

Sawbridgeworth Town Council

Sayesbury Manor. Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
Tel: 01279 724537



MAYOR
Cllr Reece Smith

TOWN CLERK
Christopher Hunt Dip CSMP®

e-mail: [REDACTED]
web: [REDACTED]

Re: Opposition to Premises Licence Application for 28 Knight Street, CM21 9AT (Application Number: 25/0115/PL)

Dear Sir/Madam,

We write on behalf of Sawbridgeworth Town Council to formally object to the premises licence application for 28 Knight Street.

This objection is based not only on the significant concerns outlined below but also on the failure of the applicant to provide sufficient detail and reassurance on key areas of community concern, despite multiple attempts by residents to engage constructively. The applicant has persistently failed to address serious issues such as noise management, dispersal plans, waste control, and public safety, both in the planning process and in this licensing application. This lack of transparency and accountability raises fundamental doubts about their ability to operate the premises responsibly.

Our objection aligns with the Licensing Objectives set out in the Licensing Act 2003 and is based on the following concerns:

1. Prevention of Crime and Disorder

We are concerned that granting this licence will increase crime and anti-social behaviour in a predominantly residential area. Alcohol sales, particularly during late hours, are likely to attract disruptive behaviour, noise disturbances, and disorder.

- **Inadequate Patron Dispersal Plans** – The application does not outline how the venue will manage large groups of patrons leaving late at night, which is a known cause of disturbances and crime.
- **Lack of Community Engagement** – Over the past 16 months, the applicant has failed to engage with residents to address concerns, raising doubts about their commitment to responsible management.
- **Proximity to Other Licensed Premises** – Existing local venues already pose challenges in managing noise and public disorder. Adding another late-night venue without clear crime prevention measures will compound these issues.

2. Public Safety

The location of 28 Knight Street presents serious public safety risks due to traffic congestion, pedestrian safety, and emergency access concerns:

- **Severe Traffic and Parking Congestion** -
 - The narrow roads on Knight Street are already heavily congested, with limited parking availability.
 - Increased traffic from patrons, taxis, and delivery vehicles will make the situation worse, increasing risks for drivers and pedestrians.
- **Pedestrian Danger at Zebra Crossing** – The premises is directly next to a zebra crossing, and additional traffic will increase the likelihood of pedestrian accidents, particularly involving schoolchildren and elderly residents.

- **Restricted Emergency Access** – Traffic blockages in this area could delay emergency response times, creating a potential public safety hazard.
- **Outdoor Seating Safety Issues** – There are no clear plans on how the venue will manage outdoor seating, which could spill into public walkways and obstruct safe pedestrian movement.

3. Prevention of Public Nuisance

The operation of the venue, particularly during evenings and weekends, will cause ongoing disturbances for residents:

- **Noise Pollution** –
 - The Noise Impact Assessment submitted by the applicant is flawed, failing to consider outdoor seating noise, which will be significant.
 - The outdoor area is larger than that of nearby venues (e.g., Queens Head) and opens onto Rowan Walk, meaning noise will carry directly into neighbouring homes.
- **Unreasonable Operating Hours** –
 - The proposed hours (8 AM – 11:30 PM on weekends) are excessive and inappropriate for a quiet residential area.
 - Other venues in the area operate within stricter limits, and this venue should adhere to the same.
- **Litter and Waste Issues** –
 - Increased footfall will lead to higher litter levels, including broken glass, food waste, and rubbish, creating hazardous and unsanitary conditions.
 - The potential for alcohol-related waste (e.g., discarded bottles) is a serious concern for residents and local businesses.
- **Frequent Events Will Cause Continuous Disruption** –
 - The application allows for events 7 days a week, which is excessive in a residential setting and will greatly impact residents' quality of life.

4. Protection of Children from Harm

The premises is directly opposite a primary school, raising major concerns about the safety and wellbeing of local children:

- **Risk of Exposure to Alcohol and Anti-Social Behaviour** – Children walking to school may be exposed to patrons under the influence of alcohol, as well as noise and litter from the venue.
- **Impact on Family Life** – Many homes in the immediate area house young families and elderly residents, who will be disproportionately affected by late-night noise and disturbances.
- **Unregulated Outdoor Seating** – Without clear restrictions, children in the area may be exposed to inappropriate behaviour from intoxicated patrons using the outdoor seating area.

5. Proposed Restrictions and Mitigation Measures

If East Herts as the Licensing Authority is inclined to grant the licence, the following **conditions** must be imposed:

1. Operating Hours

- Restrict hours to 9 AM–11 PM, with no late extensions.
- Alcohol should not be served before 12 PM to reduce daytime disruptions.

2. Outdoor Seating Restrictions

- Prohibit use of the outdoor area after 9 PM.
- Limit the number of patrons allowed in outdoor seating areas at any given time.
- No live or recorded music in outdoor areas—this should be clearly specified in the licence.
- Smoking restrictions should be implemented to minimise disturbances.
- Ensure only drinks from plastic cups is to be consumed in the outdoor area

3. Noise Management

- Install noise limiters for all live and recorded music, with limits set by Environmental Health.
- Live music should follow the precedent set by The Bell Pub, which restricts live performances after a certain time.

4. Traffic and Parking Management

- Require designated parking arrangements to prevent illegal parking and traffic blockages.
- Install clear signage to discourage parking in restricted areas and residential streets.

5. Waste and Litter Management

- Mandate regular waste collection and street cleaning.
- Provide adequate bins for patrons, including recycling bins.
- Restrict bottle bin emptying times to prevent early morning or late-night noise disruptions or require an internal bottle crusher to reduce excessive noise from glass disposal.
- Limit servicing hours to avoid disruption during school pickup and drop off.

6. Community Liaison

- Require the applicant to establish community contact to meet with residents and discuss any ongoing issues.

7. Event Restrictions

- Limit events to two per week to prevent continuous disruptions.
- Require SIA-registered security staff at all events, particularly on Friday and Saturday nights.
- Implement ID-checking software to prevent underage alcohol sales.
- Implement a venue capacity limit to prevent overcrowding.
- Ensure licensing conditions align with those of neighbouring venues, such as the Queens Head.

8. CCTV & Security Measures

- Require the installation of CCTV inside and outside the premises, covering entry/exit points and outdoor seating areas.
- Ensure recordings are stored for a minimum period and are accessible to authorities upon request.

Conclusion

Sawbridgeworth Town Council believes that this application is unsuitable for the area and should be rejected. The applicant has failed to engage with the local community, and the operation of this venue poses significant risks to crime levels, public safety, and residential wellbeing.

If the Licensing Authority approves this application without imposing the above conditions, it will be failing in its duty under the Licensing Act 2003 to prevent public nuisance and protect public safety.

Yours faithfully,

Cllr Nathan Parsad-Wyatt
Sawbridgeworth Town Council
Planning Committee Chair

Sarah Glover



22 March 2025

**Opposition to Premises Licence Application for 28 Knight Street, CM21 9AT
(Application Number: 25/0115/PL)**

Dear Sir/Madam,

I write to provide comment on the recently submitted licensing application for 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 25/0115/PL).

This licensing application should be **rejected** because the venue will generate significant disturbance to neighbouring residents and the nearby primary school. The noise and disturbance issues associated with this venue were not properly explored or tested during the planning application, so they need to be reviewed rigorously as part of the licensing application.

If the licensing application is not rejected outright, then the following should be imposed:

1. Restricted operating hours and licensing hours

The operating hours of 8am to 11pm (11:30pm on Friday and Saturdays) are out of keeping with the operating hours permitted to other alcohol serving venues in the area. They are also inappropriate in a residential area, particularly considering the primary school that is opposite the venue and the adjacent retirement complex of Knight's Court.

2. Restricted uses for events

It would be unreasonable for events to be permitted 7 days per week. The events have potential to attract large numbers of people to the venue and this will impact on levels of noise and disturbance to residents, both through use of the venue and through increased traffic and parking issues. Events also bring with them an increased likelihood of antisocial disorder. Events should be restricted to a small number of occasions per year.

3. Restricted use of the outdoor seating area

The licensing application makes no mention of the outdoor seating area which is attached to the venue and which would bring patrons in very close proximity to neighbours. This has potential to be a significant source of disturbance. Use of this area should have restricted numbers of people and restricted times of use to limit disturbance. The outdoor seating area should also be contained to prevent patrons from spilling out into the car park and onto the adjacent lane which is privately owned and to which the venue does not have access.

4. Clearly defined, measurable and objective licensing conditions

These are essential to ensure the applicant demonstrates that the impact of the venue on neighbours is negligible. They should include a requirement to measure and publicly report noise levels (including low frequency noise) at the boundary of the

property to demonstrate that the increase in noise does not exceed the levels stated in the noise impact assessment report. Noise monitors need to be located at both the front and rear of the building so that the impacts of noise from within the venue and from the use of outside areas is measured. Exceedance of noise levels on a regular basis should have defined consequences including revision or revoking of the premises licence.

The reasons I believe the above measures are required stem from careful consideration of the planning application and the proposals for this venue over the past 16+ months. I attended the Development Management Committee (DMC) Meeting which considered the 28 Knight Street planning application on 4 December 2024 and believe that the planning application decision is highly questionable.

A key decision making factor was the Planning Officer's opinion that the building is in a mixed use area. This is not an accurate representation of the area, which is primarily residential as demonstrated by Angus Parsad-Wyatt, Sawbridgeworth District Councillor, in his letter to the Development Management Committee (diagram appended to this letter).

During the lengthy planning application period, the applicant failed to submit the requested documents to the Planning Officer despite being asked on several occasions. This left the DMC having to use guesswork to fill gaps in the information as a deferral of the decision would have left East Herts Council financially liable (as stated by the planning lawyer at the DMC meeting). This is a shocking outcome, particularly given the sensitivity of the area.

The noise impact assessment submitted by the applicant is flawed in many aspects, as advised by an independent and highly experienced acoustic specialist. These flaws are summarised in the attached letter to the DMC signed by many residents of Sawbridgeworth. Most important of these flaws is the failure of the noise impact assessment to consider noise from the outdoor seating area, from bottle drops and servicing and from increased traffic, all of which will be considerably noisy activities.

With regards the outside seating area, the applicant has provided no details of numbers of people using the outside area and no suggestions as to how noise and disturbance will be managed – the Noise Impact Assessment report does not even acknowledge that there is an outdoor area. In addition, the outdoor area is not equivalent to the outdoor seating area at the nearby Queen's Head. That venue is much smaller, is enclosed by a tall brick wall and is only accessible from Knight Street. The outdoor area at 28 Knight Street is much larger (so will attract more people) and is not enclosed in any way. It also has an opening onto Rowan Walk putting patrons in very close proximity to residents.

Mitigation of noise and disturbance will be heavily reliant on best practice management of the venue, which in turn will be dependent on the attitude and behaviour of the applicant. It is notable that the applicant has failed to engage with residents during the past 16+ months and has shown us zero consideration throughout the building works. This provides no confidence that residents concerns will be listened to or appropriately managed if licensing is granted.

