

Licensing Committee Agenda

HEARING TO CONSIDER A FULL VARIATION OF A PREMISES LICENCE APPLICATION

This meeting will consider only licensing matters delegated under the Licensing Act 2003

18th July 11am

Remote Meeting

MEMBERS OF COMMITTEE INVITED TO ATTEND HEARING

Councillor D. Clark (Chair)

and Councillors J. Hawkins and R. Lee

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City. If you would like to find out more, please telephone Freddey Banks-Ayres in the Democracy Team on Chelmsford (01245) 606621 or email freddey.banks-ayres@chelmsford.gov.uk.

Licensing Committee

18th July 2025

AGENDA

1. Apologies for Absence

2. Declaration of Interests

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

To consider the minutes of the meeting on 20th June 2025.

4. Licensing Act 2003 – Application for a Full Variation of a Premises Licence: The Clay Pigeon, 26 Robin Way, Chelmsford, Essex, CM2 8AS

MINUTES

of the

LICENSING COMMITTEE HEARING

held on 20th June 2025 at 1pm

Present:

Councillor D. Clark (Chair of Hearing)

Councillors H. Clark, J. Frascona and L. Mascot

1. **Apologies for Absence**

No apologies for absence were received.

2. **Declaration of Interests**

All Members were reminded to declare any interests where appropriate in any items of business on the meeting's agenda. None were made.

3. **Minutes**

The minutes of the hearing held on 20th June 2025, were approved as a correct record.

4. **Licensing Act 2003 – Application for a New Premises Licence – 212 Watchouse Road, Galleywood, Chelmsford, CM2 8NF**

The Committee considered an application for a new premises licence made under Section 17 of the Licensing Act 2003 and had regard to the representations made during the consultation period. These related to the promotion of the below Licensing objectives.

- a) The prevention of crime and disorder
- b) Public safety
- c) The prevention of public nuisance
- d) The protection of children from harm

The Committee were informed that the application had sought permission for alcohol sales between the hours of 6am and 11pm, Mondays to Saturdays and 7am to 10pm on Sundays, as detailed in Appendix B of the agenda item.

It was noted by the Committee that there were three options namely;

- Grant the application, on the terms and conditions applied for.
- Grant the application, on the terms and conditions applied for, modified to such extent as considered appropriate to promote the licensing objectives.
- Refuse the application in whole or in part.

The below parties attended and took part in the hearing:

- Applicant
- Members of the public

Officers informed the Committee that in response to the application, 22 representations had been received, one of which had been from a City Councillor, one from a Responsible Authority (Essex Fire and Rescue), with the remaining 20 from members of the public. The Committee were informed that since the publication of the agenda, Essex Fire and Rescue had withdrawn their representation, upon receipt of acceptable plans, so the Committee were left with 21 representations.

The applicant informed the Committee that they had supplied some supplementary info in support of their application, responding to the representations submitted, which had been circulated to Committee members and those who had made objections. They stated that they felt their application supported the licensing objectives and highlighted that Essex Fire and Rescue had withdrew their representation against the application.

The Committee heard from members of the public, who had submitted representations against the application. The objectors highlighted the concerns from their written representations which included, a failure to promote the licensing objectives, a lack of suitability for a high volume retail outlet at the site, the need for a public infrastructure review if granted, noise from deliveries, a lack of parking, road safety concerns, sufficient sale of alcohol nearby already and the location being on a school route which would be affected by public nuisance from the premises. The Committee were also directed to specific sections of the Council's Licensing Policy, which covered a requirement for businesses to operate safely and responsibly, the potential significant impact of licensed premises and the need to consider the location of a premises and the proximity to open spaces and residential areas.

In response to questions from members of the Committee, the applicant confirmed that there had been an error in their supplementary document and the application was as initially advertised with a later start of 7am on Sunday's instead of 6am. The applicant also stated that a main weekly delivery would be carried out by themselves in a van during the daytime on Wednesday's with smaller deliveries for newspapers carried out by themselves in their own car. They also stated that the premises had an external litter bin and they would arrange weekly collections by a contractor, the premises would initially be staffed by themselves, but as new staff were recruited they would ensure they were trained in areas such as Challenge 25. In response to a question from the Committee's legal advisor, the applicant confirmed that they would be agreeable to a reduction in the licensing hours, perhaps to a 7am start every day of the week instead.

The Committee thanked the attendees and officers for their input and advised that the decision would be made during the deliberation after the meeting. It was noted that due to the remote nature of the meeting, the decision would be circulated to all parties within a few working days via email.

The Committee gave careful consideration to the relevant representations both written and made during the remote hearing.

RESOLVED that the Director of Public Places be authorised to grant the application on the terms applied for together with the conditions which Essex Police had put forward (set out in Appendix E to the Committee report) and which the applicant had agreed, **SUBJECT** to the limitation(s) set out below.

Limitation(s)

Notwithstanding the licensing hours applied for, the sale of alcohol shall only be permitted to take place between 08:00 hours and 22:00 hours Mondays to Sundays.

Reasons for decision

1. In reaching its decision the Committee gave careful consideration to the application including (i) the case put forward by the applicant at the hearing and (ii) the representations (all of which were objections to the application) which had been made in writing by local residents. Several of these objections had been amplified and expanded on at the hearing by the persons who had made them or, in Cllr Mrs Potter's case, by her appointed representative from Galleywood Parish Council.
2. The Committee also had due regard to the statutory guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 and to the Council's own Licensing Policy, including paragraph 3.1 thereof which one of the objectors had emphasised in their submissions.
3. In determining the application, the Committee was mindful of the fundamental requirement (as set out in paragraph 9.43 of the section 182 guidance and reiterated by case law) that any determination made by it had to be evidence based and justified as being appropriate for the promotion of the licensing objectives.
4. The Committee gave due weight (as it was bound to do so) to the fact that with the exception of Essex Fire & Rescue none of the responsible authorities (which included Essex Police and the Council's Environmental Health department) had objected to the application. Essex Fire & Rescue

had subsequently withdrawn their application.

5. The section 182 guidance emphasised (at paragraphs 2.1 and 9.12) that licensing authorities should look to the police as the main source of advice on crime and disorder. Essex Police had in fact, signified that they had no issues or concerns with the grant of the licence provided that the conditions as set out in Appendix E of the Committee report were attached to the licence. The applicant had at the outset signified their agreement to the imposition of these conditions. The Committee had considered these conditions and was of the view that they were appropriate for the promotion of the licensing objectives.
6. The Committee recognised and accepted that those local residents who had objected to the application were strongly of the view that an off licence/convenience store in this part of Galleywood was inappropriate. They would prefer an alternative use. However, the Committee could only determine the application within the relatively narrow constraints of Licensing Act 2003 regime. Indeed, by virtue of regulation 19 of the Licensing Act 2003 (Hearings) Regulations 2005 the Committee was expressly directed to disregard any matters raised in representations which did not relate to any of the four licensing objectives.
7. Objectors had made reference to the fact that there were already other retail outlets in the area licensed to sell alcohol for consumption off the premises and questioned the need for another off licence outlet in the area. However, by law the Committee could not take need (or the lack of it) into account when determining the application.
8. This is because the issue of whether there is sufficient demand within a particular locality to support another licenced premises, or whether the community's interests would be better served if the application premises were put to a different use, are matters which do not relate to any of the licensing objectives.

