

LICENSING ACT 2003**REPRESENTATION (OBJECTION FORM)**

Section 1 - Objectors Details	
Full Name	Bev Faulkner
Home Address	2 Oakwood Mews, Station Road CM17 0AU
Business Address (if applicable)	
Daytime phone number	██████████
Email	██████████
Fax number	n/a

Section 2 - Application Details	
Name of premises you are making a representation about	The Chequers Public House
Address of the premises you are making representation about	Market Street Old Harlow Cm17
	(Tick as appropriate) ✓
Application for a:	Premises Licence
	Club Premises Certificate
Application to vary an existing:	Premises Licence ✓
	Club Premises Certificate

If you are representing residents or businesses, please complete the boxes below and attach any additional sheets showing the details of those you have been requested to represent.

Organisation's name (if applicable)	n/a
Please state nature of representation, for example, Residents' Association, Ward Councillor, MP or Trade Association	

You need to complete the next section as fully as possible. If you do not, the Sub-Committee may not understand why you are making representation. Try to be as specific as possible and give examples.

<p>Which of the four licensing objectives does your representation relate to? (Tick as appropriate)</p>	<p>✓</p>	<p>Please detail the evidence supporting your representation, or the reason for your representation. Please use separate sheets if necessary.</p>
<p>Prevention of crime and disorder</p>	<p>✓</p>	<p>There is still considerable crime and disorder linked to the Chequers and this is despite the variation in licence applied in December 2020. The pub appears to be approved for TENS regularly which causes more problems for local residents. As residents we can see that police have to attend fairly regularly and can hear the disorder that occurs most weekends.</p>
<p>Public safety</p>	<p></p>	<p></p>
<p>Prevention of public nuisance</p>	<p>✓</p>	<p>There is a wealth of evidence in the Council's possession that shows the public nuisance that The Chequers causes to people living in the locality. Additionally, the Council is aware that the landlord acts with impunity and has a total disrespect of planning. Licensing and environmental health regulations. It has recently emerged via an FOI that the erection of the marquees in the garden was done without the required prior approval and as such residents have suffered another summer of nuisance. Although you may argue it is not linked, there is a correlation with the pub being able to cater for people in inclement weather outside and the noise and nuisance the neighbouring properties experience. I understand</p>

that even with prior approval (which the pub hasn't go), the fact that the Chequers is a listed building means that the marquees are only allowed to be up for a max of 120 days in a 365 day period. They have been up constantly for at least 2 years, the council is aware and yet no enforcement action has been taken whilst neighbouring properties have suffered further disturbance. Applying to vary the outside times feels like a kick in the teeth for people like me, who during the summer has to find friends and family to stay with at weekends due to the noise and nuisance.

Although I have continued to submit complaints to Council depts (who seem at times to work in silos) and continue to experience nuisance as a result of noise and ASB, I made the decision some months ago to stop doing so whilst the Ombudsman investigates my complaint. I have provided the Ombudsman with evidence of the contradictory responses received from the Council; in one month I received confirmation that the submissions to the Council on the Noise App accepted that the bass could be heard (in breach of the licencing conditions), then was sent a letter to say no noise nuisance . The current licence conditions are not always adhered to, it is clear that the outside area is still accessed after 10.00pm as it backs right onto my home so I can hear it most weekends. It is fair to say that there aren't hoards of people using the side space, but please be advised that the licence condition is regularly breached.

There continues to be noise and anti-social behaviour associated with the pub. Whilst residents were told to call the police previously, the police view this as a Council problem to resolve and I no longer call them. I know how pressed for resources the police are and calling them to attend fights doesn't seem to be the best use of their time. The pub continues to be noisy, I am still disturbed by loud music and customers leaving most Friday and Saturday nights, I should not be able to hear the music when I am in my bedroom trying to sleep.

I note that the application to vary the licence includes a request to extend the time to access the garden and side access. In my opinion this would be a huge step back in community relations, the compromise previously to close the outside area at 9.00pm was welcomed by properties who surround the garden on both sides. We had experienced years of noise disturbance from the garden, particularly through Spring and Summer months and the changes made in December 2020 gave us a reprieve and allowed us to have quiet enjoyment to enjoy our gardens. Many local authorities with similar conflicts have applied even earlier garden closing times, 8.00pm is not unusual in many Hertfordshire pubs where they are located in residential areas.

	<p>Having done some research into the opening hours of other Harlow pubs, it is clear that approving an extension to 1.00am on Fridays and Saturdays would mean that The Chequers would be an absolute outlier compared to other pubs in the town as follows:</p> <p>Green Man 11.00pm Purple Emperor 10.30pm Greyhound 11.00pm Essex Skipper 10.00pm Small Copper 12.30am Horn & Horseshoes 11.30pm Willow midnight Phoenix midnight Hare midnight Red Lion midnight Shark 1.00am Poplar Kitten 11.00pm Cock midnight Golden Swift 11.00pm Golden Tiger 11.00pm Heart & Clubs midnight Herald midnight Crown midnight</p> <p>It is clear that The Chequers is already in the cohort of later opening and given its proximity to residential properties this is far more of an issue for residents in and around Market St than for instance The Shark which stands alone and has no houses directly backing on to it. Other pubs closer to residential properties have earlier closing times than The Chequers so if any variation is considered, I would ask that you review the above list and change closing time to 11.00pm to ensure that the licensing committee is transparent in its treatment of residents affected by public nuisance.</p>
<p>Protection of children from harm</p>	

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(Tick as appropriate)	
✓	I object to the application being granted at all
	I object to the application being granted in its current form *
<ul style="list-style-type: none"> If you choose this option, remember to inform us in the next section what changes you would like to see. 	
<p>Are there any changes you would like to see which the applicant could take which would address your concerns?</p> <p>If yes, please give details.</p>	<p>I would like the Council to treat this seriously and to consider that this is a pub surrounded on all sides by residential properties. You only need to search on YouTube to see the noise we are subjected to. I would like the Council to revert back to the licence agreed in December 2020 and to take enforcement action when needed.</p>

If you make representation we will invite you to attend the Licensing Sub Committee hearing.

Please note: You should be aware that the applicant will normally be given a copy of all representations received and if a licensing application is to be considered by a Committee of the Council, any representation received will be made available in a publicly available report submitted to that Committee.

Signature	
Name	B Faulkner

Date	12/12/22
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Please return this form along with any additional sheets/supporting information to:

Licensing Team, Harlow Council, Civic Centre, The Water Gardens, Harlow, Essex, CM20 1WG or email: licensing@harlow.gov.uk

You must return this form within the statutory period. You can find details of the statutory period deadline on the Council's website at <http://www.harlow.gov.uk/licensing-notices>

You may also check this with the Licensing Team on 01279 446005 or 446009.