In granting the planning application, the Planning Officer clearly stated that the issues of noise and disturbance were matters that would be addressed during any licencing application. These are extremely important issues given the sensitivity of the area and I have no confidence that the applicant has the will, the aptitude or the experience to manage them appropriately. Please consider the flaws in this application robustly and do what is needed to afford residents the protection they deserve.

Yours sincerely



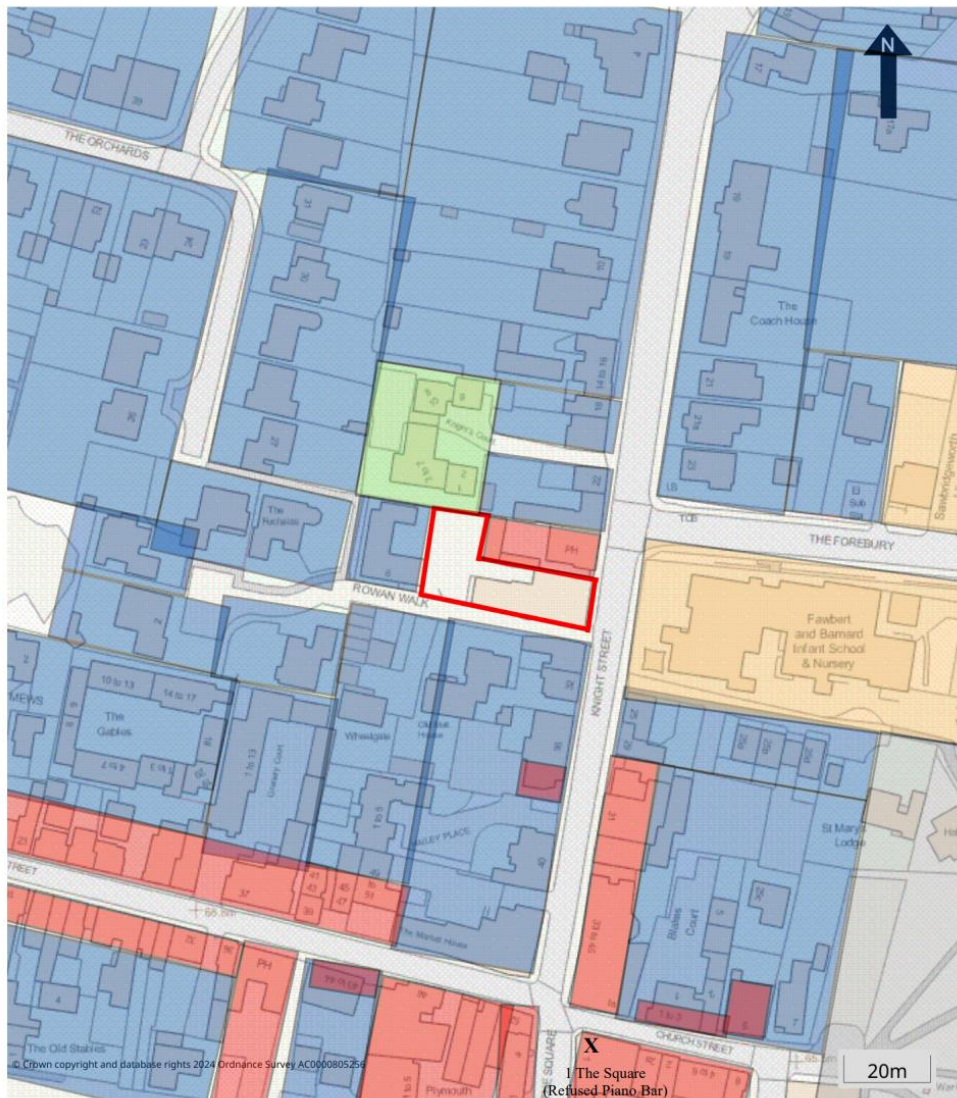
Sarah Glover

Resident of Knight Street



Reproduction of Location Map produced by Angus Parsad-Wyatt, Sawbridgeworth District Councillor

3/23/2062/FUL - 28 Knight Street, Sawbridgeworth



- | | |
|---|--|
|  Residential properties |  School / Library |
|  Commercial properties |  Retirement housing |
|  Site (28 Knight Street) |  Church properties |

Members of the Development Management Committee at East Herts District Council

Sent via email

3 December 2024

RE: Objection to Planning Application 3/23/2062/FUL – 28 Knight Street, Sawbridgeworth

Dear Members of the Development Management Committee

As local residents, we write to strongly object to the planning application for the change of use of 28 Knight Street from current Class E use to Sui Generis, to allow for live entertainment serving alcohol (and hot food).

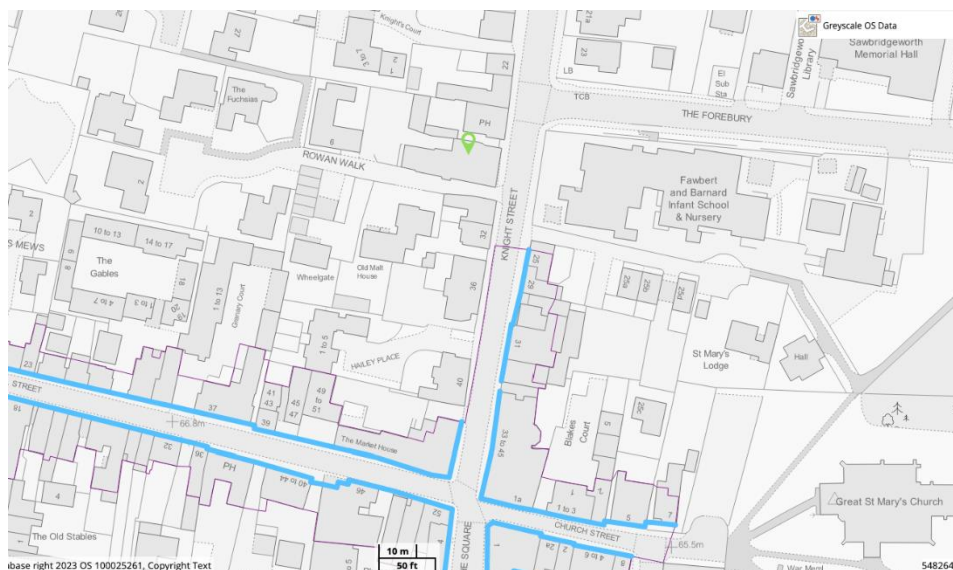
We have expressed concerns over the material impact the proposed development will have on our town over the past thirteen months. During which time, these concerns have not been addressed, either by the applicant, within the application itself or within the case officer's recommendation for approval.

Context

With a population of around 8,700, Sawbridgeworth is one of the smallest towns in Hertfordshire. It is mostly populated by families and is home to many elderly residents, some who live adjacent or within close proximity to 28 Knight Street.

The East Herts District Plan 2018 notes that the area centred on Bell Street is designated as a Minor Town Centre and that within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term vitality and viability of Sawbridgeworth's town centre. Putting it another way, this is where such town centre uses should be located.

The proposed live entertainment venue (identified in green) is **outside** of the Town Centre boundary (outlined in purple) and **not part** of the Secondary Shopping Frontage (blue lines) as defined on the East Herts District Plan Policies Map shown below. Moreover, it is actually in an extremely quiet residential area, which is in no way an appropriate area for this type of venue. What is the point of a District Plan defining boundaries for appropriate uses if these are to be ignored?



We feel that the case officer's report is inaccurate and misleading as follows:-

- In 8.2 the case officer's report casually refers to the current use as 'broadly comparable in nature to the proposed [application] use'. The proposed use is **not** broadly comparable with the Class E (current permitted use), otherwise why would planning permission be required to be sought? If this is broadly comparable, the applicant should be able to operate using the current Class E use.
- In 8.32 the case officer presents a picture of a bustling area with many venues with similar usages. That leads to the conclusion that the venue would not noticeably change the character of the area or have any adverse impact (as is required by policy DES4 of the District Plan). This is highly misleading and inaccurate. The location is a residential one **outside** of the town centre boundary. Save for the Grade II listed Queens Head pub (which has presumably been in existence for hundreds of years), all the other nearby businesses (commercial uses) mentioned in the case officer's report on Knight Street are **within** the town centre boundary.

The application does not satisfactorily demonstrate that impact is negligible – key assessments have not been submitted and those that have been submitted are severely lacking. We comment further as follows.

Flawed noise impact assessment

The noise impact assessment has been reviewed by an independent expert with many years' experience of similar developments. They have advised that the noise impact assessment is flawed. The assessment only considers noise generated within the venue. It does not consider the many other sources of noise and disturbance:

- The outdoor seating area will generate significant noise. While 'only 23 seats' will be provided, the noise from those 23 people (plus the unknown additional number who will be standing) has not been assessed. Voices carry in quiet areas and the nature of a live music/entertainment venue will likely mean raised voices, particularly late at night when alcohol has been consumed. The 23 seats also does not mean that the number of people in the outdoor space will be limited to 23 or that they will be contained within the seating area. Human behaviour means that people will spill into the car park area and potentially onto the adjoining lane, putting people into very close proximity to residences.
- Noise from cars arriving at and leaving the venue has not been considered and is likely to be considerable and continue late into the night (beyond the proposed operating hours).
- Noise from emptying bins (including glass bottles) or for servicing and deliveries has not been considered and will be disruptive.
- Noise from the proposed air source heat pump has not been considered. Note that this will need to be a large unit as it is the sole source of cooling for the building. Doors and windows need to remain closed to prevent leakage of noise (see final point

below), but this will be countered by an increase in noise from the air source heat pump.

In addition:

- The noise assessment does not consider all close receptors. Notably it does not consider ■ Rowan Walk and Knights Court which adjoin the site.
- The assessment does not properly evidence the impacts of low frequency noise as required by the NANR 92 guidance which means impacts are underestimated.
- The baseline noise level considered has been reduced but is still too high. No baseline noise levels have been taken for weekdays meaning that the measured noise levels used for comparison are misrepresentative.
- The proposed mitigations, which include keeping doors and windows closed and asking patrons to be quiet when leaving the venue, are not only impractical for a live music/entertainment venue, they are both unlikely to be adhered to and are unenforceable.

The noise impact assessment fails to consider these critical points despite the above comments having been provided and the noise impact assessment having been updated five times.

Increase in antisocial behaviour

With this type of venue antisocial behaviour is a key concern. The proposal would result in large numbers of people on Knight Street and on the private unadopted lane adjoining the venue's car park late into the night and into the early hours of the morning. In addition to noise, there is high potential for social disorder and issues such as broken glass, drinks bottles and glasses in various states of consumption left littering the streets, which is unacceptable in a residential area and opposite a primary school.