9. Furthermore, the Committee had no statutory remit or control whatsoever over the opening hours of retail outlets as far as the sale of *non-alcohol* beverages or other products (e.g. food, household items, clothing etc) was concerned. Provided that the use of the premises for retail activity was lawful under planning law (and subject to there not being any planning conditions restricting opening times) there was nothing to prevent the proprietor of a retail outlet opening 24/7 for the sale of non-alcohol products. Likewise, the Committee had no power to regulate deliveries to retail premises of non-alcohol products. The possibility that noise or other nuisance could arise from the carrying on of non-licensable activities in connection with the operation of a retail business could not, of course, be ruled out. However, if such problems were to arise they would fall to be reported to the relevant Council Service and dealt with under a separate regulatory enforcement regime e.g. the Environmental Protection Act 1990 or the Anti-social Behaviour, Crime and Policing Act 2014.
10. The Committee also considered that the applicant had demonstrated within their operating schedule and in the course of the hearing that they had experience of selling alcohol from retail outlets and, on the face of it, had in place management controls (including training programmes for retail staff) to ensure, so far as possible, that notwithstanding schools being located nearby, no underage purchases of alcohol would take place. The Committee was bound to give considerable weight to the fact that neither the police nor the relevant child protection authority had voiced any concerns in this regard.
11. In addition, the Committee also took into account its local knowledge of the application site and surrounding area. The Committee noted that the application premises were located in close proximity to a number of residential properties and also opposite a green. Whilst the Committee had no control over the opening hours of the premises for the sale of non-alcoholic items, *based on its local knowledge* of the area the Committee did harbour some concerns about the potential for the premises, if permitted to sell alcohol as early as 06:00 hours in the morning, to attract early morning

drinkers who might then loiter in the area to consume their purchased alcohol and end up causing some degree of anti-social behaviour. It only needed one or two drinkers to cause noise nuisance capable of being experienced by local residents living in close proximity to the premises. To this end, the applicant, in the course of the hearing, had intimated that he would be willing to cut back on the hours applied for by bringing forward the start hour to 07:00 hours.

12. On balance, however, the Committee considered it appropriate for the prevention of public nuisance that the start hour for the sale of alcohol from the premises be 08:00 hours (Mondays to Sundays). Likewise, the Committee considered it appropriate for the prevention of public nuisance for the sale of alcohol to end no later than 22:00 hours (Mondays to Sundays). Otherwise, the Committee considered that there was a risk that nearby residents could be disturbed by late night drinkers.

Informatives

1) The parties are advised that if, subsequent to the grant of the licence, there is evidence that the operation of the premises for the sale of alcohol is undermining one or more of the licensing objectives then the licence can be referred to the Committee for review. On review of the licence, and subject to Committee being of the view that the concerns are evidence based, the Committee may impose further conditions on the licence and/or cut back on its scope. In serious cases the Committee can revoke the licence. If local residents consider that the licensing objectives are being undermined (e.g. the sale of alcohol is resulting in anti-social behaviour (e.g. noise nuisance or other disturbance) in the immediate vicinity of the premises, then they should report such concerns to the appropriate authority e.g. the Council's Environment Health / Community Protection team in the case of noise nuisance, or the police in the case of crime. It should be noted, however, that the Licensing Committee can only take into account public nuisance or other anti-social behaviour, or crime, etc which can be shown to be linked to the sale of alcohol from the premises.

2) The applicant is encouraged to ensure, so far as is practicable, that deliveries to the premises take place no more than once a week and after 08:00 hours in the morning.

3) The applicant is encouraged to do all he reasonably can to work constructively with local residents to ensure that operation of the premises as a convenience store selling alcohol does not give rise to problems of anti-social behaviour, including noise nuisance.

4) The applicant is encouraged to ensure that there are regular litter sweeps of the frontage of the premises and that bins are regularly emptied out.

The meeting closed at 1.35pm

Chair



Chelmsford City Council Licensing Committee

DATE: 18th July 2025

LICENSING ACT 2003 – APPLICATION FOR A FULL VARIATION OF A PREMISES LICENCE: THE CLAY PIGEON, 26 ROBIN WAY, CHELMSFORD, ESSEX, CM2 8AS

Report by: Director of Public Places

Officer Contact:

Simon Parnham, Licensing Officer, Simon.Parnham@chelmsford.gov.uk, 01245 606727

Purpose

The purpose of this report is for members to consider an application given by Clay Pigeon Essex LTD, made under section 17 of the licensing act 2003, for a Full Variation of a premise licence in respect of The Clay Pigeon, 26 Robin Way, Chelmsford, Essex, CM2 8AS, having regard to representations received and the requirement to promote the four licensing objectives. These are:

- a) The prevention of crime and disorder
- b) Public Safety
- c) The prevention of public nuisance
- d) The protection of children from harm

Recommendations

Members are advised that they have the following options when determining this application.

- Grant the application, on the terms and conditions applied for
- Grant the application on the terms and conditions applied for, modified to such extent as considered appropriate to promote the licensing objectives.
- Refuse the application in whole or in part.

An appeal in respect of any determination made in connection with this application may be made to the Magistrates Court, within 21 days of the notification given by the licensing committee, by the licence holder, Chief officer of police, or any other person making relevant representation.

1. Background and Introduction

- 1.1 The premises is located along Robin Way and is in a residential area. A map is provided as **Appendix A** for reference.

2. Application

- 2.1 The application has been properly given in accordance with The Licensing Act 2003 and all procedures correctly followed. The completed application form is attached as **Appendix B**
- 2.2 The application form for the premises licence was received on the 2nd June 2025, and correctly advertised by placing blue public notices at the premises, by publication in a local paper and on Chelmsford City Council's website, however, due to timescales regarding the local paper advertisement consultations were extended by 1 day.
- 2.3 The new premises licence application provides for the licensable activity which is the sale of alcohol. Plans have also been submitted and are attached as **Appendix C**.
- 2.4 After submitting a vary DPS application, Nithila Nithiananthan-Jaiswal is the proposed designated premises supervisor having obtained a personal licence from Chelmsford City Council and recently submitted a variation to the DPS application.
- 2.5 Members are asked to note that as this report is available in the public domain, personal details have been redacted from some documents. However, both the Authority and the applicant have received complete copies of all documents.

3. Representations

- 3.1 During the course of the application, Chelmsford City Council, in line with the Act, sent a copy of the application to all responsible authorities.
- 3.2 During the consultation period, twenty-four (24) representations were received, all objecting to the application, one rep was from two City Cllrs, and the remaining ones are from members of the public. During this time a total of 6 representations were withdrawn after liaising with the applicant. A copy of the objections are attached as **Appendix D**.

- 3.3 Conditions have been agreed with Public Health and Protection Services during the consultation period, these are attached as **Appendix E**.

4. Conclusion

- 4.1 Members are reminded that Section 13 of the Council's Statement of Licensing Policy relates to the procedures and responsibilities of the Licensing Committee. This includes the structure of sub-committees, the criteria for decision-making, the application of conditions, and the delegation of functions to officers.

Section 13 does not raise any procedural or policy issues that would affect the determination of this application.

- 4.2 This application has been correctly submitted and processed in line with the requirements of the Licensing Act 2003.
- 4.3 At the conclusion of this hearing, members are advised to consider the options set out in the recommendations section at the beginning of this report.

Appendices:

- Appendix A – Map
- Appendix B - Premises Licence Application
- Appendix C – Plans
- Appendix D – Representations
- Appendix E – Agreed Conditions

Background reading:

Application held by licensing authority

Corporate Implications

Legal/Constitutional: The Licensing Sub-Committee is acting in accordance with its powers under the Licensing Act 2003 and the Council's Constitution. The hearing has been convened in compliance with statutory procedures. Any party to the proceedings has the right to appeal the decision to the Magistrates' Court within 21 days of formal notification.

