princes Rd
Buckhurst Hill
Essex IG9 5DZ.
Tel. 020 8505 6488

Dear Sirs

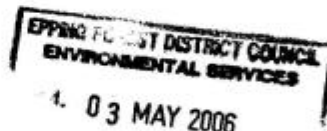
Regarding Mr Heeks and his
application for extra hours for
The Three Colts public house.

We are alarmed at the prospect of the
Three Colts being given extra opening hours.
It will generate noise, and car parking
will be even more difficult for residents.
We are not against anyone trying to
make a living, but Buckhurst Hill already
has the Blue Monday, and surely that
is enough for a small village to suffer.
Princes Rd, has many small children, and
elderly residents, who need their sleep.
We already have to put up with young
adults causing trouble in the play ground
late at night, without the added noise
of a late night public house, on our
door step.

Yours faithfully

Mr & Mrs D. Patience

Licensing Authority
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ



1st May 2006

Dear Sirs,

re. The Licensing Act 2003
The Three Colts 54 Princes Road Buckhurst Hill Essex IG9 5EE

I understand that Mr.Heeks of the Three Colts has applied for an extension of opening hours which I wish to strenuously oppose.

Apart from the pub, the area in which we live is entirely residential. I have had to complain to the previous landlord on a number of occasions because of the disturbance late at night caused by minicabs collecting customers. He merely stated, accurately, that "he could not control drivers". As you know there is no private parking available for pub customers, and the streets around here are narrow and already full with residents cars. Minicabs are ordered by customers and have to wait outside in the middle of the road, blocking traffic, as there is nowhere else for them to wait. According to the minicab companies, the drivers are instructed, for safety reasons, to stay in their cars and they therefore sound their horns to notify the customer of their arrival (they do not use their mobile phones because the customer will not hear it in the noise of the pub). This causes noise and disturbance in the streets, and more for my family because we face the pub.

In addition, because customers often drink more alcohol than they anticipated they leave their cars parked over night and sometimes for a few days, very often blocking the drive to my garage. I regularly arrive home from work late and leave early in the morning and this can be of great inconvenience to me.

Also, if the opening hours are to be extended this will cause a considerable increase in the noise coming from the garden at the rear of the pub.

Whilst I accept that a pub has stood on this site for a number of years, it is already impossible to properly regulate and police the disturbance caused - whatever Mr.Heeks reassurances to the contrary.

These proposals will merely benefit customers coming into the area for late drinks and in particular increase the landlord's profit.

It will be to the detriment of the many households surrounding the pub and without any benefit to local community amenities.

I therefore object to any extension of licensing hours.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'MS Ozkan'.

Mr.Sinasi Ozkan

56 Princes Road, Buckhurst Hill, Essex IG9 5DZ.



61 Princes Road • Buckhurst Hill • Essex IG9 5DZ

Email: spectrum7@ntlworld.com

Tel: 020 8281 0149

19th April, 2006

Licensing Authority
Epping Forest District Council
Civic Offices
High Street, Epping CM16 4BZ

Dear Sirs,

The Three Colts, Buckhurst Hill
Application for Variation of Premises Licensing Hours

I note with some alarm the Public Notice regarding the application for extended licensing hours for The Three Colts at number 54 in this road and wish to record my objection to, specifically, one of the changes proposed.

After living at the above address for nearly fifty years I have been well aware of the changes which have taken place in and around our 'local' and can see that extending the current closing time to 12.30 am during the week (Monday-Friday) and to 1.30 am weekends will not be serving any useful *or needed* service to the local community.

I, along with a number of neighbours with whom I have conversed, take the view that after a night's drinking, patrons will be less than mindful of the respect due to surrounding residents. I refer particularly to the noise created at 'turning out time'. As no parking facilities are available at the premises, cars would probably be distributed along Forest Edge and Princes Road – where kerb-parking space is constantly at a premium - or, in the case of motorcycles, even onto forest land. As a consequence vehicles departing from this essentially residential area at all hours up to and after closing times are hardly likely to go quietly.

Whilst I have no objection to the extension of licensing hours on recognized holidays etc. as specified in the application, I do feel that there are too many negative aspects to this week-day/weekend proposal:

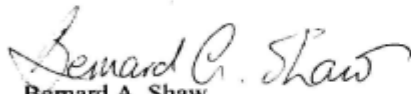
- (1) lack of justifiable motive; (local residents are not demanding this facility);
- (2) noise – even though the present landlord aims to run an orderly house;
- (3) parking for reasons stated above and
- (4) the possibility of off-premises misbehaviour (including the possibility of damage to local property and parked cars).