Whilst the applicant may seek to assure us that they have good intentions, as stated under the heading 'Venue operations' in their supporting letter of 10th January 2024 addressing resident's concerns of 'a turnout of customers leaving in an expected state of intoxication', stating that they will be holding events that are 'more likely to be controlled' and 'attract and (sic) more mature audience'. Can the applicant really control the behaviour of customers? Once a planning application has been granted for the proposed use, the planning runs with the property, such that the underlying business operation can of course change at any time. It is we the residents who will have to live with the consequences if this application is approved in its current form, potentially long after the applicant's tenure.

No parking and transport plan

No parking and transport plan has been provided by the applicant. The application does not mention anticipated numbers of people or how they are expected to arrive at and leave the venue. It is well known that Knight Street is already blighted by traffic problems with traffic regularly reduced to one way by cars parked on both sides of the road. The lane leading to the proposed car park (Rowan Walk) is a single track unadopted private lane surrounded by residential homes. Vehicles leaving the lane are blind to oncoming traffic, which makes it dangerous for all road users, particularly those using the pedestrian crossing. There is nowhere for taxis to legally drop off or wait, Rowan Walk being a private road and zigzag

lines on Knight Street. The applicant's suggestions that people will park in Bell Street and use a tuk-tuk are impractical, unrealistic and do not reflect human behaviour. If this were the case, why is Knight Street such a problem already?

No waste management or servicing plans

No waste management or servicing plans have been provided. There may be space to store bins in the car park, but no consideration has been given as to how these will be emptied or how goods will be delivered. During the undertaking of their fit out / construction works over the last 13 months in anticipation of planning consent, the lane has regularly been blocked by deliveries and vehicles parked on the zigzag lines obstructing the pedestrian crossing and making the road dangerous to pedestrians, notably during the time children journey to school.

Unenforceable planning conditions

The Planning Officer's report proposes to address the above flaws using planning conditions. Given that the omissions have a direct bearing on the viability of the proposals, we do not consider it appropriate to address using planning conditions. Furthermore, the planning conditions proposed are vague and unenforceable. They do not provide adequate protection to community and are therefore unacceptable. Who will 'police' such unenforceable conditions once the planning application is granted? Can you as local councillors be totally satisfied that a) the applicant, or any future occupier, won't breach these conditions, and b) that if they do, enforcement action will be taken swiftly to protect resident's amenity?

Precedent of planning policy

The case officer's recommendation for 28 Knight Street is completely at odds with the refusal of consent for application (3/19/0996/FUL). In this case, the proposal was to change the use of 1 The Square from 'bridal shop (A1) to a piano wine bar (A4)'. Since the latest revisions to the Use Classes Order came into effect in September 2020, A4 is now Sui Generis i.e. the same use as the subject application. Of note is that this building was even **within both** the Town Centre and Secondary Shopping Frontages boundaries, yet the change of consent was still refused on the following grounds:-

- 1. Due to the constraints of the application site, the proposal would result in a use that would be detrimental to the role, function and vitality of Sawbridgeworth Town Centre, contrary to policies RTC1 and RTC4 of the East Herts District Plan (2018).*
- 2. The proposed use would be likely to result in an unacceptable level of harm to the amenity of the occupants of nearby residential dwellings caused by noise nuisance, disturbance and smoking, contrary to policies DES4 (c), EQ2 and EQ4 of the East Herts District Plan (2018).*

The above reasoning should logically be applied to the subject application, even more so, given that the site isn't within the Town Centre and Secondary Shopping Frontages boundaries (as 1 The Square is) and the scale is significantly larger.

No community engagement

As a final point, it is most concerning that the applicant has not engaged with the community at all during the past thirteen months. An early letter to residents nearby was met with silence when residents sought to engage and enquire further into the proposed use. The applicant has shown zero inclination to understand or respond to community concerns. They have not attempted to resolve other legal issues such as 'anti-nuisance' restrictive covenants with

neighbours or rights of access over the private lane that they intended to use for access, servicing and waste management. We appreciate these are not material matters for planning, however they evidence the poor attitude of the applicant towards community engagement which raises further concerns that the applicant is likely to continue to disregard the impact on our community if this were to be approved.

Conclusion

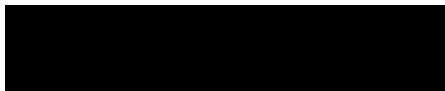
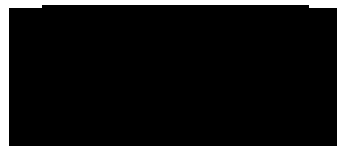
As a community we acknowledge that 28 Knight Street has been vacant for some time and we would love to see the building restored. However, the use proposed in this planning application is completely inappropriate for the location and would clearly cause significant harm to the area and its users. It is just common sense. The precedent of refusal for application 3/19/0996/FUL must be applied.

If this was a court, you, in the role of jury, would be asked if you are ‘sure beyond a reasonable doubt’ that this planning consent should be granted. We, as residents, ask that question of you now. If you have doubts, then we would implore you to refuse it. This will allow the applicant to hopefully take the appropriate course of action and engage with residents, find a more appropriate business venture, or if they wish to continue down this path, appeal to the Planning Inspectorate where the case can be considered in more detail than this first stage planning process allows.

Yours faithfully



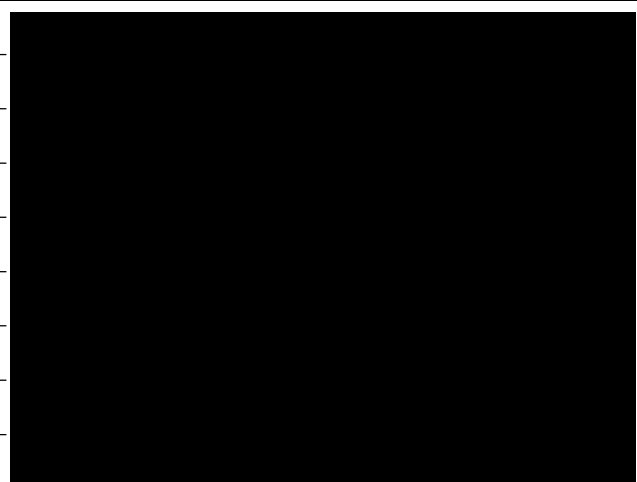
Sarah Glover

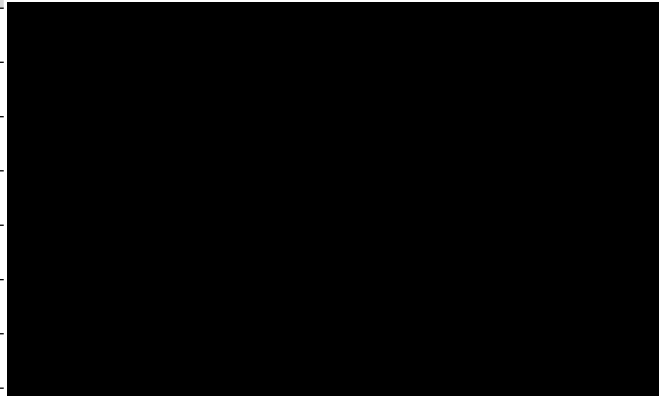
Chris Wright



On behalf of the following residents

Name	Address
Kay Caller	
John & Lyne Shearman	
Caroline Macy	
Tim & Sally Pribul	
Lee Glover	
Michael & Christine Carter	
Alex & Claire Holland-Rowell	
Ella Freeman	
Carlo & Rachel Giordani	

Name	Address
Robert & Jillian Moeser	
Sheila Wooten	
Harriet Robinson	
Nina & Oliver Ellis	
Mr & Mrs John Carruth	
Brenda Sewell	
Melanie Allan	
James & Kiri Brown	
Gavin & Julie Urquhart	
Mike Erskine & Elizabeth Warzynski	
Alex Wright	
Tim & Julie Crouchman	
Patricia O'Shea	
Irene Robson	
Dave & Annette Norman	
Stanley & Barbara Cohen	
Harry Jolly	
Michael Charles	
Nicki & Tony Hook	
Mary Shipman	
Mr & Mrs K Bruce-Jaja	
Wendy Barley	
Terry & Paula Weir	
Simon & Diana Jones	
Mr & Mrs Derek Miles	
Stephen Taylor	
Sarah Vickers	
Robert & Jacqueline Gould	
James Ting	
Madeleine Gardner	
Jessica Jeffry	
R & A Davidson	
Evie Baillie	

Name	Address
David & Teresa Royle	
Fiona Liddell	
Gerry Houston	
B Commercia	
Vi Haggerwood	
Diane Dangell	
Paul Feathers	

Comments on draft licensing conditions for 28 Knight Street, Sawbridgeworth. In connection with licensing application 25/0115/PL

- *Commencement time for serving alcohol.* 10am seems very early, particularly on weekdays and given that this is a drinking establishment not a restaurant. A later time for serving of alcohol should be imposed, say 1200 midday.
- *Condition 1.* The requirement for CCTV monitoring should be strengthened and should include:
 - CCTV will be provided in the form of a recordable system, capable of providing pictures of **evidential quality** in all lighting conditions particularly facial recognition.
 - CCTV cameras shall encompass all ingress and egress to the premises, fire exits, outside areas, and all areas where the sale/ supply of alcohol occurs.
 - In the event of technical failure of the CCTV equipment the Premises Licence holder **MUST** report the failure to the Police immediately.
- *Condition 2 (c).* Clarify that complaints may be made verbally or in writing. All must be recorded on the complaints log.
- *Condition 12.*
 - Door staff shall prevent entry of new patrons when the maximum occupancy of the premises has been reached. A queuing system outside the venue is strictly not permitted due to the narrow pavements surrounding the premises.
- *Condition 15.* The requirement for noise control needs to be strengthened to be specific and measurable. The condition should be applied to all times, not just during 'indoor events'. As noise monitoring is an automated process, the need to monitor constantly is not an overly onerous criteria. Condition to be strengthened by including the below:
 - The premises shall not open until all sound insulation improvements identified in the Noise Impact Assessment Report 28 Knight Street by AF Acoustics, dated 12 June 2024 (2048-AF-00001-05) have been implemented and approved by the Building Control Enforcement Officer.
 - All requirements of the Noise Impact Assessment Report for 28 Knight Street by AF Acoustics and dated 12 June 2024 (doc ref 2048-AF-00001-05) are to be in place and followed at all times.
 - Noise shall be monitored at the front and rear boundaries of the premises at all times. L_{A90} , L_{A10} and L_{Aeq} values shall be recorded and records held for a minimum period of 6 months. Measured values shall be made available for inspection within 24 hours of a request from the Police Licensing Unit, an authorised officer of the licensing authority or the Environmental Health Officer.
 - In the event of technical failure of the noise monitoring system the Premises Licence holder must report the failure to the Environmental Health Officer immediately and repair within 24 hours.