Financial: There are no direct financial implications arising from the determination of this application. However, the outcome may have an indirect impact on local economic activity and business rates.

Potential impact on climate change and the environment: The operation of the premises may lead to a slight increase in local traffic and waste production, though these are consistent with the commercial nature of the area.

Contribution toward achieving a net zero carbon position by 2030: The decision on this application is not expected to directly influence the Council's net zero carbon target. Sustainable operating practices by the applicant may indirectly support environmental objectives.

Personnel: There are no personnel implications associated with this report. Licensing staff have processed the application as part of their normal duties.

Risk Management: The Licensing Sub-Committee must ensure that its decision is made in accordance with the Licensing Act 2003, relevant statutory guidance, and the Council's Statement of Licensing Policy. This minimises the risk of legal challenge by way of appeal or judicial review.

Equality and Diversity: The application has been considered in line with the Council's duties under the Equality Act 2010. No equality or diversity concerns have been identified at this stage.

Health and Safety: There are no direct health and safety implications from this report. However, public safety is a core licensing objective that must be considered in determining the application.

Digital: None.

Other: None.

Consultees: As per required by legislation

Relevant Policies and Strategies: Statement of licensing policy



Linnet Dr

Robin Way

Robin Way

Tile Kiln Church



Robin Way



Green Chilli Indian
Indian Takeout

Robin Way



Clay Pigeon Essex

Mallard Rd

Mallard Rd

Mallard Rd

Mallard Rd

Robin Way



Essex Society



Chelmsford City Council
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@chelmsford.gov.uk
 Telephone: 01245 606727

* required information

Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

Name

First name

Family name

Contact Details

E-mail

Telephone number

Fax number

Other telephone number

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☐ Applying as a business or organisation, including as a sole trader

☒ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? ☒ Yes ☐ No

Is the applicant's business registered outside the UK? ☐ Yes ☒ No

Continued from previous page...

Commercial register

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Please select...

Applicant's position in the business

Home country

United Kingdom

The country where the applicant's headquarters are.

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

User Profile

Name

First name

Family name

Continued from previous page...

Contact Details

E-mail	
Telephone number	
Fax number	
Other telephone number	

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Your Business

Is your business registered in the UK with Companies House? ☒ Yes ☐ No

Is your business registered outside the UK? ☐ Yes ☒ No

Commercial register

The entity with which your business is registered, for example "Amsterdam Chamber of Commerce".

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Your position in the business

Home country

The country where the headquarters of your business is located.

Continued from previous page...

Address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom

Address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom

Section 2 of 18

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address
 ☐ OS map reference
 ☐ Description

Continued from previous page...

Address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom

Contact Details

E-mail	
Telephone number	
Fax number	
Other telephone number	
Non-domestic rateable value of premises (£)	

Section 3 of 18

VARIATION

Do you want the proposed variation to have effect as soon as possible? ☒ Yes ☐ No

Date variation to take effect from / /
dd mm yyyy

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

☐ Yes ☒ No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Describe Briefly The Nature Of The Proposed Variation

Continued from previous page...

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

Community Pub, Pub with a Beer Garden and Space at the Front.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the performance of a play take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

Provide further details here.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for performing plays.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the performance of a play at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the exhibition of films take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for the exhibition of film.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

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Start

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THURSDAY

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FRIDAY

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End

SATURDAY

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End

SUNDAY

Start

End

Start

End

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for indoor sporting events.

Continued from previous page...

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for indoor sporting events at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 7 of 18

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the boxing or wrestling entertainment take place indoors or outdoors or both? Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

☐ Indoors ☐ Outdoors ☐ Both

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for boxing and wrestling entertainment.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the boxing or wrestling entertainment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 8 of 18

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Amplified to a reasonable volume through normal speakers. The additional hours requested on a Friday and Saturday will be for music inside the building only (Friday and Saturday 23:00 to 01:00)

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed, above below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

NYE, Sundays prior to bank Holiday, Christmas eve, but if this is required we will complete a TEN as we have for New Years Eve.

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Music played on the internal sound system. The additional hours requested on a Friday and Saturday will be for music inside the building only (Friday and Saturday 23:00 to 01:00)

State any seasonal variations for playing recorded music.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

NYE, Sundays prior to bank Holiday, Christmas eve, but if this is required we will complete a TEN as we have for New Years Eve.

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of dance take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for the performance of dance.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of dance at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

Section 11 of 18

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Provide a description of the type of entertainment that will be provided.

Continued from previous page...

Will this entertainment take place indoors or outdoors or both?

☐ Indoors
 ☐ Outdoors
 ☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for entertainment.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for entertainment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 12 of 18

PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☒ Yes
 ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Provision of menu items. For the additional hours on a Friday and a Saturday (23:00 to 01:00) this will be inside only.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the provision of late night refreshment at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Christmas eve, new years eve, but will apply for a TENS

Continued from previous page...

Section 13 of 18

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

☒ On the premises ☐ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

During the warm months, use the existing external bar outside as an area to serve the customers we already have on the premises. On days of warm weather we propose to use the external bar between the hours of 12:00 to 23:00. We propose to use this bar when families are using the garden so families with children playing in the garden can remain in the garden with their children. When we have gardens gatherings i.e the Kings Birthday, Coronation days etc, we would like the option of the outside bar.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

We will not use the outside bar outside of our license times. We propose to use the bar outside for busy times and when customers are already using the garden. The outside bar was already in existence, we have done cosmetic repairs. This bar has been used by previous occupiers over the years.

Section 14 of 18

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

N/A

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start	12:00	End	23:00
Start		End	

THURSDAY

Start	12:00	End	23:00
Start		End	

FRIDAY

Start	12:00	End	01:00
Start		End	

SATURDAY

Start	12:00	End	01:00
Start		End	

SUNDAY

Start	12:00	End	22:00
Start		End	

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Christmas eve, NYE, after completing a TEN

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Playing music after 23:00 on a Friday and a Saturday inside the building.

 Use of an additional serving space on the premises.

☒ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 18

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Working with my team to ensure we uphold and promote objectives at all times.
Working alongside the alcohol licensing team seeking guidance on how to best to uphold our objectives.
Working and communicating with local residents to work alongside each other amicably and respectfully.

b) The prevention of crime and disorder

CCTV System: Install and maintain CCTV covering all public areas, entrances, and exits.
Trained Staff: Ensure all staff are trained in responsible alcohol service and how to deal with aggressive or intoxicated customers.
Refusal Log: Keep a record of refused sales
Drug Policy: Conduct regular toilet checks and display notices that drugs are not tolerated on the premises.
The Outside Bar will not be used after 11pm on any day of the week.
Regular checks of the outside and inside of the premise to ensure licensing objectives are being upheld. Contact relevant authorities if support is needed.

c) Public safety

Risk Assessments: Carry out regular safety checks on equipment, lighting.
Fire Safety: Maintain clear fire exits, working fire alarms, extinguishers, and train staff in evacuation procedures.
Regular Monitoring: Monitor and communication with customers to ensure their safety and that of others.
First Aid: Provide a first aid kit on site and ensure staff know where it is and how to use it.
The outside bar will not be used after 11pm on any day of the week.
Regular checks of the outside and inside of the premise to ensure licensing objectives are being upheld. Contact relevant authorities if support is needed.

d) The prevention of public nuisance

Noise Management: Keep doors and windows closed during live music or DJ events.
Outdoor Areas: Controlling the use of beer gardens or smoking areas, especially during late hours. Consider limited the times of use of the outdoor areas, we restrict access into the beer garden from 21:00 hours during the week and from 22:00 Friday and Saturday.
Signage: Display signs asking customers to leave quietly and respect neighbours.
Waste & Deliveries: Arrange waste collection and deliveries at reasonable hours to avoid disruption to local residents.
Not Emptying the Glass bin after 22:30.

e) The protection of children from harm

Challenge 25 Policy: Require valid ID (passport, driver's licence, PASS card) for anyone who looks under 25.
Staff Training: Train all staff in age verification and how to refuse service when needed.
Supervision of Children on the premises: Provide the families the opportunity to use th facilities and monitor their children at all times by using the outside bar (if permitted).

