

Date: 02 April 2007

Our Ref: WK/200368256

Your Ref:

Kingsley Hoddinott
James Motion Property Valuers
Suite 1
Essex House
Station Road
Upminster



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:

Edward Davis (01992) 564082
email: edavis@eppingforestdc.gov.uk

Dear Kingsley Hoddinott,

**Licensing Act 2003
Royal Oak, The Royal Oak, Forest Road, Loughton, Essex, IG10 1EG**

On behalf of the Council's Environmental Protection Team (Pollution Control), I confirm receipt of a copy of your application dated 7th March 2007 that I received on 13th March 2007 regarding the above mentioned property.

Having considered the application on its contents, I have made the following representation to the Council's Licensing Section with regard to the Licensing objective – Prevention of Public nuisance:

Given that there have been recent alleged complaints of loud amplified music and a Noise Abatement Notice still being in force against Mr Martin Beckett, the environmental protection team suggest the following:

1. The Environmental Protection Team object to the extended hours for the playing of live and recorded music indoors given the location to residential premises, it is our opinion that given the lower background level of the area at night and insufficient measures in the operating schedule, noise nuisance will be very likely to occur. Not only nuisance from the music level but also from customers leaving the establishment at a later hour.

It is our view that the current hours of operation are granted with the following condition:

An appropriate automatic noise control device must be used for any amplified sound. The device should be set so that the volume of any amplified sound emanating from the premises does not cause a public nuisance. The Premises Supervisor can ensure that any amplified music from the premises does not cause a public nuisance by ensuring that amplified sound is inaudible at the boundary of any properties where the occupiers are likely to be sensitive to noise.

Reason: To ensure that any amplified sound from the licensed premises does not cause a public nuisance and the applicant has an effective method to adequately control the level of amplified sound and music in order to prevent public nuisance.

2. The Environmental Protection Team also object to the playing of live and recorded music outside. Again given to locality to residential premises, there are insufficient measures to control the migration of noise across the boundaries, hence the likelihood of nuisance being caused by music and customer noise.



INVESTOR IN PEOPLE

It is our view that the current conditions of 'No music in the outside areas' be maintained:

If you would like to discuss the matter or have any written comments, please do not hesitate to contact me.

I should be happy to withdraw the representation(s) if the operating schedule is amended accordingly or if you agree to a suitable condition(s) being imposed as part of the licence, or if you provide sufficient evidence to confirm that the representation can be withdrawn.

Please confirm your comments in writing (by letter or email). I will inform the Council's Licensing Section if satisfied that the representation(s) can be withdrawn.

Yours faithfully

Edward Davis
Environmental Health Technical Officer

c.c. Mrs K Tuckey – Licensing Section

MARC WITHAM

Date: 2 April 2007

Our ref: PL/12453/AEW

Your ref: KH/8150/RO



Mr Kingsley Hoddinott
 James-Morton
 Suite 1
 Essex House
 Station Road
 Upminster
 Essex EM14 2SJ

Ann E. Wood (01992) 564584
 email: awood@eppingforestdc.gov.uk

Dear Mr Hoddinott

The Royal Oak Public House, Forest Road, Loughton

I refer to the application for a variation to the Premises Licence for the above property received by this planning department in our role as a Responsible Authority under the 2003 Licensing Act.

The application seeks to gain a licence to extend the hours of a) serving alcohol, and the provision of live and recorded music, to 00.30 hours on Sundays to Thursdays, with the premises being closed at 01.00 hours; and b) to serve alcohol and provide live and recorded music to 01.00 hours on Fridays and Saturdays, plus Sundays of Bank Holiday weekends, with the premises being closed at 01.30 hours.

It is noted that the Public House is located in a tightly knit residential area, surrounded by terraced dwellings. Forest Road and the pavements are quite narrow and both sides of the road are used by residents for the parking of vehicles. There is a small frontage to the premises and some parking available at the rear, with entrances from Forest Road and Smarts Lane. Additionally, there are two outside terraces to the premises that have seating, tables and outside heating lamps.

Planning Services wishes to object to this application on the grounds of the likely increase in nuisance from customers arriving and leaving the premises, including those by car and mini-cab, and using the outside facilities and beer garden.