2/

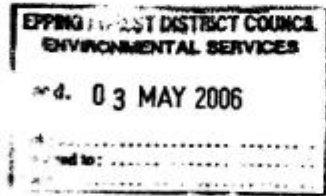
Whilst any changes, if approved, can probably only benefit the brewers/owners/licensee of The Three Colts financially, owners of living accommodation in and around the immediate vicinity will no doubt be worried that their property could be devalued by the close proximity of a *late-night* public house – an aspect that I hope will also be taken into consideration.

Thanking you for your attention to this matter, I am,

Yours faithfully,


Bernard A. Shaw





Dear Sir

29/4/06

Three Colts Public House

As the next door neighbour of the above pub, I am writing to express my opposition to the proposed extension of opening hours. Whilst I am happy to see some extension of the hours, the requests that have been made are excessive for what is a residential area and would provide for longer opening hours for instance than Blue Monday! I would have thought that 11.30 was a perfectly reasonable time for closure at weekends and earlier during weekdays as at Blue Monday

I am also concerned about the provision of Regulated Entertainment and what exactly that entails. We would, for instance, be completely opposed to any such entertainment taking place outside in the garden which is being re-landscaped at present but does not appear to be covered in the application.

As the residents most affected by the variations proposed I trust that our representations will be taken account of. We have lived in the road for over twenty years and see no reason to make any substantive changes to the arrangements that currently exist for an area which as I have said is almost exclusively residential.

Yours faithfully,

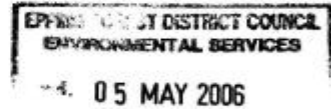


JR Wilson

52, Princes Rd
Buckhurst Hill
Essex
IG95EE

Mr. P.S. & Mrs. S.L. Bickford
3 Forest Edge
Buckhurst Hill
Essex
IG9 5AA

Licensing Authority
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ



Thursday, 3rd May 2006

Dear Sirs,

**Re: Application to change premises licence for
The Three Colts, 54 Prince's Road,
Buckhurst Hill, Essex IG9 5EE**

We are writing to you to register our objections to the above application.

Specifically our objections relate to the extended opening hours and the selling of alcohol between 10:00am and 12:30am weekdays, and 10:00am to 1:30am weekends. This will inevitably mean late night noise, both from those leaving the premises and from those using the outside area to the rear of the premises. We as a family, and particularly our children, want to enjoy our own garden or to have windows/patio doors to the rear of our property open in the evenings without the noise and din that will be created by the extended opening hours.

In addition, the premises has no car park, and the pub is surrounded by quiet residential properties, making any extended opening hours likely to cause much inconvenience and aggravation to residents in the vicinity.

Put simply, it is unacceptable that The Three Colts should be allowed to inconvenience it's neighbours in what is basically a quiet, residential area.

I sincerely hope our objections are given their due consideration. Should you wish to discuss our objections further, please feel free to contact us at the above address.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P.S. Bickford".

Mr. P.S. Bickford

A handwritten signature in black ink, appearing to read "S.L. Bickford".

Mrs. S.L. Bickford

EMK

DISTRICT COUNCIL
RESIDENTIAL SERVICES
U 4 MAY 2006

Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

EFDC
MAY 2006
FINANCE

29 April 2006

**RE LICENSING ACT 2003, THE THREE COLTS, 54 PRINCES ROAD,
BUCKHURST HILL, ESSEX**

To whom it may concern:

I am writing with regard to the above application to extend the opening hours and particular reference to points 1 and 3.

I have lived across the street for some years now, and of course some noise should be expected as it is a public house but unfortunately during the last 12 months particularly it has been increasingly noisy and harder to obtain a peaceful nights sleep.

Drinkers gather outside the pub, in the streets, damaging cars when intoxicated, often having fights, breaking bottles and glasses, throwing litter in neighbours gardens, and bringing excess traffic to a street that already has limited availability of parking for residents. It is extremely noisy in the evenings between 11.00 and 11.30 pm when residents are trying to sleep, and on a few occasions I have had to go outside and politely ask for consideration, as it is residential area. Also with taxi's and minicab's arriving for pick ups they just pull up in the middle of the one way street stopping all traffic and just repeatedly hoot their horns until the drinkers appear outside, often totally intoxicated.

