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**From:**  
**Sent:** 27 April 2020 18:55  
**To:**  
**Subject:** RE: Notice of Licence application in Little Hadam Ward

Dear ,

Thank you for the clarification.

I believe the application has the capability of causing a public nuisance due to the hours of operation which have been applied for with the application site being close to a number of residences. Furthermore the traffic generated could have a negative impact on public safety, particularly with the potential for additional traffic movements late at night.

Regards,

Member for Little Hadham Ward  
**East Herts Council**

# Little Hadham Parish Council

By email for the attention of \_\_\_\_\_, Senior Licensing & Enforcement Officer  
at East Herts District Council

Wednesday 8<sup>th</sup> April 2020

Dear

**Re: Licensing Act 2003 Notice of Application 20/0383/PL – Hadham Brewing Company Limited, Unit 6B Hadham Industrial Estate, Church End, Little Hadham**

The Parish Council would like to object to the licence application by the Hadham brewing Company Limited. This application was discussed last night at the Little Hadham Parish Council meeting. The license requests:

<b>Proposes licensable activities:</b> Live Music Recorded music Supply of alcohol	<b>Proposed times:</b> Monday – Wednesday 12.00 – 00.00 Music until 23.00 Thursday – Saturday 12.00 – 00.00 Sunday – 12.00 – 22.30 For off sales Online from 8.00, Brewery shop from 09.00
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The Hadham Brewing Company is a local business and provides a service to the community and we are supportive of the Microbrewery being able to sell beer for use off the premises and are a business looking to trade as best they can to sell off sales, which we support.

But, the Little Hadham Parish Council cannot support this application. The reasons for the objections are:

- Proximity to residential properties – Hadham Hall is close to the Hadham brewery. Houses at Church End are closer. This will cause an invasion of people's privacy and a change to their quality of life.

- Opening hours are not suitable for the area. There will be heavy goods deliveries at all times. Also the local traffic to and from this site will increase substantially, throwing up a need for further parking at the site.
- Noise pollution will be considerable, as it will be a social amenity not operating at sociable hours. Which to the residents will entail noise and disruption.
- The location of the venue and the type of venue its proposed to be will attract disruption and antisocial behaviours.

In conclusion, Little Hadham Parish Council objects to this application in its entirety and requests it is refused.

Yours sincerely

**Clerk to Little Hadham Parish Council**

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**From:**  
**Sent:** 27 April 2020 17:52  
**To:**  
**Subject:** [External] Hadham Brewery Licensing Application 20/0383/PL

Dear Sir / Madam

In regards to the above application i would like to strongly object to the granting of a licensing for the following reasons :

#### PUBLIC NUISANCE

We live very close with other families of Hadham Hall to the Hadham Brewing Company's Premises which should the license be granted the noise generated by live music and rowdy customers until late into the night and then on leaving the premises would constitute a unreasonable disturbance to the local residents and their families.

As of other establishments in Bishops Stortford there would be a problem with litter which even if controlled would still be detrimental to the surrounding area.

The Hadham Brewery factory was not designed for live music and entertainment and with its geographical situation ( in a valley) this particular area has a very loud echo which will further amplify the noise aspect.

#### PUBLIC SAFETY

The access to the factories from the A120 is narrow and therefore could be a problem should there be any emergencies that would require the appropriate services, fire service, ambulances etc.

The premises are in a rural setting and as such there are no late night public transport in the evenings therefore adding a heavier reliance on private cars and the resultant problems consistent with these venues.

The bridleway that passes right by to the brewery is used during school terms by children attending classes at the Little Hadham Primary School, I cannot believe that would be an ideal situation to have ?

#### CRIME / DISORDER

As other establishments of this kind in the area have shown in the past and present there are always problems with social disorder and crime and unruliness which runs alongside these types of venue.

We already suffer from Church End Farm being turned into an ever growing industrial estate so one would expect that this is a step too far, taking into account all of the above.

BAUD CLOSE  
SG11

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**From:**  
**Sent:** 07 April 2020 16:16  
**To:**  
**Subject:** [External] RE: NOTICE OF APPLICATION 20/0383/PL - Hadham Brewing Co

**Categories:**

Hi

A for getting back to me and appreciate the feedback.