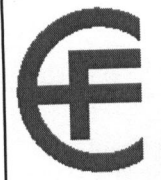
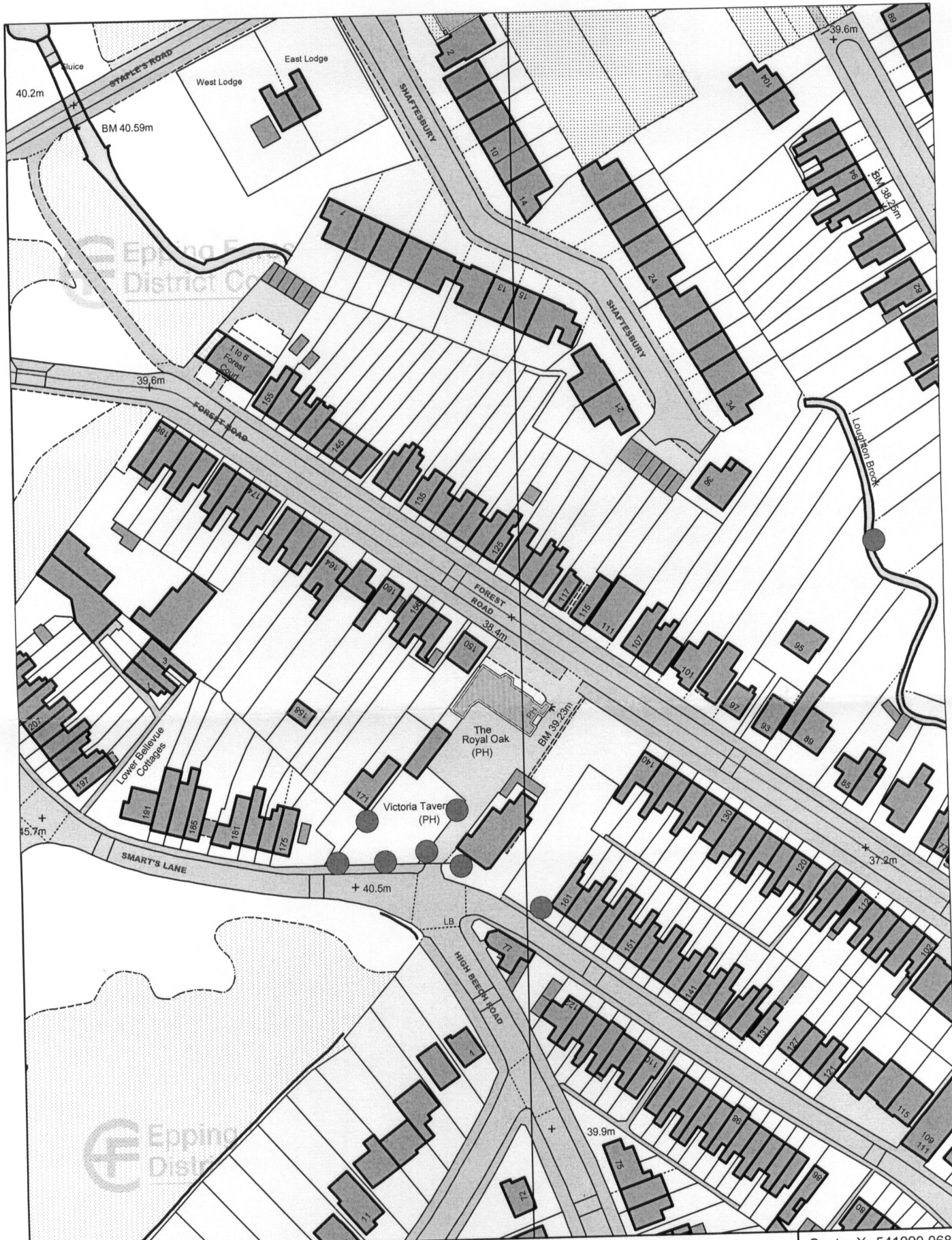
Therefore Planning Services objects to the application, and requires a) that the outside areas and beer garden be closed down to the public at 11.30pm. b) the premises themselves be closed to the public at 11.30pm on Sundays to Thursdays inclusive; and c) the premises are closed at 12 midnight on Fridays and Saturdays, plus Sundays of Bank Holiday weekends.

If you are able to confirm that the above requests can be met, Planning Services will withdraw the objections that have been lodged with regard to your current premises licence application.

Yours sincerely

Ann E Wood
Planning Support Officer

cc: Epping Forest District Council Licensing Section, Environmental Services ✓
 Barry Land, Planning Services
 Nigel Richardson, Planning Services



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

The Royal Oak Public House
 Forest Road
 Loughton

Centre X: 541990.068
Centre Y: 196466.077
Width : 225.000
Angle : .000
Time : 08:31:21 AM

Scale : 1:1250

Date : 4 Apr 2007

Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. Epping Forest District Council - Licence 100018534.