May I ask you kindly to consider this is a residential area and not to extend these hours and curb the Regulated Entertainment as we already find it challenging.

Kind regards

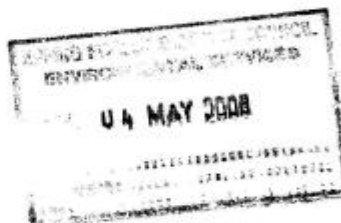
Name: *J. AMNE THOMSEN & MARK CATRAZZOLA*

Address: *41B PRINCES RD
BUCKHURST HILL*

58 Princes Road
Buckhurst Hill
Essex
IG9 5DZ

28th April 2006

Licensing Authority
Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ



Dear Sirs

As the owner of 58 Princes Road, my house is 50 yards from The Three Colts public house, 54 Princes Road, Buckhurst Hill, IG9 5EE.

I was on the point of writing to object to the application by Gary David Heeks, however, he has sent a clarification of his application by general letter to all local residents – I attach a copy. Taking what he says at face value, I make the following observations:

1. I accept his assurance that the application is 'primarily for the addition of a restaurant'. If so, however, I cannot understand why he seeks to sell alcohol until 1.30am at weekends, or indeed, for extended hours at Bank Holidays and other limited days.
2. He says that he intends 'no live music or the like', but what Regulated Entertainment does he actually propose?

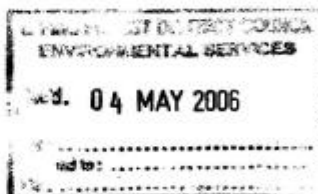
A simple extension of hours to permit the proper operation of a restaurant does not require the extensions that the application suggests. As he protests that he requires no more than that, I ask that should any permission be given, it reflect his expressed assurances.

Another major concern is that as the pub has no car park, any increase in car parking will cause major difficulties to an already heavily congested residential area. It is often impossible for residents to park near our homes.

I would be grateful for your consideration of the above points.

Yours faithfully

Mrs S Martin



Dear Occupier

As you can see by the below announcement in the Epping Forest Independent on 14 April 2006, The Three Colts Pub has applied to extend it's hours of operation as per point 1.

If you would like to object to this, please just complete your name and address on the attached letter of protest and mail it to the noted Council address by the 4 May 2006.

PUBLIC NOTICE **PUBLIC NOTICE**

**LICENSING ACT 2003
THE THREE COLTS,
54 PRINCES ROAD, BUCKHURST HILL,
ESSEX IG9 5EE**

I Gary David Heeks have applied to Epping Forest District Council to vary the premises licence for the above premises. The proposed variations include:-

- 1) To enable the sale of alcohol between 10.00am and 12.30am weekdays and 10.00am to 01.30am weekends.
- 2) To enable the sale of alcohol for extended hours at Bank Holidays and on other limited days as specified in the application.
- 3) To enable the Regulated Entertainment (as specified in the application) to be provided in the premises.
- 4) To enable the provision of hot food and drink after 11.00pm.
- 5) To include existing garage space for licensable activity use.

Full details of the application and the variations sought can be viewed at the offices of the Licensing Authority at Epping Forest District Council, Civic Offices, High Street, Epping, Essex CM16 4BZ (www.eppingforestdc.gov.uk). Interested parties or responsible Authorities can make written representations to the Licensing Authority at any time up to 4th May 2006.

It is an offence for anyone knowingly or recklessly to make a false statement in connection with a Licence Application. The maximum fine on summary conviction is £5,000.

Dated this 7th day April 2006

Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

29 April 2006

**RE LICENSING ACT 2003, THE THREE COLTS, 54 PRINCES ROAD,
BUCKHURST HILL, ESSEX**

To whom it may concern:

I am writing with regard to the above application to extend the opening hours and particular reference to points 1 and 3.

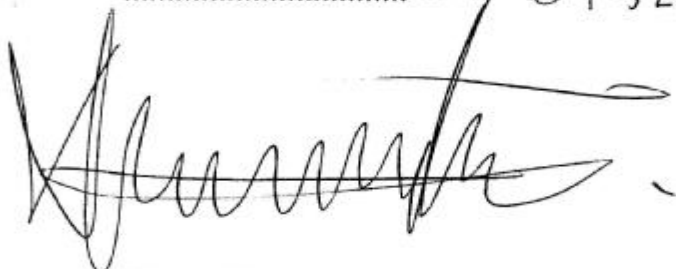
I have lived across the street for some years now, and of course some noise should be expected as it is a public house but unfortunately during the last 12 months particularly it has been increasingly noisy and harder to obtain a peaceful nights sleep.