- Noise emanating from the premises shall not exceed the limited L_{A90} levels stated in the Noise Impact Assessment Report by AF Acoustics and dated 12 June 2024 (doc ref 2048-AF-00001-05).
- Noise levels at residential properties shall be inaudible as defined in the NANR 92 guidance. L_{Aeq} (EN) shall not exceed L_{A90} (WEN) and L_{10} (EN) shall not exceed L_{90} (WEN) in any 1/3 octave band between 40 and 160Hz.
- Where it is found that the noise is audible at the boundary, action must be taken to reduce the noise to the levels defined above. All complaints are to be recorded per the requirements of Condition 2.
- *Condition 16.* 2130hrs is too late for people in the outside seating area. The area is in close proximity to a retirement complex and to residents with young children who will need to sleep much earlier than 2130. Additionally condition:
 - The outdoor seating area shall be limited to the area shown on the planning drawings. It shall be fenced to prevent patrons from expanding into the adjacent car park.
 - Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables and within the outdoor seating area.
 - The outdoor areas shall be monitored by security staff to ensure these requirements are met.
 - Outside tables and chairs shall be rendered unusable once the outdoor seating area has closed.
- *Condition 17.* The outdoor seating area is not to be used by smokers (or any other person) when the outdoor seating area is closed. This is in close proximity to residential properties and is needed to limit noise disturbance.
- *Condition 18.* No glasses or bottles are to be taken into the designated smoking area. Drinks to be dispensed into plastic/polycarbonate containers.
- *Condition 19.* No children under the age of 14 years old to be in the premises after 20:00 hours unless for a pre-booked event and accompanied by an adult **aged 21 or over**.
- Conditions agreed with EH (1). A noise management plan shall be submitted to and approved by the Environmental Health no later than two months after the issuing of the license **and prior to opening the premises**.

Additional conditions are required to cover:

- *Fire risk assessment.* A fire risk assessment is needed. This building is both large and old. It is in close proximity to a timber framed retirement complex. A fire risk assessment is required which includes measures to prevent fire, to control an outbreak and to evacuate the building.
- *Maximum occupancy.* There is no reference to maximum occupancy of either the internal or external spaces. These numbers should be added to ensure safety of patrons.

- *Prevention of noxious smells.*
 - No noxious smell emanating from the premises shall cause a nuisance to nearby properties.
- *Light pollution.*
 - Lighting outside premises including flashing lights shall not cause a nuisance to nearby properties.
- *Training of staff.* There should be a specific requirement for all staff to be appropriately trained. For example:
 - All bar staff engaged in the sale of alcohol to be trained in Responsible alcohol retailing to the minimum standard of BIIAB level 1 within one month of taking up employment. Training records shall be kept on the premises and shall be produced to the police or an ‘authorised person’ (as defined by Section 13 of the Licensing Act 2003) on demand. And;
 - All new staff shall be trained within one month of taking up employment. All staff shall be re-trained six monthly thereafter. The training shall include:
 - Drugs Awareness
 - Conflict resolution
 - Selling to under age person
 - Selling to drunks

Training records shall be kept on the premises which shall show the area of training covered, the date of the training, the name of the person and shall be signed by the trainer and trainee. This shall be produced to the police or an ‘authorised person’ (as defined by Section 13 of the Licensing Act 2003) on demand.
- *Cleaning up of mess.* It is essential that all public areas adjoining the premises are kept clean as Knight Street and the private lane to the side of the building are thoroughfares regularly used by residents and school children. Suggested condition:
 - All public areas adjacent to the premises shall be kept clean and free from mess. These areas shall be inspected on an hourly basis and any debris, discarded drinks or other mess to be removed.
- *Access / egress.* Suggested conditions to control disturbance when leaving the premises:
 - All patrons to have vacated the premises by closing time. Staff to have vacated no later than 30 minutes after closing.
 - All access and egress to the premises shall be via the main entrance onto Knight Street.
- *Disposal of waste.*
 - No waste such as bottles or refuse shall be placed outside the premises between 2200 hours and 0800 hours the following morning.

- *Deliveries.*
 - No deliveries shall be made to the premises between 2200 hours and 0800 hours the following morning.

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 24 March 2025 09:15
To: Ash Waghela
Subject: FW: Objection - 5/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

REP

From: Lee Glover [REDACTED]
Sent: Sunday, March 23, 2025 4:00 PM
To: Housing & Health Services - Community Protection [REDACTED]
Subject: [External] Objection - 5/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Saturday 22nd March 2025

Dear Sir / Madam,

I write, for a second time due to an incorrect posting of the application by the applicant, in response to the above licencing application. My original letter outlining my objections, which I originally submitted on Sunday 23rd February 2025, still stands and is copied below. I also make some additional comments regarding the proposed conditions.

Unfortunately, the conditions proposed do not alleviate my concerns in the event the application was granted. I appreciate efforts to impose strict conditions, however, some of the conditions lack detail in terms of how they will be monitored/measured and enforced. Additionally, several conditions need to be significantly tightened-up.

Many of the conditions rely on the applicant taking responsibility and accountability for their execution and action. I have serious concerns regarding the applicant's ability to manage the conditions in order to protect himself, his patrons and the local residents and community. He is still to consult with the local community, local residents and the Town Council, having made no effort to engage, to the extent that he did not even bother to turn up to the Development Management Committee (DMC) meeting, despite many local residents making the effort to attend to engage positively. Since planning, he has failed to give notice regarding the commencement of building works. The site is poorly managed and untidy and he has made no effort to address the external condition of the building with roof tiles at risk of falling and guttering that is not connected, despite 18 months of ongoing building work. The most recent evidence of his sloppiness and inability to follow process is his failure to advertise the application correctly. So, I ask you, what evidence is there that the applicant will follow the conditions imposed? The applicant has no experience of running a venue such as this and by granting a licencing application, the venue will become a major and ongoing enforcement issue, it will be incredibly disruptive to the local residents whilst offering nothing of any value to the local community. I am very disappointed that there has been no representation from the planning department, having been reassured during the concluding remarks made during the Development Management Committee (DMC) meeting that they would work with the licencing authority to ensure strict conditions were imposed.

My original letter, as below still stands, and I resubmit it as below. I ask for the licensing application to be rejected for reasons stated in this e-mail and as stated in my original letter;

Dear Sir/Madam,

I write to provide comment on the recently submitted licensing application for 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 25/0115/PL).

This licensing application should be rejected because the venue will generate significant disturbance to neighbouring residents and the nearby primary school. The noise and disturbance issues associated with this venue were not properly explored or tested during the planning application, so they now need to be reviewed rigorously as part of the licensing application. Indeed, the Planning Officer stated that this would occur during the licencing application process during the Development Management Committee (DMC), held on the 4th December 2024.

The lengthy planning application period (some 14 months) concluded with a DMC meeting where it was acknowledged that the applicant had failed to submit the requested documents to the Planning Officer despite being asked on several occasions (the applicant also failing to attend the DMC meeting despite confirming his attendance). This left the DMC having to use guesswork to fill in gaps in the information as a deferral of the decision whilst information was gathered (the preferred option as requested by the councillors) would have left East Herts Council financially liable (as stated by the planning lawyer at the DMC meeting). This is a shocking outcome, particularly given the sensitivity of the area, and has resulted in a planning application that still lacks significant detail to make an informed decision.

For details of the areas lacking significant detail, I will point the reader to the objections made during the planning application process by myself, Sarah Glover, Chris Wright and the Sawbridgeworth Town Council, amongst many other well considered and reasoned objections from the local community. Over 100 residents objected to this application whilst seeking additional detail, detail that has not materialised in over 16 months, despite being fundamental to the planning decision.

It is notable that the applicant has failed to engage with residents during the past 16 months and has shown us zero consideration throughout the building works, making no effort to notify the residents as requested by planning. This provides no confidence that residents' concerns will be listened to or appropriately managed. The applicant has failed to provide sufficient detail and reassurance on key areas of community concern, despite multiple attempts by residents to engage constructively. The applicant has persistently failed to address serious issues such as noise management, dispersal plans, waste control, and public safety, both in the planning process and in this licensing application. This lack of transparency and accountability raises fundamental doubts about their ability to operate the premises responsibly.

To reiterate, in granting the planning application, the Planning Officer clearly stated that the issues of noise and disturbance were matters that would be addressed during any licencing application. These are extremely important issues given the sensitivity of the area and I have no confidence that the applicant has either the will or the aptitude to manage them appropriately. My understanding is that the applicant has no experience of running a venue such as this and will either not have control or will not know how to control such an environment to protect local residents and those visiting the venue. Please consider the flaws in this application robustly and do what is needed to afford residents the protection they deserve.

Finally, should the licensing application not be rejected outright, then the following should be imposed as a minimum:

a. **Restricted operating hours and licensing hours**

The operating hours of 8am to 11pm (11:30pm on Friday and Saturdays) are out of keeping with the operating hours permitted to other alcohol serving venues in the area. They are also inappropriate in a residential area particularly considering the primary school that is opposite the venue and the adjacent retirement complex of Knight's Court.

b. **Restricted uses for events**

It is unreasonable for events to be permitted 7 days per week. The events have potential to attract large numbers of people to the venue and this will impact on levels of noise and disturbance to residents, both through use of the venue and through increased traffic and parking issues.

c. **Restricted use of the outdoor seating area**

The licensing application makes no mention of the outdoor seating area which is attached to the venue and which brings patrons in close proximity to neighbours. This has potential to be a significant source of disturbance. Use of this area should have restricted numbers of people and restricted times of use to limit disturbance, and should not be accessible from Rowan Walk.

d. **Clearly defined, measurable and objective licensing conditions**

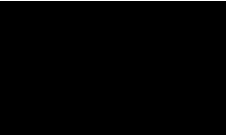
These are necessary to ensure the applicant demonstrates that the impact of the venue on neighbours is negligible. This should include a requirement to measure and publicly report noise levels (including low frequency noise) at the boundary of the property to demonstrate that the increase in noise does not exceed the levels stated in the noise impact assessment report. Exceedance of noise levels on a regular basis should have defined consequences including revision or revoking of the premises licence.

I believe that this application is unsuitable for the area and should be rejected. The applicant has failed to engage with the local community, and the operation of this venue poses significant risks to crime levels, public safety, and residential wellbeing.

Yours faithfully,

Lee Glover

Kiri Brown



I would like to submit an objection to the proposed licence at 28 Knight Street, Sawbridgeworth, CM21 9AT (ref 20/0115/PL).

I would like to start by stating my absolute support and reiteration of all the points raised by Sarah Glover in her objection letter dated 12 February.