To: Marc Witham
From: Brian Stalabrass
Date: 3 April 2007
Your ref:
Our ref:



Royal Oak Forest Road - Application

Marc

Please record that on grounds of 'Public Safety' we wish to make a representation that the application is deficient in that it makes no reference to the following :-

numbers of customers to be allowed on the premises whilst the proposed activities are in progress

the means of controlling the numbers onsite, entering or leaving, whilst the proposed activities are in progress

An e-mail to this affect has been sent to Mr Hoddinott of James - Motion who act on behalf of the applicant via A Smithson of James – Motion. (copy of e-mail attached)

Regards

Brian Stalabrass
Environmental Health Officer

m e m o

From: Brian Stalabrass
To: asmithson@james-motion.co.uk
Date: 03/04/2007 10:53:33
Subject: Application to vary Licence - Royal Oak Loughton

Dear Mr Hoddinott

Application to vary licence,
The Royal Oak, Forest Road, Loughton, Essex

On grounds of 'Public Safety' I would raise the following in relation to the application.

It would be reasonable for your client to consider the following on grounds of public safety :-

the capacity of the premises whilst the proposed activities are in progress,

the means of controlling the numbers onsite, entering and leaving the premises whilst the proposed activities are in progress.

As the application does not address these issues I would consider the application deficient at this time.

I propose to raise a representation on these issues.

If you have any queries then please do contact me.

Yours sincerely

Brian Stalabrass
Environmental Health Officer

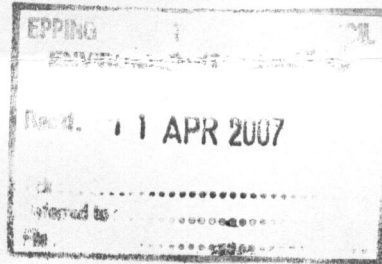
m e m o

Loughton Residents Association



20 Eleven Acre Rise
Loughton
Essex IG10 1AN
09/04/07

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



Dear Sir/Madam
Objection: Royal Oak, Forest Road, Loughton

There are residential properties on all the roads which Royal Oak customers would have to use when arriving at or leaving the premises in the early hours of the morning, on foot or in vehicles. There is therefore a considerable likelihood of disturbance, even if those concerned leave without undue noise. Any rowdiness on the part of departing customers would of course have a much worse effect. Furthermore, what is acceptable up to say 11 pm will not be acceptable later in the night.

Forest Road is not a location suitable for late night music and drinking. It lies in the middle of a residential area. A careful balance needs to be maintained between the interests of residents and those using the pub. Three aspects are of concern –

- the noise from the music while the pub is open,
- the noise from customers arriving at the pub late at night, and
- the noise and damage from customers leaving the pub at closing time.

LRA has had copies of more than 40 letters of objection from local residents. On the general grounds set out above, and on behalf of these residents, we object to this application, on the grounds of

- the prevention of crime and disorder late at night – we have had numerous reports of damage to property and vehicles
- public safety – residents should be able to come and go without feeling threatened by rowdiness,
- the prevention of public nuisance – we have had reports of youths urinating in the street and in front gardens, and of noise at closing time,
- and the protection of children from harm, from noise disturbance late at night (which is obviously disturbing and can affect performance at school the following day)

The proposed extensions in opening hours would breach the proper balance between the interests of residents and those using the pub, and we urge the Licensing Panel to reject the application.

Yours faithfully

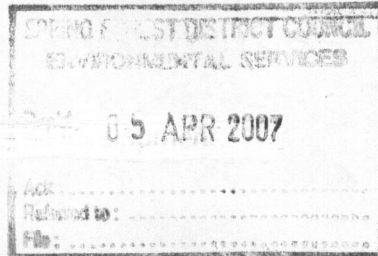
David Linnell, for Loughton Residents Association Plans Group

Loughton Residents Association



020 8508 2932
davidlinnell@tiscali.co.uk

20 Eleven Acre Rise
Loughton
Essex IG10 1AN
02/04/07



Licensing Unit, EFDC
Civic Offices
Epping
Essex CM16 4BZ

Dear Sir

The Licensees of the Royal Oak have applied to Epping Forest District Council for a licence to provide live music, and dancing to the early hours of the morning.

We have so far received letters from over 40 local residents (39 households) objecting to the extension of hours.