Continued from previous page...

Not using the outside bar after 11pm on any day of the week.

Regular checks of the outside and inside of the premise to ensure licensing objectives are being upheld. Contact relevant authorities if support is needed.

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

- ☐ I have made or enclosed payment of the fee
- ☐ I have sent copies of this application and plan to the responsible authorities
- ☐ I understand that I must now advertise my application
- ☐ I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable

Continued from previous page...

- ☐ I understand that if I do not comply with the above requirements my application will be rejected

DECLARATION

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

Full name

Capacity

Date / /
dd mm yyyy

Once you're finished you need to do the following:

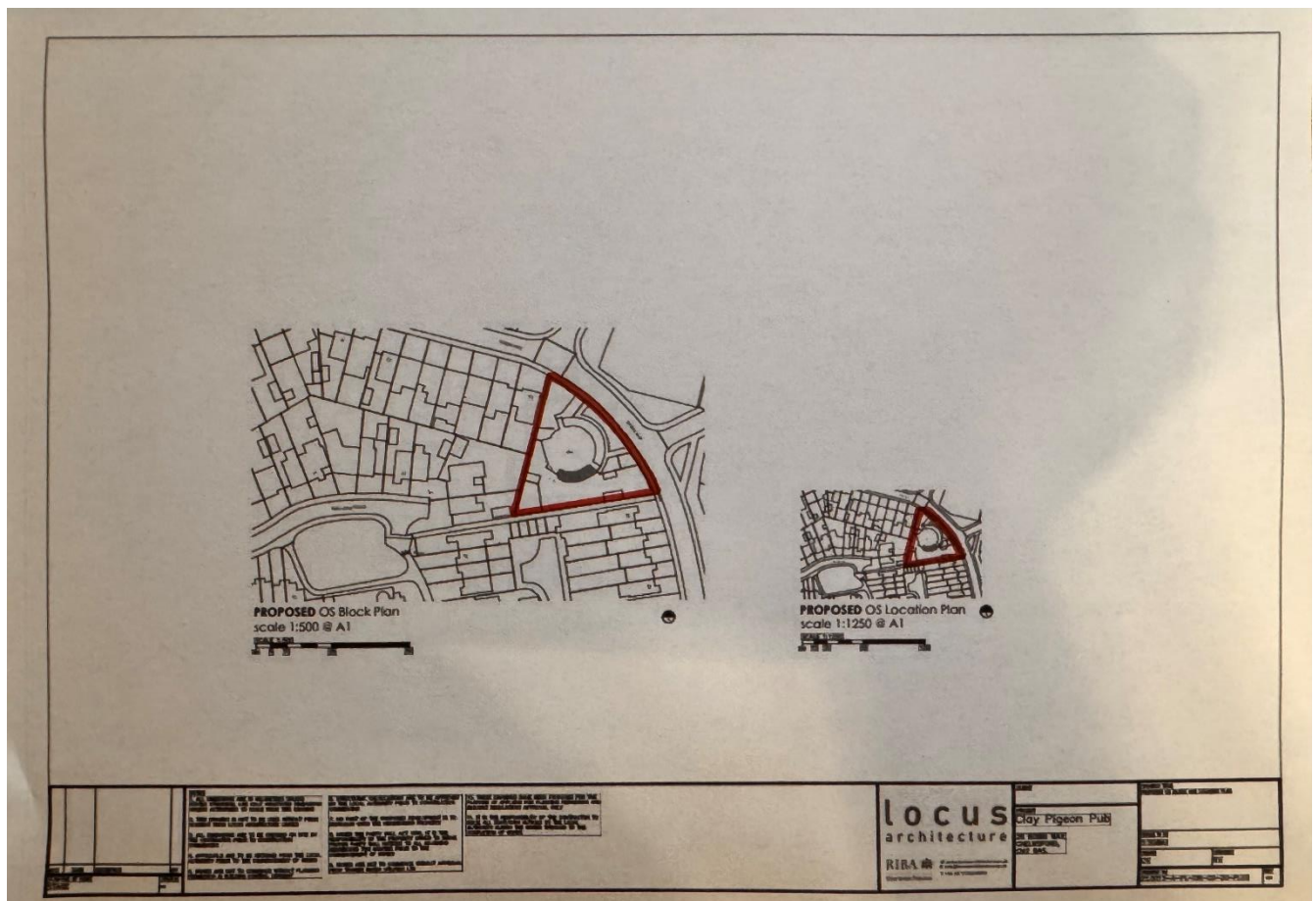
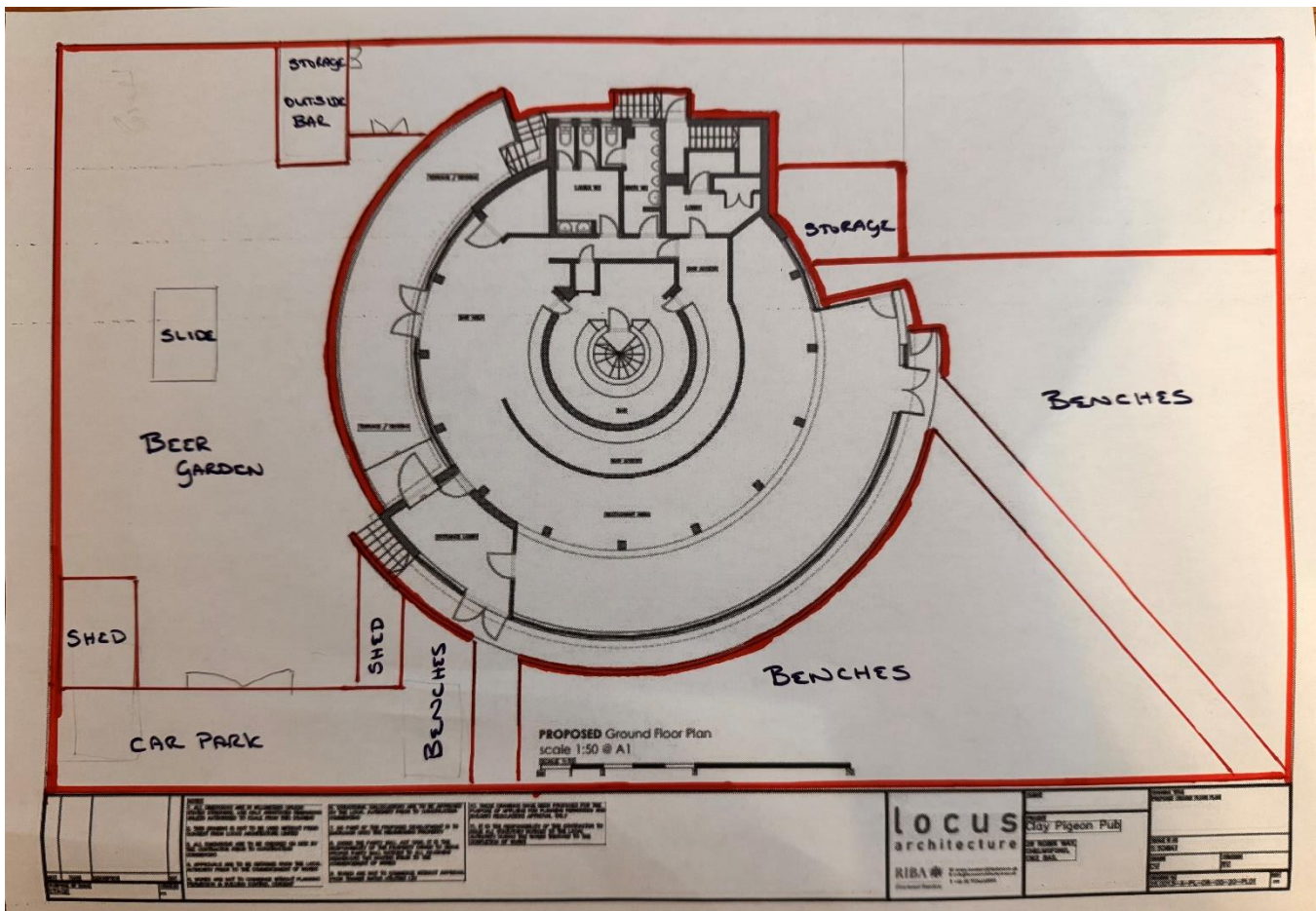
1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.chelmsford.gov.uk/business/licensing/alcohol-licensing/premises-licence/apply-to-vary-a-premises-licence/> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