I would like to particularly raise a matter relating to the Queens Head Pub, which is situated near to the applicant. It appears likely that comparisons will be drawn to the licence provided to the Queens Head, however they are vastly different venues and need to be considered on their own merits. The Queens Head is a very small pub with space inside for 25 people seated, and I would estimate around 50 people standing at most. The outdoor space is completely walled. The Queens Head does not open on a Sunday evening, and closed on a Monday. They do have music nights, but those are once a week at most and more of an "event" than a core purpose of the pub which is at other times people eating, or having a drink in small groups.

Also counter to the long running pub at the Queens Head that has been a family business for many years - the applicant here is Mr Darryl Sydes, who up until obtaining the lease on this building was/still is, a plumber. This does not give reassurance that Mr Sydes has the qualification, skillset or experience to manage a venue of this nature. The council would be better placed to put restrictions on the licence until the applicant can demonstrate the ability to manage the venue in line with those and then apply for any extensions if ever necessary.

I would also like to raise the following points of concern and objection.

1. Public Nuisance:

Noise and Disturbance:

The proposed daily live music and entertainment, coupled with late-night alcohol sales, will inevitably generate significant noise pollution. This is unacceptable in a residential area with many families, young children, and elderly residents, many of whom are particularly vulnerable to disruption. The quiet enjoyment of our homes will be severely impacted.

Antisocial Behaviour:

The combination of late-night alcohol sales, a large capacity venue, and daily entertainment significantly increases the risk of antisocial behaviour. Public intoxication, loitering, and noise disturbances are highly likely, negatively impacting the safety and wellbeing of residents, particularly children.

2. Inappropriate Location:

Proximity to School and Residential Area:

The proposed venue's location, directly opposite a primary school and pedestrian crossing, raises serious safety concerns. The risk of children encountering antisocial behaviour or being involved in alcohol-related incidents is unacceptable. Furthermore, the venue's location within a predominantly residential area, surrounded by family homes and elderly residents, is entirely unsuitable for such a high-impact business.

Lack of Parking: The absence of dedicated parking facilities will exacerbate existing parking pressures in the area, leading to further congestion and inconvenience for residents.

3. Public Safety:

Child Safeguarding:

The venue's proximity directly opposite to the main primary school in Sawbridgeworth raises serious child safeguarding concerns. The potential for children to be exposed to intoxicated individuals or become victims of antisocial behaviour is unacceptable.

Increased Traffic and Pedestrian Safety:

The lack of parking and the venue's large capacity will inevitably lead to increased traffic and pedestrian flow, particularly during peak hours and late at night. This poses a significant risk to the safety of residents, especially children, using the pedestrian crossing directly outside the venue that leads to the school.

4. Negative Impact on Property Values:

Desirability of the Area: The introduction of a large-capacity, daily entertainment venue with late-night alcohol sales will undoubtedly negatively impact the desirability and perceived safety of the area. This will inevitably lead to a decline in property values, directly affecting residents' financial investments.

5. Procedural Concerns:

Inadequate Consideration in Planning Stage:

The initial planning application failed to adequately address the concerns outlined above. This presents a challenge for the licencing board in having effectively been passed all these considerations to deal with in the licence application where they should have been in the planning. However, this presents an opportunity to rectify these oversights and ensure the proposed venue operates in a manner consistent with the character and needs of the local community.

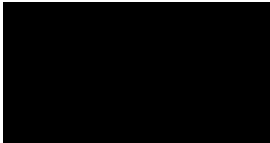
If the council chooses not to address it through either channel, the matter will need to be reported to the planning ombudsmen given the oversights.

We urge the licensing committee to seriously consider the detrimental impact this application, if approved in its current form, will have on our community. We request that the committee either rejects the application outright or implements strict conditions that address the concerns outlined above, including but not limited to:

- Limiting the days and hours of live music and entertainment
- Restricting alcohol sales to on-site consumption only
- Implementing robust noise mitigation measures
- Ensuring adequate security provisions to prevent antisocial behaviour
- We believe that a balance must be struck between the applicant's business interests and the wellbeing and safety of the local community. The current application fails to achieve this balance, and we urge the committee to prioritize the interests of residents in their decision

Kind Regards

Kiri Brown



Ash Waghela

From: Kiri Brown [REDACTED]
Sent: 09 March 2025 11:10
To: Ash Waghela
Subject: [External] Re: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Hi Ash,

I'm sorry.... if I want my objection to be considered I need to resubmit it due to the applicant doing their application incorrectly?!?! Absurd that you're putting the burden back on residents. It's almost like there's an attempt to have as few objections as possible....

Your response makes it clear that the council has no plans to consider managing the impact on the community of someone wanting to put a nightclub in a residential area.

I will resubmit.

Thanks,
Kiri

On Wed, 5 Mar 2025 at 14:02, Ash Waghela [REDACTED] wrote:

Dear sir or madam,

Knight Street Vault Limited, [28 Knight Street, Sawbridgeworth, CM21 9AT](#)

Thank you for your representation in respect of the above premises.

The consultation for this premises was re-started as the applicant failed to advertise the application correctly. The current consultation starts from 24 February 2025 and ends on 23 March 2025. If you want your representation to be considered, we recommend that you re submit it.

The police, environmental health and public health departments have worked with the applicant and have agreed the conditions that appear on the attached document. I would appreciate if you could consider these conditions and let us know if they would alleviate your concerns in the event that the application was granted.

Where a hearing is required to consider representations that remain unresolved, the licensing sub committee can only deal with issues that are within the applicant's control. These may not include (but not limited to) issues of parking, increased traffic, saturation of licensed premises etc. Please note that Licensing and Planning are two separate regimes. Planning issues may not be considered by a licensing subcommittee. Although Planning is a responsible authority under the Licensing Act 2003, the Planning department have not made any representations towards this application to date.

The link below is for the statutory guidance issued under the Licensing Act 2003:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

You may find the following sections useful in making your decision to either continue with your representation or to withdraw it:

Section 14.9 refers to the need for licensed premises.

Section 14.65 refers to Planning and Building Control.

Section 14.66 refers to Hours of Operation

East Herts Council currently do not have a cumulative impact policy in place so the saturation of licensed premises in a particular area would not be considered.

We hope that the above information is useful. Please let us know if you would like to either continue your representation or to withdraw it.

Kind regards

Ash Waghela

Licensing Officer

East Herts District Council



Sign up to our weekly newsletter - [Network](#)





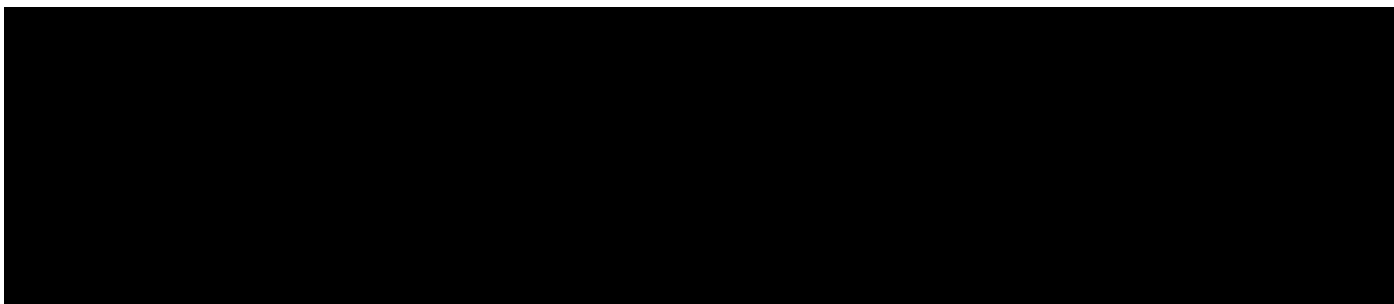
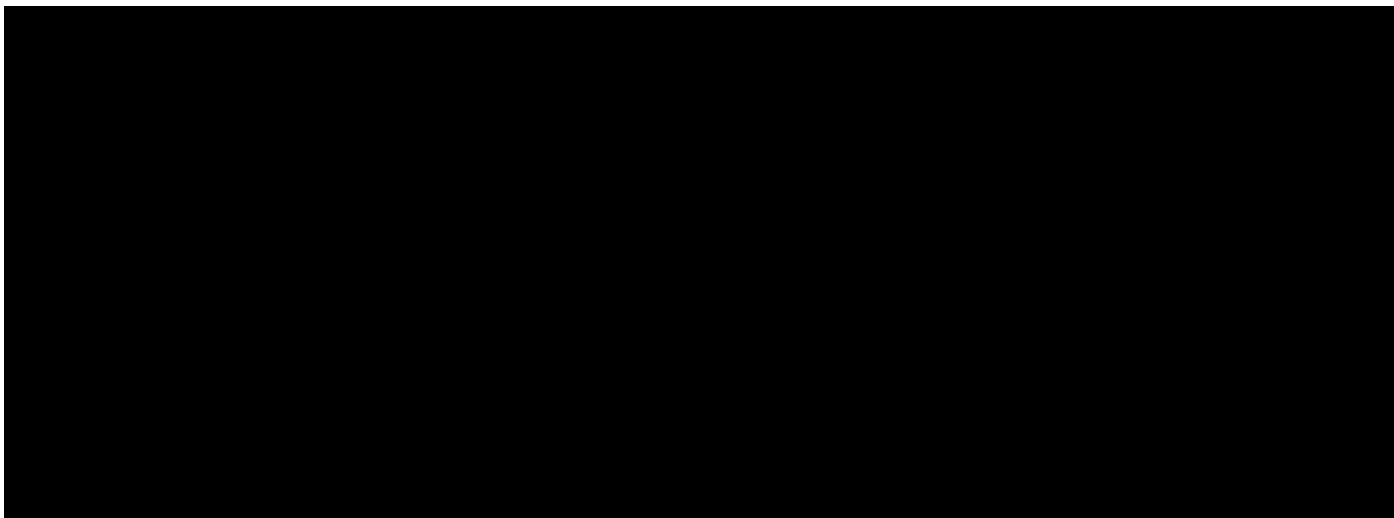
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TO CHECK THEIR PROGRESS OR STATUS

PUBLIC  ACCESS

Register to receive email alerts on properties or
streets you are interested in?



Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 24 February 2025 08:25
To: Ash Waghela
Subject: FW: Comments for Licensing Application 25/0115/PL

REP

From: publicaccess [REDACTED]
Sent: Friday, February 21, 2025 7:29 PM
To: Housing & Health Services - Community Protection <Community.Protection@eastherts.gov.uk>
Subject: Comments for Licensing Application 25/0115/PL

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/02/2025 7:28 PM from Mrs Liz Tripp.

Application Summary

Address:	28 Knight Street Sawbridgeworth Hertfordshire CM21 9AT
Proposal:	Premises Licence (Licensing Act 2003)
Case Officer:	Ash Waghela

[Click for further information](#)

Customer Details

Name:	Mrs Liz Tripp
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details


Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application

Reasons for comment:

Comments: 21/02/2025 7:28 PM The street in which the property to which this licence relates already has two licenced premises on it, with two others in very close proximity. Residents in the street already experience general disorder and nuisance (shouting, altercations, people urinating on doors and on driveways, etc.) in the street from patrons of these premises and can hear live and recorded music from at least one of these premises, whether we want to or not. We regularly witness illegal activities in the street (drug taking and dealing). We are very

concerned that granting this licence will lead to an increase in these types of crimes and disorder, and in respect of noise levels that will be generated by the proposed uses.