The Royal Oak is situated in a narrow residential road. The houses either side have small front gardens, so that residents are exposed to any street noise from cars or people.

We strongly oppose the Royal Oak's application, on the grounds of

- the prevention of crime and disorder – it is clear that residents already suffer from late-night rowdiness and damage to cars and fences
- public safety – we have reports of broken glass from beer glasses taken into the street, and of rowdiness and fighting.
- the prevention of public nuisance – we have reports of residents being disturbed late at night, and of customers leaving the pubs urinating or vomiting on the pavements and in residents' front gardens. We also have reports of disturbance from music played in the pub. We hope that you have consulted your colleagues in the Public Health department about reports from residents about noise disturbances, particularly in the summer.
- the protection of children from harm – we have reports of regular disturbances late and night, and particularly after midnight, from the noise of vehicle engines, door-slammings, horns and stereos, people and/or music emanating from the pub. This is obviously bad for children's health and general well-being, and for their ability to study at school the following day.

Yours faithfully

David Linnell
for Loughton Residents Association Plans Group

www.loughtonresidents.com

CLLR. TONY LEE, 10 ALGERS CLOSE, LOUGHTON, ESSEX, IG10 4NH
Tel: 0208 508 7649

e-mail: atlgbr@talk21.com

3 April 2007

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

Application to extend opening hours and for a Licence for Music and Dancing, The Royal Oak, Forest Road, Loughton

Dear Sirs

I am writing as the ward councillor on behalf of Mr and Mrs Fowler, residents of 107 Forest Road who live near to The Royal Oak public house, to object to the proposed application to the Licensing Committee to extend the opening hours and to apply for a licence for Music and Dancing. (letter enclosed)

Agreement to allow longer opening hours and a music and dancing licence will be an unacceptable change in their environment due to extra noise and disturbance to these particular residents and others in surrounding areas.

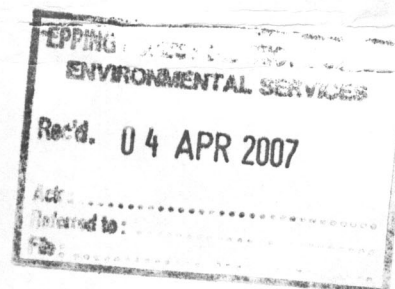
Living near to a public house there will always be some disturbance and some nuisance. But the current licensing hours already generate noise levels that are unacceptable including problems of behavior and the banging of car doors etc. If a music and dancing licence is granted to The Royal Oak, which is right in the middle of a residential area, this is bound to exaggerate the problem, by encouraging a lot more patrons into the area and the noise that goes with it, and will cause parking problems as the all the surrounding roads are full with residents' vehicles.

Therefore I would urge the committee to take all the comments raised into consideration and refuse this application.

Yours sincerely



Tony Lee, St. Mary's Ward



Mr & Mrs J Fowler
107 Forest Road
Loughton
Essex IG10 1EF
28/3/07

Tony Lee
10 Algers Close
Loughton
Essex IG10 4NH

Dear Mr Lee,

We are writing to express our concern about the possibility of The Royal Oak Public House, Forest Road, Loughton, extending its existing licensing hours for music and dance. As local residents of the pub, living almost directly opposite the establishment, we **strongly oppose** the application they have made to enable them to have music blaring in a residential area until 1.00 / 1:30 a.m. every day of the week!

At present we already have to put up with a great number of inconveniences because of the pub, and we oppose this application on the following grounds.

- 1) An increase in opening hours would increase incidents of damage to cars, property and general disorder immediately outside our house.
- 2) Incidents of nuisance would increase.
- 3) The well being and safety of our children would be further compromised.

At closing time large groups of clients wait outside the pub in the front car park, often shouting, either into their mobile phones to order cabs, or just while waiting for lifts. These groups of people that wait here are often very loud. They swear, shout abuse, argue and fight because of too much alcohol. We have to regularly put up with this behaviour occurring only about 10 metres away from our front door.

In the time that we have lived here, our fence, and that of our neighbour, has been broken by drunks leaving the pub. We find smashed bottles and broken glass left in our drive and in the road outside our house. Our children have trodden on this broken glass as they left the house, and our car has driven over it. We have witnessed many cars travelling along Forest Road that have also driven over the broken glass in the road outside our house. It will not be long before a tyre will burst and a serious accident will occur.