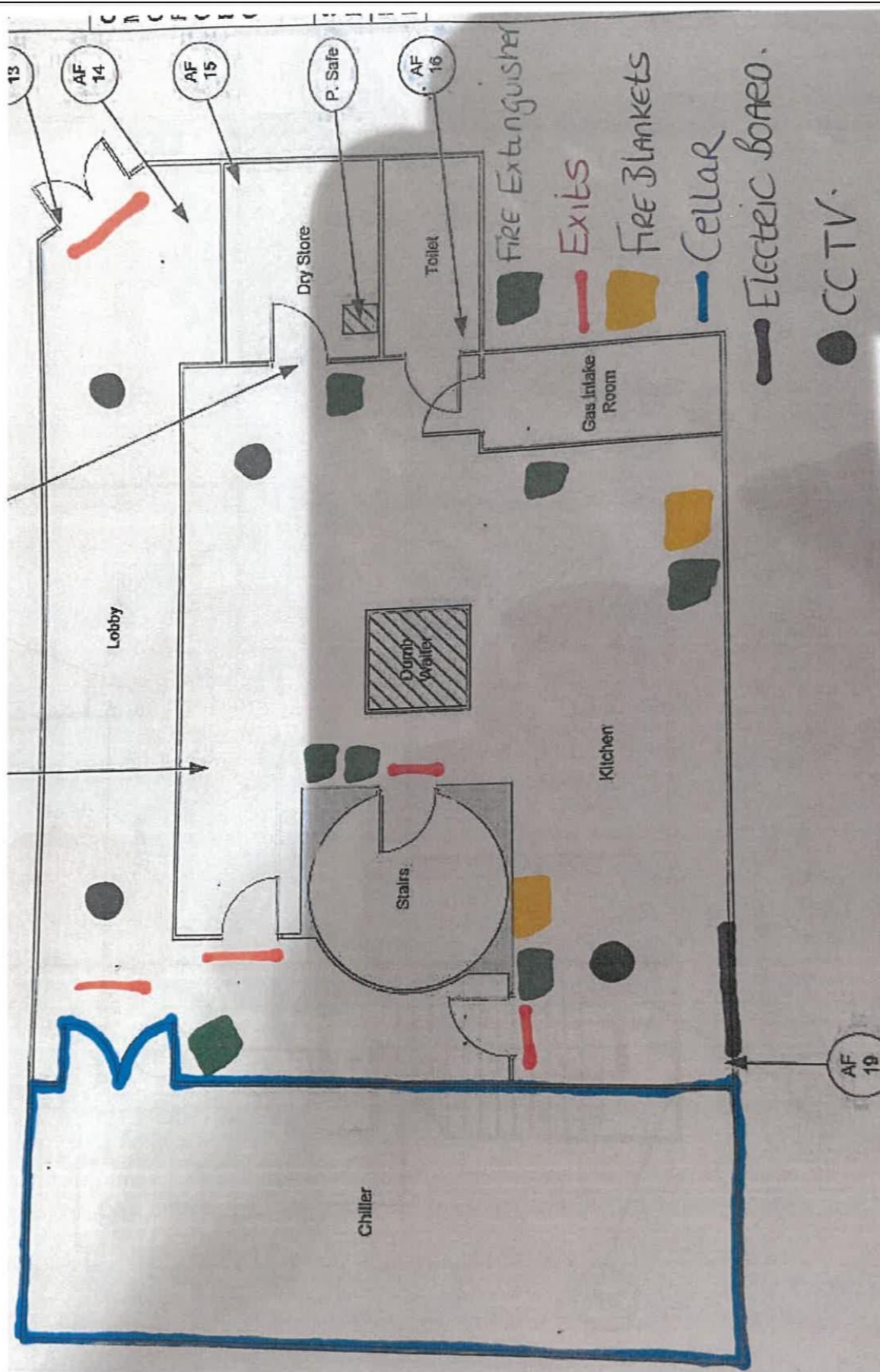
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

OFFICE USE ONLY	
Applicant reference number	Clay Pigeon Garden
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
Is Digitally signed	☐
Digital Signature Information	
Signer's name	
Signer's contact information	
Signing time	
Signer status	
Signature status	
Certificate issuer	
< Previous 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 Next >	

Appendix C



Appendix C



1)

Good morning,

I am writing to oppose the application for the use of an outside bar, the request for playing music/DJ and serving of food until 1am on Fridays and Saturdays.

The pub is right in the middle of a family estate. They are bordered by private residences on all sides. The new owners have already attracted a considerable amount of new custom, which is great, we love to see a business thriving. But. We have lived here for 30 years and the pub has never caused us any issues, it has always been a family orientated venue, since the new vendors arrived, the noise levels have been ridiculous. They have already installed an outside decking area and children's play area at the rear of the property, this alone has increased the noise levels, but knowing it will end at 11pm is just bearable. For it to continue into the early hours is unacceptable.

They have a garden area in use at the front of the property to, again without issue. But in the last year, the screaming and shouting from patrons drinking and smoking outside has increased. We have them screaming and shrieking up and down the road. The new vendors aren't particularly considerate to the surrounding houses, we have spoken to them in person and they said they will ensure that the noise levels are kept at a minimum and that when they are aware of the outside customers being too loud, they will usher them inside. They do not, and to be fair, in a busy pub, they can't have eyes and ears everywhere, I appreciate that. But to now ask for this noise to be extended into the early hours is too much.

I urge you to consider the families surrounding this venue, we are suffering and it is causing us distress as it stands, without it being prolonged.

I thank you for your consideration in this matter.

Kind regards

2)

Dear Sir/Madam,

Re. Objection to Proposed Extension of Opening Hours at The Clay Pigeon.

I am writing as a local resident and parent to formally object to the proposed extension of opening hours at The Clay Pigeon, Robin Way, Chelmsford.