Drinkers gather outside the pub, in the streets, damaging cars when intoxicated, often having fights, breaking bottles and glasses, throwing litter in neighbours gardens, and bringing excess traffic to a street that already has limited availability of parking for residents. It is extremely noisy in the evenings between 11.00 and 11.30 pm when residents are trying to sleep, and on a few occasions I have had to go outside and politely ask for consideration, as it is residential area. Also with taxi's and minicab's arriving for pick ups they just pull up in the middle of the one way street stopping all traffic and just repeatedly hoot their horns until the drinkers appear outside, often totally intoxicated.

May I ask you kindly to consider this is a residential area and not to extend these hours and curb the Regulated Entertainment as we already find it challenging.

Kind regards

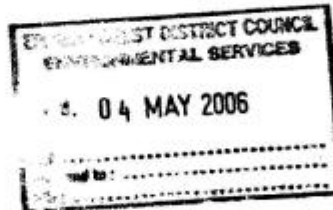
Name: XHEVAHIR...KURTI
Address 41A PRINCES ROAD
BUCKHURST HILL, ESSEX IG4 5EE



Edgewood
33 Kings Place
Buckhurst Hill
IG9 5EA

Tel: 020 8281 1141
Mob: 079 4487 4123

1 May 2006



Licensing Application Officer
The Epping Forest D. C.
High Road
Epping
CM16 4BZ

Dear Sir/Madam, Re: Application for extended opening hours @ The 3 Colts Public House,
54 Princes Road, Buckhurst Hill, IG9 5EE

Having seen the announcement in the Epping Forest Independent on 14 Apr '06, I am horrified that this stupid Governmental allowance of unrestricted opening hours for consumption of alcohol, is being applied for by my adjacent Public House.

As a local resident, I have no objections to Bank Holiday and/or Special occasional closing past midnight, but EVERY NIGHT AND EVERY WEEKEND is beyond a joke.

This Pub has no car park and is surrounded by quiet residential property.

We, locally are all aware of the problems associated with the use of the "Blue Monday" premises in Queens Road, which changed from a quiet country pub to a gathering place for 'binge drinkers', that place is surrounded by business property, most of which, is closed every evening.

Anti-social behaviour associated with the type of premises the new owners of the 3 Colts, it would seem wish to transform our 'quiet country pub' into, is rigorously opposed to by all of us whom will be the ultimate sufferers of the feared late night noise, street vomiting, urinating against our property, drunk driving, etc. etc.

A leaflet has been circulated by the new owners, after they have learned of the local opposition, stating they are only seeking restaurant permission! Who in their right mind wishes to eat full meals after midnight? If I book a table at 9 pm when eating out, all my contemporaries complain I am eating too late!

My main opposition is to Item 1). Opening hours for the sale of alcohol until 12.30 am weekdays & 1.30 am weekends, (Is that Saturday AND Sunday or Saturday only?). I have no strong objection to the other items mentioned. Closing at 11.30 pm is quite late enough.

We have enough local problems with the daily street parking by non residents, without adding to it nearly ALL NIGHT! If this application is granted without modification, I shall be campaigning for a considerable reduction in my Council Tax on the grounds of diminished quality of local life.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Alan G Kilbey". The signature is written in a cursive, somewhat stylized script.

Alan G Kilbey,
Resident for 40 years.

Via Email

6 Forest Edge
Buckhurst Hill
Essex
IG9 5AA

2 May 2006

Dear Sir/Madam

This letter is with respect to the application for an Extended Licence for the Three Colts Public House at 54 Princes Road, Buckhurst Hill.

We feel very strongly that to extend the hours of opening beyond 11.00 p.m. is unacceptable for a number of reasons:

- The Three Colts Public House is in a heavy populated residential area with houses totally surrounding it. Unlike some other public houses that have a little space around them, the Three Colts has no space between itself and the adjacent properties.
- Princes Road is extremely narrow and is constantly occupied by resident's parked cars.
- Extended hours would encourage more customers, some potentially with cars, causing further congestion in this already crowded road.
- We feel the noise levels with potentially rowdy customers spilling out of the premises very late at night and into the early hours of the morning would be totally unacceptable.
- Extended licensing hours would remove the small, country pub atmosphere and encourage a younger and, probably more rowdy clientel.
- Extended hours of opening could lead to a higher level of alcohol consumption and the potential for more drunken anti social behaviour.