I don't know if you have been to the site itself but I believe granting an licence would pose a threat to these 2 elements.

- crime and disorder
- public nuisance

The site is very close to a number of immediate residences along Church End Road plus the Church itself. Also the site is within 200m of the Hadham Hall estate by easily accessible bridleway. Both the Church End residents and Hadham Hall residents would be able to hear any live music played – when they were some 'heavy' industry (car crushing) based there we could hear it all day at Hadham Hall and this eventually led to this activity being terminated on the site. This local community has many small children and older residents who would be materially be bothered by any late night noise.

The Hadham Hall estate is an attractive environment but private and its short proximity to this venue I do believe would lead to transgression from some 'merry' party goers as they explore the surroundings. This may just be a nuisance, but its also possible to see how this could lead for increased opportunities for crime & disorder.

Best

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**From:**  
**Sent:** 16 April 2020 10:10  
**To:**  
**Subject:** [External] Our Objection letter to Hadham Brewery Planning

Objection Letter to New premise Licence  
Application 20/0383/PL

Dear Sirs,

This application for Licencing by Hadham Brewing Company Limited is totally not right.

Indoor & Outdoor Live or recorded Music until 23.00hrs.

Sale of alcohol for consumption on or off premises until midnight

Late night refreshments for consumption on or off premises

The area is a quiet rural setting, originally a Farm which has changed into an industrial estate over the past 15 to 20 years but development has been restricted to quiet workshops and offices which have restricted conditions & opening hours to safeguard the rural setting. e.g. Limited working hours, factory doors closed during noisy work.

In 2013 the Hadham Brewery was granted planning permission purely as a small micro-brewery. In their Planning Statement they stated that:-

“the impact to local amenities (roads etc.) and on nearby residential properties would be minimal as deliveries would only require one van.”

“the business will not add any significant noise pollution or negative impact to the immediate environment.”

Hadham Micro-Brewery was granted Planning Permission (Oct 2013 LPA ref: 3/13/1386/FP) subject to conditions which included the following:-

- (3) No deliveries outside 7am to 8pm Mon-Fri /7amto7pm Sat/ none on Sunday.
- (4) No Machinery to operate unless the roller shutters are closed. In accordance with GBC9 and ENV1 of EHL P 2007.
- (5) No outside working or storage. In accordance with GBC9 and ENV1 of EHL P 2007
- (6) No external lighting. . In accordance with GBC9 and ENV1 of EHL P 2007

The current application (20/0383/PL) which in effect will turn Hadham Brewery into a night club contravenes all the conditions put in place by the Planning Dept.in 2013 to protect the local residents and the environment.

The current request for Live & Recorded Music plus late night food & alcohol consumption both inside and outside the premises will create immense noise pollution and a high volume of traffic along the narrow country lane into the small hours of the morning.

With Bishop's Stortford 1.5 miles away and no evening public transport the majority of customers will be arriving and leaving by car which will have a negative impact on local residents especially those in Church End and the environment.

This Brewery is situated amongst corrugated barn type buildings with large areas of concrete forecourt which will amplify any sound from this area. Residents in Hadham Hall live just over 200 meters away and residents along Church End are much closer. We will be seriously affected by any outside music and revelry from the brewery.

Any unsociable behaviour and unreasonable noise will be difficult to police and regulate and so easily become out of hand at this out of town venue. We object to this planning application for all the above reasons.

Yours faithfully

, Hadham Hall Little  
Hadham SG11

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**From:**  
**Sent:** 08 April 2020 22:44  
**To:**  
**Subject:** [External] Objection letter to Application 20/0383/PL

To “

Objection Letter to New premise Licence Application 20/0383/PL

Dear Sirs,

This application for Licencing by Hadham Brewing Company Limited is totally OUTRAGEOUS.

Indoor & Outdoor Live or recorded Music until 23.00hrs.

Sale of alcohol for consumption on or off premises until midnight

Late night refreshments for consumption on or off premises

The area is a quiet rural setting, originally a Farm which has changed into an industrial estate over the past 15 to 20 years but development has been restricted to quiet workshops and offices which have restricted conditions & opening hours to safeguard the rural setting. e.g. Limited working hours, factory doors closed during noisy work.