As a mother of a young child and a member of this close-knit community, I am deeply concerned about the impact this proposal would have on the peaceful character of our neighbourhood. The pub has made commendable improvements over the past year, and we appreciate the positive changes. However, extending the operating from 23:01 to 01:00 to serve refreshments and play music, along with the addition of an outdoor bar, is a significant and worrying shift.

Our home is situated extremely close to the pub—we can see the beer garden from both our garden and bedroom windows. During the warmer months, when ours and their windows and doors are open, the noise from the pub is already very noticeable. The idea of music and patrons continuing until 1am is deeply distressing, especially for families with young children who need a quiet environment to sleep and thrive.

Furthermore, I understand that an outdoor bar has already been constructed, despite not having received the necessary permissions. This raises concerns about compliance and consideration for the local community.

This area is primarily residential with a primary school directly opposite the pub. It is not suited to late-night entertainment venue and such a change would fundamentally alter the character of our neighbourhood. I urge the council to consider the wellbeing of local families and the importance of maintaining a peaceful, safe environment for all residents.

Thank you for taking the time to consider my objection. I trust that the views of local residents will be given due weight in the decision-making process.

Yours faithfully,

3)

Dear Sir/Madam,

Re: Objection to Application for Variation in Use – The Clay Pigeon 26 Robin Way,
Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is situated at the heart of a residential housing estate, bordered on three sides by homes that are occupied by families, many of whom have young children. Historically, the venue has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

Any variation that would extend opening hours, increase noise levels, or allow for amplified music or other entertainment events would inevitably result in significant disturbance to local residents. This is not a city centre venue, and the surrounding environment is not suited to late-night noise, increased foot traffic, or antisocial behaviour that can arise from an intensified use of the premises.

As residents, we chose to live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre club or entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby.

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life of those who call it home.

Kind regards

4)

Dear Sir/Madam,

Re: Objection to Application for Variation in Use – The Clay Pigeon 26 Robin Way,
Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is situated at the heart of a residential housing estate, bordered on three sides by homes that are occupied by families, many of whom have young children. Historically, the venue has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

Any variation that would extend opening hours, increase noise levels (including the proposal for the use of an outside bar), or allow for amplified music or other entertainment events would inevitably result in significant disturbance to local residents. This is not a city centre venue, and the surrounding environment is not suited to late-night noise, increased foot traffic, or antisocial behaviour that can arise from an intensified use of the premises.

As residents, we chose to live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre club or entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby.

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life of those who call it home.

Regards,

5)

Dear Sir/Madam,

Re. Objection to Proposed Extension of Opening Hours at The Clay Pigeon.

I am a local resident of Tile Kiln and live close by to the Clay Pigeon.

I have a family, including a young child, and have been encouraged by the role of the pub in recent months as a community venue, given it was closed for a number of months. However, I must object to the idea of the pub having a later licence. Not only will it potentially cause late night disruption, but it will disturb the many residents in the area. This is a community pub and as such should behave in such a way. Such late-night drinking is not only harmful to residents and the environment around it also displays a lack of social responsibility.

The pub has already flaunted rules around children being in the pub late at night, and they are proceeding with an outside bar as we speak. However, I am supportive more generally of the pub and its new ownership, but it needs to recognise that it is not just a business that needs to make money, but it is a community organisation that has a wider purpose and should maintain some integrity.

Thank you for taking the time to consider my objection. I trust that the views of local residents will be given due weight in the decision-making process.

Yours sincerely

6)

Dear Sir/Madam,

I am writing to object to the licensing application submitted by The Clay Pigeon (23/00659/LAPRE), which seeks permission to extend its opening hours and permit the sale of alcohol outside and playing of music during late-night periods.

The Clay Pigeon is located in a quiet, residential area and directly neighbours several homes. The area is home to many young families and is valued for its safety and peaceful environment. The proposed changes to the licence – including extended hours, outdoor use, and amplified music – would fundamentally disrupt the character of the neighbourhood.

In particular, the combination of late-night alcohol sales, loud music, and the use of an outdoor area creates a high potential for antisocial behaviour, noise nuisance, and public disorder. These impacts are entirely inappropriate for a family-focused residential setting and would severely affect residents' ability to enjoy their homes in peace.

I urge the licensing authority to consider the detrimental effect this application would have on the wellbeing of local residents and to reject the proposed licensing changes in full.

Yours faithfully,

7)

Good evening,

Re: Objection to Application for Variation in Use – The Clay Pigeon 26 Robin Way, Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is situated at the heart of a residential housing estate, bordered on three sides by homes that are occupied by families, many of whom have young children. Historically, the venue has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

Any variation that would extend opening hours, increase noise levels, or allow for amplified music or other entertainment events would inevitably result in significant disturbance to local residents. This is not a city centre venue, and the surrounding environment is not suited to late-night noise, increased foot traffic, or antisocial behaviour that can arise from an intensified use of the premises.

As residents, we chose to live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre club or

entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby.

In the past and currently we as residents have been subjected to antisocial noise/behaviour linked directly to The Clay Pigeon both during operating hours and at closing time, this includes, extremely loud noise from music and people, fights, drug dealing, littering and urinating in public areas outside of the pub, cars being driven erratically and loudly revving engines, people being in the pub all day drinking alcohol then driving their cars home, customers parking wherever they like including on pavements and grassed areas and across a zebra crossing and the white zig zag lines linked to the crossing because the pub doesn't have a car park directly attached to it and the customers refuse to walk a few additional metres from the car park just across the road. All of the above has been happening for years and has been reported to all relevant parties however nothing ever seems to get done about it and the residents have seriously had enough.

On top of all of this the pub was recently granted planning permission for an outside decking area (they actually built this without applying for the relevant permission!) residents tried to appeal this decision but many were unable to log their appeals due to an error with the online system. Since this decking was built we have seen a significant increase in noise from the pub as the decking has a door attached to the inside of the pub allowing all the noise inside the pub from the customers and music to be projected directly outside whereas before the music was somewhat contained inside as there were 2 doors to be able to get inside. We have also seen a significant increase in antisocial behaviour aimed at the residents in the closet proximity to the pub, customers have been verbally abusive to residents in their own gardens as they can now see directly into residents gardens, glasses and bottles have been thrown into residents gardens and although it should be a no smoking area the customers ignore this and are constantly smoking on the decking causing the smoke to enter our houses. Residents have complained directly to the pub owners however they have done nothing to rectify the issues only adding more stress on their neighbours by now adding this outside bar which by the way they have already built, again before they have sought the necessary licence and approval etc. unfortunately the owners of the pub have a complete disregard for any authorities/legislation and for their long suffering neighbours who have tolerated a lot over the years however this is now pushing residents to their absolute limits. Unfortunately their owners only seem to care about their profits!

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life of those who call it home.

Kind regards

8)

Regarding Clay Pigeon Essex 26 Robin Way Chelmsford CM2 8AS

I am writing to oppose the application of the playing music/DJ inside the premises and use of an outside bar between 23.01 and 01.00 on Fridays and Saturdays.

My decision to oppose is that this is a residential area where many families live with their children. We have 3 young children ourselves.

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The pub should be serving and operating as such to their local community.

The pub borders 3 houses and I cannot imagine they would invite this kind of noise on a weekly basis which will be intrusive to their lives.

I have lived on Robin Way since 2011 and on the occasions we have visited with our children we have been faced with drug use and anti social behaviour. I think the application for this will only exacerbate the problem already present, which has not improved since the new landlords took over. We had hoped for a new culture to be embedded but sadly the trouble is already there since they reopened. the police have visited on numerous occasions.