We know of many cars that have been damaged (including our own) by drunks leaving the pub and we have seen many drunken brawls where the police have had to be called out. Such an incident occurred as recently as last weekend (Saturday 17th March). At least three police cars and two ambulances were called out to deal with a fight outside the pub, which we understand resulted in two serious injuries. The police had to cordon off an area of the pub car park, creating a crime scene as a result of the incident.

We feel that to even consider an application to extend the hours of this pub would be totally irresponsible, since it can only exasperate all the above problems that we as local residents already have had to contend with. Clients of the pub would be able to get even more drunk and cause these problems even later into the night.

We have two young children, so obviously music playing late every day of the week would be an issue. Both from the point of children being woken and having their sleep disturbed, with school the following day and also for us as adults, trying to get a decent nights sleep before work. Many local residents are either elderly or also have children, so allowing the pub to have music till 1.00/1.30 a.m., would seriously impinge on the quality of all our lives. Even with double-glazing we still hear noise and music coming from the pub. This is especially bad during the summer months when the doors of the pub are opened constantly and sometimes left open for long periods.

Obviously we bought our house knowing the pub was there. But at the time we purchased our house the opening hours were usual pub times, 11 p.m. at the latest, and the pub did not have a music licence. Since then we understand that they have been granted a music licence and are allowed extended opening hours until 12 midnight at weekends. We must say that we were actually unaware that this previous application had taken place, until after they had been granted the extension. Had we known beforehand, we would have objected then as well. We are surprised that the council did not bring this matter to our attention at the time.

To extend the hours until 1:00/ 1.30 a.m. (in reality at least 2.00 p.m. before the clients would have all left the area) would be completely unfair in a residential area, particularly as the houses nearby are so close to the pub. We are already woken at least twice a week at around 6.30 a.m. by the sound of glass bottles tumbling against each other as the bottle recycling container is lifted and tipped into a recycling lorry. To be woken four and a half hours earlier than this as well by the noise of drunken clients leaving the pub, and taxies sounding their horns, would surely be an infringement of our basic human right of a good nights sleep. You can not allow this to happen.

Cabs picking up clients from the pub are a constant source of annoyance to residents on weekend nights. Not only is there constant slamming of car doors but there is also the beeping of horns as cabs try to signal to clients inside that they are waiting for them.

Parking is also a constant problem in ours and neighbouring roads, but particularly on a Friday, Saturday and sometimes even Sunday because of clients of the pub parking. It is an impossibility to find a parking space if you have had to go out somewhere on these days and do not return until after 8 p.m. Parking difficulties are compounded on football match days (as live matches are shown). Many residents who do have a garage or

parking space on their property find their drives blocked by clients of the pub. Extending the hours would mean that there would be even more times when it would be impossible to park, and drives could be blocked for even longer periods.

To allow the pub to stay open even longer will be completely irresponsible of the Council and will be very bad news for those who live near the pub. It could also further danger the lives of the clients of the pub, if more fights take place when people have consumed larger quantities of alcohol..

We therefore strongly urge you to reject the application.

Yours faithfully

John Fowler.

Margaret. Fowler.

John and Margaret Fowler.

MRS. ELEANOR LAING MP



HOUSE OF COMMONS

LONDON SW1A 0AA

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



5th April 2007

Dear Mrs. Tuckey,

My constituent, Mrs. Howell of 160 Forest Road, Loughton, has contacted me regarding noise and disturbance from the Royal Oak Public House.

Mrs. Howell has advised that there is such a lot of noise in the pub garden that it is impossible to get to sleep before 12.30. The music is also very loud and disturbs the residents. Apparently, a speaker in the pub garden was supposed to have been taken down but is still there.

I enclose a copy of my constituent's letter for your information and would be grateful for a response to the points raised.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Eleanor Laing".

pp Eleanor Laing

Enc.

-----Original Message-----

From: Mrs Howell [mailto:suzanne.howell@bentleyassociates.co.uk]

Sent: 19 March 2007 21:09

To: LAING, Eleanor

Subject: Letter from your constituent Mrs Howell

Mrs Howell
160 Forest Road
Loughton
Essex
IG10 1EG

Phone: 07958 396785

Email:
suzanne.howell@bentleyassociates.co.uk

Monday 19 March 2007

Dear Eleanor Laing,

I am writing for your help. I live in one of Loughtons oldest roads which has a village feel and is full of young professionals, families and elderly people. The Public House named The Royal Oak changed its licence from 11pm close to 12pm much to the residents disapproval. The residents of the surrounding streets where not informed about this in order to have the opportunity to object.

At the moment the pub makes so much noise we can sometimes hear the music with all the double glazed windows and doors shut and the TV on. We don't live next door to the pub we live 5 houses away.