In 2013 the Hadham Brewery was granted planning permission purely as a small micro-brewery. In their Planning Statement they stated that:-

“the impact to local amenities (roads etc.) and on nearby residential properties would be minimal as deliveries would only require one van.”

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(6) No external lighting. . In accordance with GBC9 and ENV1 of EHLP 2007

The current application (20/0383/PL) which in effect will turn Hadham Brewery into a night club contravenes all the conditions put in place by the Planning Dept.in 2013 to protect the local residents and the environment.

The current request for Live & Recorded Music plus LATE NIGHT FOOD & ALCOHOL CONSUMPTION BOTH INSIDE AND OUTSIDE the premises will create immense noise pollution and a high volume of traffic along the narrow country lane into the small hours of the morning.

With Bishop’s Stortford 1.5 miles away and no evening public transport the majority of customers will be arriving and leaving by car which will have a negative impact on local residents especially those in Church End and the environment.

This Brewery is situated amongst corrugated barn type buildings with large areas of concrete forecourt which will amplify any sound from this area. Residents in Baud Close, Hadham Hall live just over 200 meters away and residents along Church End are much closer. We will be seriously affected by any outside music and revelry from the brewery.

Any unsociable behaviour and unreasonable noise will be difficult to police and regulate and so easily become out of hand at this out of town venue.

We STONGLY OBJECT to this planning application for all the above reasons.

Yours faithfully,

mob:  
Baud Close,  
Hadham Hall,  
Little Hadham  
SG11

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**Sent:** 16 April 2020 16:03  
**To:**  
**Cc:**  
**Subject:** [External] Application for Licensing by Hadham Brewing Co.Ltd - Ref: 20/0383/PL

Dear all,

I am writing to express my strong objections to the recent application of a license by Hadham Brewing, ref. above.

As a resident of Hadham Hall I am seriously concerned by the application for essentially a nightclub or similar drinking establishment located in what used to be a farm which is in close proximity to residential properties both in Church End and Hadham Hall.

This area has already been unsympathetically and often covertly developed into an Industrial estate over time and it seems, with little consideration and enforcement or adherence to any planning conditions instructed.

It is also in very close proximity to the Church and graveyard which would be wholly inappropriate and significantly increase the risk of crime and disorder in this and surrounding areas.

The potential for antisocial behavior and the significant noise created by this venue would both be a great public nuisance. Not to mention the original planning conditions stated that there should be minimal local impact & general activity, and even sited only one van to be used for deliveries.

Yours sincerely

Hadham Hall

Application for Licensing by **Hadham Brewing Co.Ltd**

Ref: **20/0383/PL**

The following is submitted in response to the application for a New Premises License under the above reference.

The site ( originally a farm) is now an industrial estate, subject to restricted conditions re. opening hours, limited working hours, consideration on noise pollution, strict delivery timetables, no outside working, and limited external lighting, all in respect of it being in a rural setting.

These conditions were imposed by H.C.C. subject to planning permission being granted.

The original planning application for a small micro-brewery (Hadham Brewery) stated there would be minimal local impact on noise and general activity, with just one van used for deliveries.

Planning permission was granted subject to adherence of these conditions.

The current application contravenes all of these conditions.

The application for a license is to allow:

Live & recorded music

Late night food & alcohol consumption

Inside & Outside the premises

Operation between the hours of 12 midday to 12 midnight.

Such activity would be devastating and ruinous on the local rural residential communities. The impact of increased traffic volumes in a narrow country lane, extra noise pollution and the strong possibility of anti-social behaviour, makes the proposed changes and expansion of Hadham Brewery totally inappropriate for the location.

Additionally, there will be even more *temporary!!* advertising boards erected on the A120. This is already a local eyesore which is seemingly allowed to go unchallenged.

The prospect of a 'Night Club' style operation with private residencies within a 200mtr radius, and the overall effect on the environment would be totally unacceptable and is challenged with the strongest objections.