We understand that a number of objections have already been registered with you, which we feel compounds the view that local residents are opposed to the extension in licensing hours.

Yours Faithfully

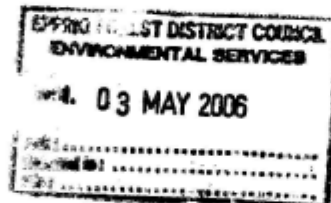
Mr Richard Leem-Bruggen

Mrs Julie Leem-Bruggen

Petition
Organiser

The Coach House,
46, Princes Road,
Buckhurst Hill,

Essex.
IG9 5EE.



29th April, 2006.

Re: Licensing Act 2003
The Three Bolts Public House,
54, Princes Road,
Buckhurst Hill,
Essex. IG9 5EE.

Dear Sirs,

I am writing in response to an application made by Gary Heeks regarding the licence for the above premises.

My husband and I strongly oppose any extension of the opening hours at the Three Bolts public house.

Princes Road is a quiet, residential street. I cannot believe that extended licensing hours would not lead to problems of noise and bad behaviour.

We do not want music coming from the Three Bolts, or doors slamming and mini-cabs shouting, in the early hours of the morning, waking our three young children.

There is already a severe parking problem in Princes Road and surrounding streets, which has worsened since Mr Neeks took over the pub and business there has increased.

I sincerely hope that the council refuses this application.

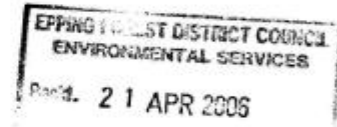
Yours faithfully,
Frances Brooks.

Reception Organiser

66 Princes Road, Buckhurst Hill, Essex IG9 5DZ.

Tel: 020 8502 9912

Licensing Authority,
Epping Forest District Council,
Civic Offices,
High Street,
Epping,
Essex CM16 4BZ.



20th April 2006

Dear Sirs,

re. The Licensing Act 2003
The Three Colts, 54 Princes Road, Buckhurst Hill, Essex IG9 5EE

I refer to the application by Mr.G.D.Heeks and wish to make the following objections to the proposed variations:-

General disturbance

All of the proposals fall outside the essential nature of the surrounding area. The Three Colts is the only business in Princes Road, which is otherwise entirely residential. Any increase in the hours during which the pub is open will inevitably lead to an increase in traffic, noise, and disturbance to the surrounding houses. Please bear in mind that many of the local houses are terraced with short front gardens and any noise reverberates up and down Princes Road itself. This problem is further exacerbated during summer months.

Traffic and parking

There are no public transport facilities available during the hours applied for and the pub has no car park available. Moreover, the bottom end of Princes Road is the subject of a new restricted parking scheme which is due to be implemented later this year. We can ill afford any increase in local traffic and parking for whatever reason.

Increased trade during the extended hours will lead to an increase in mini-cabs and their associated disturbance (i.e. engines running while waiting, hooting, car doors slamming etc.). In the absence of public transport drinking and driving can only be encouraged.

Policing

It is evident that local policing is inadequate and already stretched to the limit. Buckhurst Hill in general, and Princes Road/Kings Place in particular, are areas already suffering from the lack of police presence. Particularly at the weekends the area is plagued with large numbers of youths swarming the streets and spilling over in the forest behind the pub. Despite an application by the Buckhurst Hill Town Centre Partnership there is no appropriate Dispersal Order placed on Buckhurst Hill Station, with the result that large numbers of youths from outlying areas congregate in Buckhurst Hill. No satisfactory policing exists to deal with the problem so how can we expect any difficulties arising from the pub to be dealt with?

In many areas of England an extended opening hour culture exists for the benefit of many people. However, the sort of facility applied for by Mr.Heeks seems rare even in central London and totally inappropriate to Buckhurst Hill.

Yours faithfully,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Graham Knight

Support

NEIL FRASER

31 Princes Road
Buckhurst Hill
Essex
IG9 5EE
02065041276
07801865588
n-fraser@tiscali.co.uk



Dear Mrs Tuckey,

I write with regard to the Three Colts Public House in Princes Road, Buckhurst Hill, It's extended licence application and the anonymous letter that has recently been received by local residents urging that the application for extended hours of opening be denied.