Kind regards



Community Safety and Licensing
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Email Address: community.protection@eastherts.gov.uk 

22 February 2024

By Email Only

Dear Sirs

Statement of Opposition to Premises Licence Application 28 Knight Street, CM21 9AT, Application No 25/0115/PL (the "Venue" and the "Application")

1. SUMMARY

- 1.1 The letter constitutes a formal objection to the Application.
- 1.2 I am objecting on the basis that granting the Application would be inconsistent with the promotion of the 4 licensing objectives set out in the Licensing Act 2003 (the "**Objectives**").
- 1.3 There are key elements of the Application, and the behaviour of the Applicant (as named in the Application) to date, which are inconsistent with the East Herts Council's (the "**Council**") Statement of Licensing Policy 2021 – 2026 (the "**Policy**").

2. POLICY ASPECTS OF PARTICULAR RELEVANCE TO THE APPLICATION

- 2.1 Pursuant to the Policy, the principal aims for everyone involved in licensing work include:
"Providing a regulatory framework for alcohol which reflects the needs of local communities ...";
and
"Encouraging greater community involvement in licensing decisions".
- 2.2 We acknowledge that these matters are likely subsidiary to the Objectives. It is important to note though that, based on the strength of feeling reflected in the objections to this application from other members of the community and the Sawbridgeworth Town Council (which is comprised of the elected representatives of that community) there is a clear and consistent view that the community does not "need" licensed premises at the Venue.
- 2.3 Given the Council's commitment to afford greater involvement to the community, I would encourage the Licensing Committee (the "**Committee**") to afford due weight to these objections.
- 2.4 The Policy emphasises the importance of engagement as an element of the licensing process and states that "*Applicants are expected to have considered the location and community it is proposing to operate in*".

- 2.5 Members of the Committee will no doubt be aware that members of the local community lodged various, well-considered and carefully articulated objections to the Applicant's planning application (all of which are also relevant to the Application) and repeatedly attempted to engage with the Applicant in relation to legitimate concerns.
- 2.6 The Applicant chose to ignore those concerns and made no effort to engage with the local community to ensure he had a clear understanding of the concerns, let alone to address them.
- 2.7 The Applicant has adopted a consistent position in relation to the Application, which is to treat the local community with disdain and to give no consideration to the concerns members of that community have expressed. The Applicant's failure over a protracted period to engage with the local community constitutes a failure to meet the key Policy expectation of all applicants, as described above.
- 2.8 The Applicant's behaviour to date does not bode well in respect of important considerations for the future. These include the willingness and the ability of the Applicant to: (i) engage with the local community to address issues which arise if / when the premises are operational; and (ii) generally behave responsibly in connection with the provision of the proposed licensable activities at the Venue.

3. INCONSISTENCY WITH THE OBJECTIVES

3.1 Prevention of crime and disorder

Concerns in relation to matters which are central to this Objective include the following:

- The Applicant has failed to date to share with members of the local community a coherent plan for the supervision of patrons during dispersal. This is of particular concern given the absence of any ringfencing at the rear of the Venue.
- As a neighbour of the Queens Head public house on Knight Street, I have witnessed and heard physical altercations occur in the beer garden which have required security and police enforcement to intervene. It is, I would suggest, uncontroversial to state that the consumption of alcohol, particularly over prolonged periods, increases the risk of inappropriate behaviour.
- If an altercation were to occur at the rear of the Venue, there is no way of ensuring that the disorder would be limited to the Venue. There is a significant prospect of disorder spilling out into Rowan Walk, a quiet residential cul-de-sac, which could constitute a direct threat to the safety of pedestrians and neighbours.
- We have frequently experienced disorderly behaviour in Rowan Walk from patrons departing the Queen's Head pub, albeit there is no direct exit from that establishment to Rowan Walk. Such behaviour has, in the past, included discarding unfinished alcoholic drinks, vomiting and urinating in Rowan Walk.
- If, as appears to be the case, there will be no restriction on patrons exiting from the rear of the Venue directly on to Rowan Walk, there will be an increased likelihood of such disorderly behaviour.
- Rowan Walk is dimly lit, particularly in the area to the rear of the Venue. There is currently no need for powerful lighting and introducing such lighting would result in light pollution to several neighbouring residences. Equally, the absence of such lighting and the introduction of a direct route into the cul-de-sac for individuals who have been consuming alcohol, potentially for a significant period, must logically increase the risk of crime and disorderly behaviour.

- The tension between the mitigating effects of introducing such lighting in relation to the risk of crime and disorder and the inevitable resultant light pollution serves to support the conclusion that the Venue is not a suitable location for the provision of the proposed licensable activities.

3.2 Prevention of public nuisance and public safety

The Policy confirms that, when considering this Objective, the Committee will "*take into account issues relating to noise, vibration, light, litter, offensive odours and anti-social behaviour arising from or in connection with the provision of the licensable activities*".

As mentioned above, concerns in relation to the risk of public nuisance and undermining of a public safety were raised consistently in over 120 objections from the community in connection with the planning application for the Venue.

Amongst those concerns were matters relating to each of the aspects identified by the Policy as being relevant when considering a licensing application. The concerns are, therefore, equally relevant to the Application because they relate to the provision of the licensable activities and / or matters arising as a result of the provision of those activities.

Many of those concerns have been reiterated in Sarah Glover's detailed letter of 12 February 2025 and Sawbridgeworth Town Council's undated letter (together the "**Letters**"). The Letters lodge objections to the Application and set out in detail areas of concern which support the conclusion that granting the Application would be inconsistent with this Objective.

I agree with the content of the Letters and implore the Committee to ascribe due weight to the concerns raised in them given that "*Protecting local residents and avoiding nuisance from disturbance and anti-social behaviour is central to [the Policy]*".

3.2.1 Public Safety

Important context

Knight Street is already a heavily congested road with insufficient parking to meet existing demand.

Cars are typically parked on both sides of the road, resulting in a significant part of the road allowing single lane traffic. This exacerbates the congestion and creates a hazard because motorists' visibility of pedestrians entering the road between parked vehicles is limited.

Grounds for objection

The Venue has very limited parking space, part of which it appears will be converted to an outdoor seating area. It is inevitable that the Venue's customer base, and perhaps more significantly, large vehicles making deliveries to the Venue, would add to the local traffic flow and increase the number of vehicles which people are seeking to park in Knight Street and neighbouring streets.

The Venue is situated opposite an infant school. There is already a significant risk of accidents due to the congested nature of Knight Street and the lack of visibility for motorists arising from the double parking along much of the length of the road. This risk will increase with increased traffic flow and demand for parking.

The assertion made by the Applicant that the volume of traffic will not be affected by the Venue because its patrons will all park in a car park at the opposite end of Sawbridgeworth is, at best, naïve; the Applicant has no control over where the Venue's patrons park.

The Applicant's (flawed) contention also fails to address the need for large delivery vehicles to park near the Venue.

Essentially, the Applicant has offered no credible solution to this point of significant concern. I would suggest that is because there is no credible means of mitigating the increased risk of road traffic accidents that would arise from the inevitable increase in traffic flow and demand for parking in Knight Street if the Application were granted.

3.2.2 Public nuisance

Important context

Rowan Walk and Knights Court are the two closest "roads" to the rear of the Venue. Whilst I acknowledge that both are within the designated Sawbridgeworth "town centre", they are quiet residential cul-de-sacs, occupied primarily by families and older residents.

Grounds for objection

Significant points that have been addressed in detail in the Letters, but are worth reiterating include:

- The noise report obtained by the Applicant is flawed in key respects, such as the failure to take any account of noise emitted from the outdoor area at the rear of the venue (which is the closest part of the Venue to residential properties).
- The Applicant has made a "blanket" application in relation to licensable activities for the greatest possible duration in each case. This approach:
 - evidences a lack of any thought or consideration as to how the Venue will be operated in practice; there is no legitimate reason why a venue which is adjacent to a quiet residential area would require a licence to serve alcohol and host live music 7 days per week from 8am or why granting such a licence would be consistent with the needs or interests of the local community or the Objectives more generally;
 - creates a significant question as to whether the Applicant is competent to operate responsibly a venue providing the licensable activities; and
 - demonstrates, once again, the Applicant's disdain for the local community and the legitimate concerns that have been raised about the very significant prospect of the Venue causing a public nuisance.

The concerns set out in section 3.1 above are equally relevant to this Objective.

3.3 **Protection of children from harm**

Important context

Rowan Walk is used by many children and families as a short cut when travelling to and from school.

Several of the houses in Rowan Walk, including the two properties closest to the Venue, are home to young children.

Grounds for objection

As explained above, the rear of the Venue opens onto a car park and, in turn, Rowan Walk.

It is proposed that the Venue's patrons will be able to consume alcohol in the outside space at the rear of the premises and there is no evidence of plans to implement measures either to: (i) shield the rear of the Venue from the view of members of the community using Rowan Walk; or (ii) prevent patrons from exiting the Venue directly onto Rowan Walk.

The proposed arrangements expose local children to the following risks:

- Witnessing inappropriate behaviour by patrons who are consuming excessive alcohol.
- Suffering late night disturbances from noise made by patrons consuming alcohol in the outside area.
- In the worst-case scenario, witnessing disorderly behaviour either in the outdoor area of the venue or in Rowan Walk itself.

4 CONCLUSION

4.1 I hope that the comments in this letter are informative to the Committee and, together with other objections received, convey the strength of feeling amongst the local community that no benefit would arise for that community from the provision of the proposed licensable activities at the Venue.

4.2 I implore the members of the Committee to consider carefully in the context of the Application:

- the significant number of aspects of the Application in relation to which legitimate concerns have been raised (and remain unanswered); it is not the case that there are perhaps one or two areas of minor concern in relation to an otherwise sound application; and
- the behaviour of the Applicant to date, including his abject failure to engage with the community which he aspires to become a part of.

Yours faithfully,

Patricia O'Shea

Mr and Mrs R. Moeser



Licensing Authority

East Herts Council

Wallfields

Pegs Lane

Hertford

SG13 8EQ

Objecting to 25/0115/PL-The Knight Vault, 28 Knight Street, Sawbridgeworth -award of License for
The sale of Alcohol for consumption on and off the premises
Live and recorded music leading to dancing and other club like activities

Dear Sir or Madam,

We are residents of Knight Street, unfortunately living near the proposed new club at 28 Knight Street. As the applicant has not had any communication with the residents as to how he is going to manage the club, it is very worrying as to how he will protect the residents from noise nuisance and alcohol related anti- social behaviour if such a licence is granted, and so we fully object to this.