Hadham Hall SG11

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**From:**  
**Sent:** 16 April 2020 23:35  
**To:**  
**Cc:**  
**Subject:** [External] Hadham Brewing Company Limited - Licencing Application 20/0383/PL - Objections raised

Dear Sir/Madam

We are close neighbours of Hadham Brewing Company Limited, living at Hadham Hall. We wish to register the following strong objections to Hadham Brewing's licence application:

- **Public nuisance:** The venue, which was originally a farm, is in a rural area surrounded by fields and residential housing. This application constitutes a material change of use for these premises and would cause a significant public nuisance to nearby residents. For example:
  - the proposed live music venue is only 200 metres from houses on the Hadham Hall estate, which are occupied by families, several of whom have young children. The noise caused by live music being played regularly until midnight and people and their vehicles leaving the premises late at night making noise would constitute an unreasonable disturbance to these residents. This is a rural area with no other licensed premises nearby.
  - it is likely that people leaving the venue will leave litter.
  - the Hadham Brewery buildings were not designed for live music to be played in them and as such are unlikely to have appropriate acoustic insulation.
  - The access roads to the premises are small and not designed for a large number of vehicles to access the site. There is also insufficient parking for a large number of vehicles. As such, it is likely that patrons will try to park on the Hadham Hall estate, which is private land.
- **Crime and disorder:** it is likely that people leaving the premises may be drunk and disorderly, behave anti-socially or may damage local property. With the extended hours proposed, the potential for anti-social behaviour is greater as people are likely to consume more alcohol.
- **Public safety:** the access road to the site is narrow and does not have appropriate access for emergency services such as ambulances. In addition, as the site is rural, there is no late night public transport nearby so the only way of accessing the site would be by car. This may encourage people to drink and drive.

In summary, the site of Hadham Brewing Company Limited is in a quiet, rural area with approximately 40 families living very close by on the Hadham Hall estate. There are no other licensed premises nearby and the residents of Hadham Hall would be disproportionately affected by this licence application being granted. The potential for public nuisance is particularly high, given how close the premises are to Hadham Hall (approximately 200 metres away from the closest houses in Baud Close) and given that the proposed licence would include playing live music until midnight.

We request that the application be denied.

Yours faithfully,

Hadham Hall

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**From:** >  
**Sent:** 27 April 2020 13:07  
**To:**  
**Subject:** [External] Objection Letter to Licence Application 20/0383/PL / Hadham Brewery Co, Church End, Little Hadam

*Objection Letter to Licence Application 20/0383/PL requesting Indoor & Outdoor Live or recorded Music until 23.00hrs, sale of alcohol for consumption on or off premises until midnight and late night refreshments for consumption on or off premises.*

Dear Sir or Madam,

We live at and own Baud Close, SG11 , Hadham Hall. As such we are one of the closest residential properties to the west of Hadham Brewery.

We would like to strongly object to the New Premise Licence Application 20/0383/PL requesting among others live & recorded music and late night food and alcohol consumption both inside and outside of Hadham Brewery. The objection is on the grounds of public nuisance and crime and disorder.

Public nuisance

Please kindly note that our house is in direct line of sight of the Brewery with just a small open field between us (we estimate the distance to be between 150 and 200m). As such, music noise would travel easily between the brewery and our property. Both the music and the additional constant car traffic in this quiet area would generate unacceptable levels of noise pollution amplified by the landscape and in particular the concrete surroundings of the Industrial Estate.

The idea of constantly listening to music and car engines during the day and long into the night every day of the week is completely unacceptable.

Turning Hadham Brewery de facto into a night club would also contravene a number of existing planning conditions such as no deliveries outside 7am to 8pm during the week / none during the weekend, no machinery to operate without closed shutters, no outside working or storage and no external lighting.

Crime and disorder / public safety

It is in the nature of nightclubs to regularly result in unsociable behaviour and unreasonable noise which would be difficult to police. We are already facing situations of people coming and fishing in a pond that is part of a nature reserve who are aggressive when asked to leave. Travelling by foot from the nightclub to Hadham Hall and our property would take minutes. It would be just a matter of when not if some clients of the nightclub decide to go by foot outside of the premises of the nightclub, in particular during the evening / night to engage in unsociable behaviour.