In the summer months there are customers making such a racket in the pub garden it is impossible for us to sleep before 12.30 when people spill out into the street. We find this very difficult as we have a toddler who often gets woken up by people shouting and arguing outside the pub.

There was also a speaker that played very loud music in the evening in the garden of the pub. A complaint was made to EFDC and they where asked to take it down but they have just ignored the request as it is still there.

We have since been told by the Loughton Residents Association that The Royal Oak Public House is applying to extend its hours yet again to 1pm Sunday to Thursday and 1.30pm Friday and Saturday. They also have applied for live music and dancing. This is just ludicrous.

Is there anything we can do to get the licence back to 11pm as is used to be? There are a lot of other residents who feel the same way about this. After all this is a village pub in a residential area not a nightclub.

I would really appreciate it if you would get back to me.

Our ref: P.2.1(g)/MB



LOUGHTON
TOWN COUNCIL

1 Buckingham Court, Rectory Lane
Loughton, Essex IG10 2QZ
Telephone: 020 8508 4200
Facsimile: 020 8508 4400
e-mail: contact@loughton-tc.gov.uk
Web site: www.loughton-tc.gov.uk
Town Clerk: Louise R Fuller

Ms Kim Tuckey
Licensing Office
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

30th March 2007

Dear Ms Tuckey

**Application for Premises Licence – The Royal Oak Public House, Forest Road,
Loughton, Essex.**

The council's Planning & Licensing Committee considered this application at a recent meeting. Objections had been received from 18 residents, mainly from Forest Road. The Committee objects to the application on behalf of these residents, due to it being in the vicinity of too many residents. This pub is already known for noise and disturbances during the day as well as in the evening and there are concerns about the use of outside facilities at night, which the committee understands has already breached previous licence enforcement notices.

Please let me know if you require specific details of the names and addresses of residents who have contacted the town council to object to the application.

Yours sincerely

M. Burgess

Maria Burgess
Planning Committee Clerk

From: Marc Witham
Subject: Fwd: Royal Oak objections

>>> "Maria Burgess" <Maria.Burgess@loughton-tc.gov.uk> 03/04/2007 12:30:38 >>>
Dear Marc

The following names and addresses are the objectors to the Royal Oak application. There have been a few more since my letter.

Russell Woodland - 185 Smarts Lane
David Willsmer - 127 Forest Road
Mr & Mrs R Lovick - 103 Forest Road
J McCrae - 128 Forest Road
Mr A J Lane - 121 Forest Road
Adam & Suzanne Howell - 160 Forest Road
Mr & Mrs A Graves - 50 Forest Road
Claire Symonds - 147 Smarts Lane
J Williams - 112 Smarts Lane
Mr & Mrs G Tanin - 34 Forest Road
Mrs Susan Marbe - 83 Forest Road
Julia Wellby & Tony Nash - 93 Forest Road
Hayley Doherty - 145 Smarts Lane
Ian McBain - 117 Forest Road
Deborah Sindon - 154 Forest Road
Sue Shaw - 67 Forest Road
Joanna Pike - of Forest Road (no number)
Terri O'Donoghue - 98 Forest Road
M G Cobb - 53 Forest Road
Miss R M Clayton - 181 Smarts Lane
K T Moore - 118 Forest Road
John & Margaret Fowler - 107 Forest Road
Mrs C Fenn - 58 Forest Road

Norman & Sylvia Taylor - 114 Forest Road

Regards

Maria Burgess

From: "Maria Burgess" <Maria.Burgess@loughton-tc.gov.uk>
To: "Marc Witham" <mwitham@eppingforestdc.gov.uk>
Date: 10/04/2007 10:14:09
Subject: Objections for Royal Oak

Dear Marc

Since my last email there have been some more objectors, if you are able to put forward their names they are as follows:

Janet See - 100 Forest Road

Mr & Mrs R A Philpot - 138 Forest Road

Mrs A Wise - 31 Forest Road

Mr & Mrs Woodman - 164 Forest Road

Thanks very much

Maria

From: "Maria Burgess" <Maria.Burgess@loughton-tc.gov.uk>
To: "Marc Witham" <mwitham@eppingforestdc.gov.uk>
Date: 10/04/2007 11:37:23
Subject: Objections to Royal Oak

Hi Marc it's me again with 2 more objectors:

T J Coultrup - 120 Forest Road

Mr & Mrs Belton - 151 Forest Road

Thanks

Maria