Despite there recently being 124 objections to the EHDC planning application of this venue we together, as residents, could not stop the planning of this club going ahead, so we are appealing now to Licensing. Please very carefully consider the type of license to award to The Vault. Hopefully, Licensing will read all the objections previously submitted to planning references 3/23/2185/LBC and 3/23/2062/FUL2062. which all point out the problems we, in Knight Street and surrounding areas will face.

28 Knight Street, Sawbridgeworth really is not an ideal area to have such a club, being allowed to sell alcohol and running all sorts of entertainment from 8 am until midnight. It is a predominately residential street, despite planning saying otherwise, with character houses and properties built all around the building, which have not been built to withstand excessive noise coming from a club. No amount of sound proofing inside a building will alleviate Knight Street from the noise and disturbances the loud music, extra footfall, rubbish, anti- social behaviour etc. that a club will bring to our area, especially being open for so many hours day and night.

Whilst we understand Licensing and Planning are two separate regimes, once this licence is granted, we believe we have very little chance of reviewing it, and the area will suffer because of it. We all know the effects and problems excessive alcohol can bring and having had the experience of problems with another close venue in the past, we know that nothing can stop the anti-social noise and behaviour from happening. We know we live in a town, but why should we have to suffer more when this could so easily be avoided? We should be encouraging premises with entertainment for all ages whilst strongly discouraging alcohol-led premises.

There is also an infant school and a zebra crossing right outside the entrance to the building, which is not ideal, especially considering the opening hours, when the children from all schools in Sawbridgeworth are walking to and from school and the traffic and parking is already at full capacity. Section 2.31 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (February 2025) is referenced.

Although parking and additional noise and traffic may not be within the applicant's control, the problem will arise because of the nature of the premises. The roads are already extremely busy, this venue has no suitable parking, and pavements are very narrow if queuing is likely to occur day and night. Taxis are likely to congregate in the road where there is no parking, therefore blocking access to the other traffic.

The pedestrian/belisha crossing and associated zig zag white roadway painted lines start before this premises and finish well after. Setting down and picking up by taxis in this area is questionable yet is likely to occur given the volumes of traffic in Knight Street and the space to be able to set down and pickup.

Despite all the conditions proposed to the applicant, we wonder how they will all be managed and checked continuously by authorised officers. Conditions can lapse or be ignored over time .

Noise mitigation has been raised within the planning decision with the acoustic survey provided by the applicant being called in to question as to its accuracy. A separate and independent acoustic survey carried out paints a whole different scenario.

East Herts Council applied conditions to the planning approval regarding noise. This premises must emit **no noise** during hours of operation. Which begs the question: who at East Herts Council will be qualified to test any sound mitigation on doors/windows/walls etc., is adequate to meet this no noise requirement **before** the music licence is issued. If the sound proofing / mitigation work is incomplete or untested, how can the licence actually be issued?

We still await visibility of any information from the applicant/owner as to how he is going to manage the premises. There has been zero contact or engagement by the owner/applicant to the local community, neighbouring properties or Town Council.

With regards to the late-night opening /closing hours, will the police be able to show more of a presence in order to manage the behaviour of customers under the influence of alcohol, especially once they are beyond the direct management of the licence holder and their staff, in order to stop the impact on the behaviour of customers in the immediate vicinity of the premises as they enter or leave the building?

Would licencing officers be prepared to visit during these late nights to check for compliance?

We hope that mentioning all these objective points, and we are sure there are more, will seriously make you to consider not granting a full licence for The Vault. We are extremely worried and concerned about all the problems a club being opened a few doors down from our home will cause.

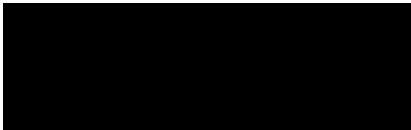
Please, please do carefully consider the type of licence to award such a venue, so as not to give future stress for us, as residents or environmental health.

Yours Faithfully



Mr Robert and Mrs Jillian Moeser

13th March, 2025



From: Terry Brown [REDACTED]
Sent: Monday, March 10, 2025 1:29 PM
To: Housing & Health Services - Community Protection [REDACTED]
Subject: [External] Re: 25/0115/PL 28 Knight Street Vault Ltd, Sawbridgeworth

Re-presentation 10/03/2025

On Wed, 19 Feb 2025 at 10:39, Terry Brown [REDACTED] wrote:

I strongly object to the change of use of Barclays Bank

- 1) too close to residential properties
- 2) live and other venues 7 evenings a week
- 3) no adequate parking for private and deliveries vehicles
- 4) probably devalue properties nearby and also difficulty in selling
- 5) Knight street is heavily congested at the best of times without this proposal
- 6) lack of times when these premises plan to operate
- 7) another opportunity for "drugs" to change hands
- 8) no longer will residents be able to sit outside without hearing 📢
- 9) disturbance when "last orders please" is announced ie cars starting-up
and customers spilling into the village

Please take note of these objections before deciding to grant permission.

Yours T E Brown, [REDACTED]

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 10 March 2025 11:04
To: Ash Waghela
Subject: FW: [External] RE: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Importance: High

REP

From: Tim Crouchman [REDACTED]
Sent: Thursday, March 6, 2025 1:53 PM
To: Ash Waghela [REDACTED] Housing & Health Services - Community Protection
[REDACTED]
Cc: julie.crouchman [REDACTED]
Subject: [External] RE: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT
Importance: High

Dear Ash

Thank you for your reply and the attachment.

Unfortunately, this does not in any way alleviate our concerns. The conditions agreed with the police are, as we see, just the minimum standard expected for any licensed premises. There are only 3 conditions agreed with EH unless there is missing page(s) ?

We are fully aware of the difference between licencing and planning legislation, but as planning effectively passed responsibility over to licencing at the DMC on the 4th December (I strongly suggest you view this on the EHDC portal, if not done so already), then it is not unreasonable for objections that overlap planning/licencing to be aired by concerned residents. As you say, Planning is a responsible authority under the Licensing Act 2003.

In addition to our original comments (again copied below for representation), please note the following:

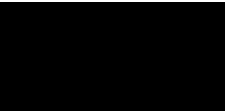
1. I again reiterate that at the Development Management Committee Meeting on the 4th December 2024 Claire Spendley (EH) was quoted to say:
"We have the ability in this application, which is very rare, to put really stringent controls on this, 'cause it's not an existing public house. So, we have used the most stringent guidance available which is NANR 92 - Noise from Pubs and Clubs which requires *inaudibility of noise* within any residential premises" "*we have conditioned that they will meet this inaudibility condition*"
It is imperative that this condition is fully applied *and enforced* as there are residential properties less than 5m from the venue. We don't see this in the conditions agreed with EH? Point 15 in your attachment refers to monitoring at the boundary. How will this be done ? What is an acceptable level not to cause a disturbance ? How will this be enforced? Also, the alcohol sale stop time needs to be at least 60 minutes before the close to allow adequate dispersal.
2. Allowing the sale of alcohol at 10:00 is still far too early and creates a significant time window for patrons to become intoxicated. SIA registered door staff are not proposed until 21:00 on Friday's and Saturdays only. There are no provisions to deal with drunkenness during the afternoons and early evenings when no doubt sports events will be screened, putting residents and other patrons at risk. If the safety of residents cannot be guaranteed, then perhaps the sale of alcohol should be prohibited altogether.

3. Point 17 refers to only 5 smokers after 21:30. How will this and the used of plastic / polycarbonate containers be controlled and enforced? I very much doubt security staff will be employed to enforce it!
4. Point 11 refers to the control of queues. The entrance to the premises is directly opposite a pedestrian crossing. There are four iron bollards on the edge of the pavement leaving approximately the 1.2 statutory width between road and the building. Queuing will block the pavement, forcing pedestrians onto the road at the crossing, blocking visibility to motorists, creating a potential death trap – for clear safety reasons queuing must not be allowed outside.

As a first entry to the incident log, a mechanical digger was being used in the car part at 13:30 on Saturday, beyond the restricted working hours (Decision notice point 11). If the applicant is already ignoring Policy EQ2 (Noise Pollution), we have zero confidence that controls will remain in place when the premises open.

Your Sincerely

Tim & Julie Crouchman



Original submission to include with the notes above please:

I am writing to formally object to the premises licence application for 28 Knight Street, Sawbridgeworth (ref 20/0115/PL), on the grounds that it fails to uphold the licensing objectives set out in the Licensing Act 2003.

Grounds for Objection

My objection relates to the following licensing objectives:

1. Prevention of Public Nuisance

The proposed sale of alcohol and live music in a residential area will likely lead to excessive noise, particularly during late-night hours. As a resident of Rowan Walk, I am concerned about the potential impact on local residents' ability to enjoy a peaceful environment.

Additionally, increased foot traffic is very likely to contribute to noise disturbances, particularly if patrons leave the premises late at night in a disorderly manner.

2. Prevention of Crime and Disorder

Alcohol-related disturbances, such as anti-social behaviour, vandalism, and public intoxication, are common concerns in areas with late-night licensed venues. There is a risk that this application could contribute to an increase in such incidents, affecting residents' safety. Unfortunately, the entrance to Rowan Walk is often used as a public toilet by intoxicated individuals, who urinate up the side of the listed building, discarding/breaking pint glasses at the same time.

3. Public Safety

The proposed outside seating area is not enclosed, and access can be obtained from the car park behind the premises. This will mean patrons can enter through the rear without proper vetting and can spill out directly onto Rowan Walk (which is a private road without a footpath or street lighting).

Increased footfall immediately outside the property, directly opposite the pedestrian crossing, and possible alcohol consumption on Rowan Walk could therefore create safety hazards. The potential for drink-related incidents, such as altercations or accidents, raises concerns about the well-being of both patrons and residents.

Conclusion

Given the above concerns, I respectfully request that the Licensing Authority refuse this application or, at the very least, impose strict and enforceable conditions to mitigate its impact.

At the Development Management Committee Meeting on the 4th December 2024 Claire Spendley (EH) was quoted to say:

“We have the ability in this application, which is very rare, to put really stringent controls on this, 'cause it's not an existing public house. So, we have used the most stringent guidance available which is NANR 92 - Noise from Pubs and Clubs which requires *inaudibility of noise* within any residential premises” “*we have conditioned that they will meet this inaudibility condition*”

It is imperative that this condition is fully applied *and enforced* as there are residential properties less than 5m from the venue.

I would appreciate being kept informed of any developments regarding this application and would be happy to attend any licensing hearings to express my concerns further.

Thank you for your time and consideration.

Tim and Julie Crouchman

From: Ash Waghela [REDACTED]

Sent: 05 March 2025

Subject: 25/0115/PL Licensing Act 2003 - New premises application for Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT

Dear sir or madam,

Knight Street Vault Limited, 28 Knight Street, Sawbridgeworth, CM21 9AT
Thank you for your representation in respect of the above premises.