Im not opposed to people enjoying the local amenities and people chatting at 11.30pm on their way home but this would be vastly different. It would appear the landlords are looking to create an almost club like culture which is not conducive to a residential area like Tile Kiln.

We live at Number 10 so a few houses down from the pub but we already suffer with people smashing glasses outside our house, fights and arguments. We can live with an amount of this. We ultimately chose to live by the pub and accept that was our decision but I did not choose to live by a nightclub.

I would urge the council to take into account the location of this pub and the impact it would have on local residents before granting any such application.

Kind Regards

9)

Dear Sir/Madam,

I am writing to formally object to the proposed changes to the premises licence for The Clay Pigeon public house, specifically concerning the extension of opening hours and the outdoor sale of alcohol and hosting of music events.

The Clay Pigeon is situated in a quiet, residential neighbourhood, directly neighbouring multiple family homes. The proposed changes to extend operating hours and introduce outdoor alcohol sales and music events are entirely inappropriate for this location. This area is home to many young families and elderly residents who value the peace, safety, and community-oriented nature of their environment.

Extended opening hours often lead to increased levels of noise and antisocial behaviour, particularly late at night. The presence of a late-night music venue and outdoor drinking area will likely lead to disturbances that will severely affect residents' quality of life. We are particularly concerned about:

- * Increased noise and disruption during evenings and weekends
- * Public drunkenness and related antisocial behaviour
- * Impact on local families, especially children and the elderly
- * A general decline in the safety and tranquillity of the area

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This type of licensing is more suited to a commercial zone or city centre location, not a residential community. It is my firm belief that allowing these changes would negatively impact the character of the area and erode the safety and wellbeing of those who live here.

I urge the Licensing Authority to reject this application in full.

Yours faithfully,

10)

FAO The Licensing Team

I wish to urge the team to reject the Clay Pigeon's request to extend its licensed hours to 1am in the morning.

The Clay Pigeon is sited in the centre of Tile Kiln, a residential housing estate with many young families within earshot.

Loud music and noisy social interaction beyond the normally accepted 11pm within an area of domestic dwellings is unacceptable.

For the last 47 years the Clay Pigeon has functioned successfully as a family venue.

Extending its hours of operation, including music and DJ, into the small hours of the morning is seen as an attempt to transform it into a night club, which is totally inappropriate for its location.

Tile Kiln should continue to be a peaceful, family focussed estate.

Please reject the Clay Pigeon's request, out of respect for the hundreds of families living around it.

Regards,

11)

To whom it may concern

This email is with reference to the public notice for an application to vary a premises licence for the Clay Pigeon pub, Robin Way, Chelmsford, CM2 8AS.

I would like to formally object to the application by the Clay Pigeon Pub (26 Robin Way CM2 8AS) for a variation to their licence terms whereby they propose to extend their regulated entertainment and food serving hours on a Friday and Saturday until 1am. I also oppose any use of the outside area for an outside bar.

I am a resident of Tile Kiln living in very close proximity to the Clay Pigeon pub - my property (21 Mallard Road, CM2 8AR) is adjacent to the Pub's garden area with only approximately 15 meters distance between the buildings.

11pm to 7am are classed as night hours. Allowing the pub to play music until 1am would create noise that would substantially and unreasonably interfere with peoples sleep and use of or enjoyment of their homes.

Prevention of Public Nuisance:

The pub's building is not soundproofed therefore all the noise inside is audible outside. Not to mention that the customers come outside both to smoke on the decking area or front garden as well as consuming alcohol outside which creates another level of noise because they are talking over the loud music and shouting and swearing.

Any extension to the time that music is played/food is served will result in additional noise & public nuisance to residents.

Additionally I already have an open case (PN-011843-2024 continuation of PN-004025-2022) with the council regarding the pub's extremely loud extractor fan. This case has been ongoing for several years. The Clay Pigeon is proposing serving food and alcohol until 1am which would mean that the extractor fan will be running all that time and maybe even longer.

I am aware that the extended music hours are requested for Fridays and Saturdays only, however for many people these days are still working days therefore we need time and appropriate conditions to be able to rest and sleep in our own houses.

Protection of children from harm:

As mentioned above the pub generates a lot of noise which also affects children who need quality sleep for proper development. I have two young children (2 years old & 4 years old) and they go to bed by 8pm which I believe is an approximate time most young children go to sleep.

The pub already plays music until 11pm on some days which disturbs their sleep and any more hours of music especially if it can be prevented would be contrary to the licensing objective of protecting children.

I have included links to videos that were taken from the 07/06/2025 where the Clay Pigeon applied for a Temporary Event Notice and was playing music until 2am. This kept my child awake and caused them distress and harm.

Link - <https://photos.app.goo.gl/HrJ5PDvy7c46mMJRA>)

In summary any extension to the current hours mentioned on the licence would cause additional harm and public nuisance which I believe is unacceptable.

I would request that the application to extend the current hours be refused.

12)

Good evening

We wish to lodge our objections today to the proposals made relating to the Clay Pigeon pub.

We live along the road at 177 Robin way, and are already experiencing disturbances because of the anti-social behaviour caused by loud music, noise and shouting and arguing drunk patrons particularly at closing time .

This is a quiet and family estate usually families with children who must be protected from this, particularly during their sleep.

It would be unbearable if the music and the parties were to now be extended or allowed outside.

13)

Dear Sir

I am alarmed to hear of the application by the Clay Pidgeon pub to extend its hours to 0100 on Friday and Saturday nights, with a license to play music until those times.

I live within 50 meters of the pub and yet I was not officially informed of this application. How is that possible? I found out via neighbours! This is outrageous on behalf of the council!

Tile Kiln is a residential estate with many elderly residents but also many people with young families. The pub is already a source of noise, litter, broken glass and cars obstructing the pedestrian crossing, which is outside it and which we use to cross Robin Way to access the shops and letter box. Allowing the extended licence would elevate the Clay Pidgeon from a pub to a night club and would attract all sorts of people onto our estate. There would be extra parking on the streets, more damage to the shopping area car park, which is already a pedestrian hazard, and there would, no doubt, be noise after 0100 and even more litter.

It is wholly unacceptable to have a night club, with loud music until 0100, in the heart of a residential estate, and I sincerely trust that this application will be rejected.

14)

Hello

I am writing on behalf of our family to object to the application that has been made by the Clay Pigeon (CM2 8AS) regarding the extension of their license on Friday and Saturday evenings.

We do not feel that this would be appropriate given the location of the premises and the number of residents who with us live near the establishment. Already on these evenings there can be a large amount of noise, both music and people which carries quite loudly, and this is just having an inside bar.

Having an outside bar would only increase the volume and extend the noise later into the early hours. It must be noted that music and chatter could be heard from there at 00:20 this morning so if we can hear it when they are not meant to be making a noise then what would it be like if it were permitted.

There is I guess an obvious need for people to have an option for a late-night drink if that is their choice but we do not feel that having it in the middle of a residential area that has a large number of children due to it being so close to a primary and junior school is an appropriate place.

Thank you

15)

As a resident who has lived near the Clay Pigeon for 50 years, I , like my neighbours , have put up with the occasional problem caused by it and it's customers but I am opposed to the recent application for a Grant/Variation of the premises for the following reasons:

Playing music/DJ inside the premises between 23.01 to 01.00 on Fridays and Saturdays. The music might be inside but the noise doubtless will be heard over a wide area, made more problematical by open windows and doors, especially on hot evenings. Customers sitting outside will probably wish to be "more part of it" by having the windows/doors open.