Living almost opposite to the Three Colts I would like to endorse it's application,

It has been suggested that the extended opening hours would lead to noise disturbances and a build up of traffic in the street, this is something I reject as having been a resident in the street for over 14 years now, I don't believe the Colts to be a noisy public house, its clients are on average 40 years old and very unlikely to be cause of these suggested disturbances.

I believe the time extension will be of benefit to the local community, Firstly I work irregular hours in the city and sometimes will visit the Colts on route home, these extended hours would allow me to relax and unwind with friends and family without the need be in a hurry to leave should I arrive home late in the evening. It also allows others in similar situations who would also benefit from the extension to its opening hours.

I would also take issue with the suggestion in this anonymous letter that the extended hours would lead to a build up of extra vehicles in the road, I reject this as I believe it's main customers to be neighbors and local residents.

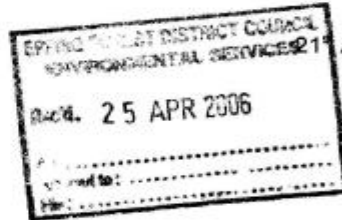
I hope my comments will be noted when considering this application and to dispel the negative comments made by a resident who wishes to remain anonymous.

Yours sincerely,

Neil Fraser

Support -

Mr W Boyle & Mrs S Boyle
40 Princes Road
Buckhurst Hill
Essex
IG9 5EE



April 2006

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

Dear Sir or Madam

**RE: Variation of licence for The Three Colts, 54 Princes Road, Buckhurst Hill,
Essex, IG9 5EE**

We write to strongly support the application for a variation of the licence of the above premises and to disassociate the residents of Princes Road from the anonymous circular which purported to speak on our behalf and objected to the granting of this licence.

The present licensee has turned what was a down-at-heel, grubby establishment into a clean, well-run and popular local public house in a very short space of time. He has driven out the groups of under-aged drinkers who used to gather in the bar and begun the process of changing this into what will, we are sure, become a very popular local eating and drinking establishment. His plans to develop the garden and restaurant area show that he is looking to build up family trade – exactly what this area needs.

The new management under Mr Heeks has shown a sensitivity to the local residents which the previous managers never reached – they have redecorated it inside and out! The exterior no longer resembles an ancient coaching inn from a bad horror movie. The toilets are clean and the wiring no longer looks like it will electrocute the bar staff at any moment.

To compare, as the anonymous leaflet does, The Three Colts as a parking problem waiting to happen similar to the parking problems Blue Monday caused is very disingenuous. Blue Monday is a trendy bar where young folk like to show off their flashy cars. (And there's nothing wrong with that). However, you cannot compare Blue Monday to a family pub. The clientele is totally different. Blue Monday's clientele is mostly from outside of Buckhurst Hill. The Three Colts' customers are mostly locals who travel no further than a few streets away.

To say that The Three Colts is, "...our quiet country pub..." as the anonymous leaflet does is bizarre. It's in the middle of a town – not the middle of a field! So it's always had some customers who arrive by car. To say that many more will do so is guess work and alarmist. To deny a licence on those grounds would instantly shut down the Railway Tavern – despite the fact it is opposite a BR car park - it does **not** have its **own** car park.

Anyone who tries to paint the people who frequent The Three Colts as 'anti-social' has obviously never been in the pub – not even the old bunch of 'regulars' ever carried out an anti-social act in the five years I've lived in Princes Road. To claim that this license application would lead to anti-social behaviour is a slightly hysterical reaction.

The allegations that parking will worsen is a Red Herring. The parking problems are caused because there are no proper parking regulations in place in our area. The council has plans in hand and these, not phantom armies of fictional London Pride-crazed Three Colts drivers, will solve parking our dilemmas.

Let's look at some facts:-

1. Since the new management took over they have taken a responsible attitude to under-age drinking
2. The place is cleaner and major improvements are taking place
3. It's actually quieter – the new sound system contains the music
4. They have increased the clientele with no complaints so far
5. They have employed more people as bar staff because the pub is now worth visiting so boosting (slightly!) the local economy
6. Most locals I talk to have welcomed the improvements and look forward to having a well-run, good local pub with a restaurant and beer garden attached – a big improvement when it comes for the summer months
7. Most local people we have talked to support the pub and its extension

If Epping Forest District council refuses this application it will be denying the residents of this area of a decent local pub.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bill & Stephanie Boyle'. The signature is written in a cursive, somewhat stylized script.

Bill & Stephanie Boyle