Please kindly note that we have three small children.

Therefore we strongly object to this planning application.

Your sincerely,

*Mobile:*

*Bud Close, Hadham Hall*

*Little Hadham, SG11*

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**From:** >  
**Sent:** 28 April 2020 16:35  
**To:**  
**Subject:** [External] Hadham Brewery - Planning Application

To whom it may concern,

I write in respect of the Hadham Brewery application to grant a premises license under the Licensing Act 2003 for which I wish to provide my support as a local resident.

Planning officers will know that the industrial unit (6C) occupied by Hadham is situated within a small industrial led development located off Hadham Road.

The basis of my support is underpinned by the fact that Hadham Brewery is a true representation of 'local business'. This is a small company consistently having to compete against a plethora of international beer companies who can afford to mass produce at relatively low cost and hence are driving small breweries out of business every year, given the cheap wholesale prices provided to public houses and the general A3 business sector. In fact, one could go so far to say that the Hadham ale is the one product produced in the area that people know of and should be proud to be associated with. As a society, we should be doing all we can to protect, preserve and crucially, promote local business so far as reasonably possible, more now than ever for obvious reasons.

Any retail business needs to be able to sell its product online if it has any chance of longevity. Without a license to serve/sell alcohol on site, Hadham Brewery would have to rely solely on providing their product to A3 which as stated above is extremely difficult, given the low margins achieved by international breweries. Therefore, it would seem essential that the application be granted if it is the case that the LPA support the existence and longevity of the Hadham Brewery.

Considerations will obviously be made regarding visual (1), development mix (2) and noise (3) and I provide my personal comments below on each;

1. Hadham Brewery will not be making any structural changes to the unit. Having visited the unit, it is clear that the 'retail' element of the unit will have an area of c.10m x 7m max, only large enough to hold a small serving bar with a handful of tables. The unit will not be refurbished to present a public house but in fact will maintain its industrial theme, hence the character of the estate and the unit itself will not materially change. In addition, whilst the estate provides ample visitor parking (in fact, given I live very close to the estate and walk through it every day I can categorically confirm I have never seen more than 3 cars at one time), it is highly unlikely that the Brewery will experience a huge influx of visitors given they are promoting a single beer. Hot food will not be served and the industrial theme won't encourage family visits given the limited number of seats and the 'hard' furnishings.
2. Whilst the site has historically been predominantly industrial development led, David Lee estate agents have recently moved into their newly refurbished retail unit setting precedent for retail use within the estate. In addition, D1 (children's playcentre) is also housed within the estate so any argument posed against the allocation of A3 cannot be supported.
3. I am a resident at Hadham Hall and whilst we benefit from limited ambient noise levels, I must stress that was until the commencement of the bypass construction. Whilst this is a nuisance, most residents will recognise the long term benefit. However, there is no way any stereo/live music produced at Unit 6C will be heard by any resident at Hadham Hall. In reality, our main concern is the noise produced by one or two existing residents within the ground the grounds itself! In any case, it is not in the interest of Hadham Brewery to upset its local neighbours/likely customers and there is a normal course of action to deal with Torts of Nuisance through Noise Emission. I would anticipate that Noise Surveys may be asked to be attached to the application but the effect of such emissions on residents at Hadham Hall should not be considered as it would be wholly unnecessary.

I have been made aware that a representative of Hadham Hall has raised concerns on 'behalf of Hadham Hall' driven by concerns over noise and a perceived risk of visitors to the brewery taking a 5-minut stroll up the public footpath onto the Hadham Hall estate. Frankly, I think such a concern is utterly absurd and a clear illustration of 'Nimbyissm'. Why would anyone do such a thing?! In addition, there is no public lighting along this pathway and as such it would take a brave soul to make the trip! Regardless, such an argument against the grant of such an application is not a sufficient planning argument.

It may also be worth mentioning that as Manchester born fellow, I've always stuck to northern ales, but the Hadham ale is right up there with the very best!

I would be grateful if you could confirm receipt of this email and provide advice as to when the application will be heard.

Best wishes