The consultation for this premises was re-started as the applicant failed to advertise the application correctly. The current consultation starts from 24 February 2025 and ends on 23 March 2025. If you want your representation to be considered, we recommend that you re submit it.

The police, environmental health and public health departments have worked with the applicant and have agreed the conditions that appear on the attached document. I would appreciate if you could consider these conditions and let us know if they would alleviate your concerns in the event that the application was granted.

Where a hearing is required to consider representations that remain unresolved, the licensing sub committee can only deal with issues that are within the applicant's control. These may not include (but not limited to) issues of parking, increased traffic, saturation of licensed premises etc. Please note that Licensing and Planning are two separate regimes. Planning issues may not be considered by a licensing subcommittee. Although Planning is a responsible authority under the Licensing Act 2003, the Planning department have not made any representations towards this application to date.

The link below is for the statutory guidance issued under the Licensing Act 2003:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

You may find the following sections useful in making your decision to either continue with your representation or to withdraw it:

Section 14.9 refers to the need for licensed premises.

Section 14.65 refers to Planning and Building Control.

Section 14.66 refers to Hours of Operation

East Herts Council currently do not have a cumulative impact policy in place so the saturation of licensed premises in a particular area would not be considered.

We hope that the above information is useful. Please let us know if you would like to either continue your representation or to withdraw it.

Kind regards



Ash Waghela
Licensing Officer
East Herts District Council

Sign up to our weekly newsletter - [Network](#)



USE PUBLIC ACCESS FOR
INFORMATION ON APPLICATIONS,
TO CHECK THEIR PROGRESS OR STATUS

PUBLIC  ACCESS

Register to receive email alerts on properties or streets you are interested in?



I object to the Premises Licence Application for 28 Knight Street, Sawbridgeworth, CM21 9AT on the grounds that it is a clear breach of East Herts Council's own Licensing Policy. The objectives of this Policy as stated on the Council [website](#) are to:

- Reduce crime, disorder and anti-social behaviour
- Promote public safety
- Prevent public nuisance
- Protect children from harm
- Promote public health
- Reduce drug and alcohol misuse
- Reduce the burden of unnecessary regulation on business.

Granting a Licence to new premises at 28 Knight Street

- in a predominantly residential area
- just eight metres from an Infants School with well over 200 pupils
- next door to a pub which has a serious public nuisance problem
- with no safe vehicle access to the front or rear of the property

which serves alcohol both inside & outside the building and hosts loud entertainment from early morning to late at night seven days a week will clearly contravene the first six of these Licence Policy objectives.

The description below of how these objectives will be contravened has taken due account of the Conditions recently agreed by the police, environmental health and public health.

1. Reduce crime, disorder and anti-social behaviour

a) There will be an increase in anti-social behaviour in and around Knight Street as intoxicated patrons leave the new premises, particularly in the late evening. This behaviour will include the use of foul language, the abuse of passers-by, dropping litter and damage to property.

2. Promote public safety

a) Unlike Barclays Bank (the previous occupants of 28 Knight Street) the new premises will require frequent deliveries and collections of bulky items such as cases of alcohol, packages of food, empty bottles and packaging waste. Drivers of these vehicles cannot park on the road outside the premises because it is in the middle of a pedestrian crossing, and so they will be forced to access the rear via a private lane running from Knight Street to Rowan Walk. This lane is narrow (vehicles cannot pass one-another), has no pavement, is unlit and has no road safety markings. It is currently used by a small number of motorists who live on the lane and in Rowan Walk, and a large number of pedestrians who use the lane and the adjoining twitchel with The Orchards as their main access to and from the town. These

pedestrians include a large number of small children on their way to/from school at Fawbert & Barnards Infant School (directly opposite 28 Knight Street) and Reedings Junior School.

b) The new premises will lead to a major increase the volume and unpredictability of vehicle traffic on this private lane, with employees, performers, delivery drivers and waste collection drivers all accessing the rear car park at various times of the day and night. This radical change in the profile of vehicle traffic poses a major threat to the safety of pedestrians using the lane, and also threatens the safety of pedestrians and motorists passing along Knight Street because the junction between the lane and Knight Street is doubly blind: those on Knight Street are not aware of the junction until they are upon it, and vehicles emerging from the lane cannot see Knight Street pedestrians or motorists until they have emerged onto Knight Street pavement. The HCC Highways response dated 7th November 2024 completely fails to address these points, and its conclusion that "Traffic generation will not be significant compared to its existing use as a bank" is incorrect - there will be a radical and hazardous change in the profile of vehicle traffic if the Council grants the Licence.

c) Motorists who live on the private lane and in Rowan Walk are well aware of the hazards outlined above and always proceed in a safe and considerate manner when driving into, along and out of the lane. The additional motorists generated by the new premises will not meet the same high standards: they will be unfamiliar with the layout and hazards, and delivery/collection drivers will invariably be in a hurry.

d) These delivery/collection vehicles pose a greater danger to pedestrians on the lane than residents' cars because they are wider and provide less visibility.

3. Prevent public nuisance

a) Opening the new premises will aggravate the existing public nuisance problem in Knight Street caused by the operation of the Queens Head. These problems have been documented in detail by local residents in their many objections to the Planning Application, and can be summarised as follows:

- most of the houses near the new premises are right on the pavement (i.e. there are no front gardens/drives), and residents are forced to listen to the loud conversations, arguments and phone calls of the Queens Head patrons arriving at, leaving and hanging around outside the pub
- residents also have to listen to the noisy opening and closing of car doors when vehicles drop off and collect patrons
- this nuisance gets worse as the evening progresses, and is particularly bad at closing time.

b) By opening seven days a week compared with the Queens Head's six days, the new premises will more than double the size of these various nuisance problems.

c) Many of the patrons for the new premises are likely to come from outside Sawbridgeworth, and will therefore be less sympathetic to and respectful of the local residents.

d) The combined effect of the new premises and the Queens Head will make the pavement between 22 and 32 Knight Street a “no-go” area for pedestrians going about their normal business. These pedestrians will be forced to step into the road or cross to the other side in order to avoid the melee of patrons outside the two pubs.

e) The outdoor area of the new premises accommodates 24 seated plus an unlimited number of standing patrons, all of whom will generate a large amount of noise for residents of Knight Street, the private lane leading to Rowan Walk, and Rowan Walk itself. This noise will persist throughout the day and up to 9:30 in the evening. During these hours patrons will overspill the outside area by standing and drinking in the private lane itself, and they will also carry the noise into Knight Street, Rowan Walk and The Orchards as they depart.

f) Noise, particularly music, will leak from inside the premises to the surrounding residential properties in a variety of ways. Windows will be propped open (particularly in summer), as will doors to the outside seating area as patrons move in and out of the main building to use the toilets and fetch drinks. Noise will also leak through the walls, and the Conditions agreed with the Police for dealing with this are inadequate. Item 15 of these Conditions states:

- “levels of noise must be monitored” but there are no details of how the noise will be monitored, with what frequency, what records will be kept, or who is allowed to inspect the records. This is a serious omission and must be rectified.
- “action must be taken to reduce the noise to a level that will not cause a disturbance”. This must be changed to say “action must be taken to reduce the noise to a level that is inaudible”, so as to comply with the commitment made by Claire Spendley (Environmental Health Officer) at the meeting of the Development Management Committee on 4th December 2024 that the noise must be inaudible (timed at 1hr 23mins on the video [recording](#) of the meeting). Furthermore, this principle of inaudibility must be written into any Licence that East Herts decides to grant.

g) Nearby residents will have to endure the noise of the premises’ external heat pump, which will run from 8am to 11:00/11:30pm every day.

h) These residents will also suffer sudden bursts of loud noise when the premises’ outside bottle bank is filled and emptied at intervals between 8am and 11:00/11:30pm every day.

4. Protect children from harm

a) There is an increased risk of traffic accidents involving children using the private lane by the side of and the pedestrian crossing directly in front of 28 Knight Street on their way to/from Fawbert & Barnards Infant School, as a result of increased traffic servicing the premises.

b) Should the Council decide to grant the Licence, they must mitigate this increased risk by imposing an embargo on deliveries to the front and back of the premises during the peak hours of children using the private lane and pedestrian crossing. These peak hours are 8am to 9am (the early start being for breakfast clubs), 11:30am to 1:00pm (for “morning only” pupils), and 3:15pm to 5pm (the late finish being for after school clubs). This embargo was agreed at the meeting of the Development Management Committee on 4th December 2024 (timed at 1hr 40mins on the video recording), and should be written into any Licence granted.

c) Pupils leaving school at lunchtime and late afternoon via the private lane will be exposed to the intoxicated language and behaviour of patrons using the outside seating area.

d) Children living in properties adjacent to the new premises will be subjected to the various forms of noise pollution detailed in Section 3 above, which will disturb their homework and sleep.

5. Promote public health

a) The public nuisance and anti-social behaviour resulting from the new premises will cause a significant amount of stress to nearby residents, particularly those with young children, those who are old, and those living alone. This stress will result in many physical and mental health problems, including heart disease, anxiety and depression.

b) Alcohol is a dangerous carcinogen in the same class as asbestos and tobacco, and causes at least seven types of cancer. The World Health Organisation [reports](#) that there is no safe consumption limit and so granting a licence to new premises serving alcohol seven days a week morning to night will cause serious damage to public health.

6. Reduce drug and alcohol misuse

a) Alcohol is an addictive substance. Granting a licence to new premises serving alcohol seven days a week morning to night will increase levels of alcohol addiction and thereby alcohol misuse.

Ash Waghela

From: Housing & Health Services - Community Protection
Sent: 06 March 2025 08:03
To: Ash Waghela
Subject: FW: Comments for Licensing Application 25/0115/PL

REP

From: publicaces [REDACTED]
Sent: Wednesday, March 5, 2025 2:51 PM
To: Housing & Health Services - Community Protection
Subject: Comments for Licensing Application 25/0115/PL

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/03/2025 2:51 PM from Mrs Kay Caller.

Application Summary

Address:	28 Knight Street Sawbridgeworth Hertfordshire CM21 9AT
Proposal:	Premises Licence (Licensing Act 2003)
Case Officer:	Ash Waghela

[Click for further information](#)

Customer Details

Name:	Mrs Kay Caller
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Licensing Application
Reasons for comment:	

Comments: 05/03/2025 2:51 PM This venue is directly behind my property. I'm not even going to bother listing my objections..... I objected at every turn of the planning stage - as did hundreds of others - and yet planning permission was granted. I understand you're a different department but I have no faith our objections count for anything so all I would like to know is who do we contact if and when all the strategies that the licensee states he will instigate (I.e. only 5 smokers in the outside area after 9.30pm and music being tuned down 30 mins before end of hours) are not complied with. I hope they are but I'd like to know who to contact should they not be complied with. Thank you.

Kind regards