Serving Food and Refreshments between 23.01 to 01.00 on Fridays and Saturdays, If food is served up until 01.00, what time will the final customers leave? 02.00, 03.00??

Use of Outside Bar. Times not shown but presumably until 01.00 . I would think that the existing bar space is more than sufficient. What numbers do the owners expect to attend ? 200: 300; 1000?

All of the above, will lead to increased noise levels at a time when most people would expect to be in bed asleep. This is a residential area, consisting of family dwellings and people are entitled to be undisturbed. We all hear of the Human Rights Act and the fact that airports etc are restricted at night, what about the Human Rights of the residents of Tile Kiln?

How will customers get to and from the area. Live Music/DJ is obviously intended to attract more people and from a wider area. There is some car parking space but, since numbers are unknown, this may not be enough. Where will vehicles be parked? Probably all around the surrounding area. More noise.!!! There will be no nearby bus service or taxi rank, so drunk driving?

If you visit the Clay Pigeon, in the afternoon, you will regularly see a car or two parked on the road within the hash marks for the zebra crossing, which is against the law and dangerous for pedestrians crossing the road, For the past few days, broken glass has laid in the kerb, as a hazard to children, attending the local school, and to pets .My wife and I have cleared broken glass from the alley way by the side of the pub.

I can only see a rise in noise and anti-social behaviour from any Grant/Variation and would request that the application should be dismissed. I would stress that this residential area is not a suitable place for a night club, in all but name.

Finally, I am disappointed in the Council for it's lack of ensuring that local residents were made aware of this application. I don't know where it was made known to the public, but I only found out recently by word of mouth, and I would suggest that many people, who would be effected by this do not even know of the application. Why weren't notices put up locally as in the case of Planning Application?

16)

Dear Chelmsford council,

I am writing to formally object to the proposed extension of opening hours at The Clay Pigeon premises, which is located in the heart of our residential estate. The current application seeks to extend closing time on Friday and Saturday nights from 11:00pm to 1:00am.

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As a local resident living in close proximity to the premises, I am deeply concerned about the potential negative impact such an extension would have on the neighbourhood. The Clay Pigeon is presently a valued community venue with a pleasant, family-oriented atmosphere, operating within sensible hours. These reasonable closing times help maintain a peaceful environment and allow families—particularly those with young children—to enjoy a restful night's sleep without disruption.

Allowing the premises to remain open until 1:00am risks attracting a different clientele, potentially leading to increased noise, antisocial behaviour, and general disturbance during unsociable hours. This is particularly troubling given the location: right within a housing estate, with homes situated directly adjacent to the premises.

An extension of hours would not be in keeping with the character of the area or the well-being of its residents. It would set a concerning precedent and compromise the current balance between the venue's operation and the residential nature of the community.

I respectfully urge the Licensing Committee to reject this application in the interests of preserving the safety, comfort, and character of our neighbourhood.

Yours faithfully,

17)

I would like to object to the outside bar playing music/DJ inside premises between 23.01 and 01.00. This is a family estate with houses, including my own, very close to the premises. Music can already be heard very often from the pub and to extend the hours would make life very difficult for local residents especially those with children trying to sleep. With the summer months and windows open it would be even worse. This has always been a very family orientated area and this extension would impede on the locals comfort and rest. Also when people leave the premises they are already very noisy and often very drunk and this also impacts on residents comfort and safety.

Thank you

18)

Dear Sir/Madam,

With respect to the Application for Variation in Use for – The Clay Pigeon 26 Robin Way, Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is located within the heart of a residential housing estate, opposite a primary school and bordered on the other three sides by homes that are occupied by families, many of whom have young children. This establishment has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

Any variation in license that would extend opening hours, increase noise levels, or allow for amplified music or other entertainment events would without doubt result in significant disturbance to local residents. The recent addition of a raised outside decking area has already amplified the noise levels emitted from the premises. This is not a city centre venue,

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and the surrounding residential housing estate is not suited to even more late-night noise, increased foot traffic, and increased antisocial behaviour arising from the premises.

As residents, we chose to purchase our homes and live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre night club or entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby. The immediate surroundings and pathways have already had an increase in rubbish, smashed glass, irresponsible parking on the Zebra crossing and vomit since the re-opening of the Clay Pigeon, and this is clearly observed by our family and many others whilst walking our children to the school opposite.

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life for those who call it home.

Kind regards

19)

Dear Sir/Madam,

Re: Objection to Application for Variation in Use – The Clay Pigeon 26 Robin Way,
Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is situated at the heart of a residential housing estate, bordered on three sides by homes that are occupied by families, many of whom have young children. Historically, the venue has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

I have lived in Tile Kiln for over 30 years, often frequenting the Clay Pigeon with my family, of late it has already become a much noisier pub with increase anti-social behaviour, any variation that would extend opening hours, would only make this worse, increase noise levels, or allow for amplified music or other entertainment events would inevitably result in significant disturbance to local residents. This is not a city centre venue, and the surrounding environment is not suited to late-night noise, increased foot traffic, or antisocial behaviour that can arise from an intensified use of the premises.

As residents, we chose to live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre club or entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby.

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life of those who call it home.

Kind regards

20)

Councillor Hazel Clark & Councillor Linda Mascot

As Goat Hall Ward City Councillors we represent residents who object to the variation of the premises licence at the Clay Pigeon public house in Robin Way.

The licence applied for is the use of an outside bar on Fridays and Saturdays between 23:01 to 01:00 plus an extension to the licence for live music and food being served inside the bar from 23:01 to 01:00.

The pub is situated in a residential street, with houses either side of the premises, as well as behind. Tile Kiln is a densely populated area and this additional licence would contravene the Licensing Objective of causing a public nuisance in the local vicinity.

Local residents, including the elderly and those with young children will be disadvantaged by the later opening noise nuisance as well as intoxicated drinkers making their way home noisily on foot or by car. This happens currently but extending the time by 2 hours will be unacceptable and a number of local residents have contacted us to highlight their valid concerns.

Whilst we support local businesses, we hope the committee will consider the detrimental effect this later licence will have on our community and refuse the application

21)

Dear Sir/Madam,

Re: Objection to Application for Variation in Use – The Clay Pigeon 26 Robin Way, Chelmsford CM2 8AS 23/00659/LAPRE

I am writing to formally object to the application submitted by The Clay Pigeon pub for a variation in use of their premises.

The Clay Pigeon is situated at the heart of a residential housing estate, bordered on three sides by homes that are occupied by families, many of whom have young children. Historically, the venue has operated as a family-friendly pub, appropriate for its location within a quiet and closely-knit community.

Any variation that would extend opening hours, increase noise levels, or allow for amplified music or other entertainment events would inevitably result in significant disturbance to local residents. This is not a city centre venue, and the surrounding environment is not suited to late-night noise, increased foot traffic, or antisocial behaviour that can arise from an intensified use of the premises.

As residents, we chose to live in this area due to its residential character and relative peace and quiet. Turning the Clay Pigeon into something resembling a city centre club or entertainment venue is wholly inappropriate and disregards the needs and expectations of the families and individuals living nearby.

Additionally, the Clay Pigeon have already been having loud music, including a DJ, and been making use of their newly constructed decking and side door. This combination already makes for disturbance as loud music is funnelled out of the new side door across the back gardens on Robin Way. This is disrupting everyday life, and can even be heard above the noise of the TV with windows shut on Fridays and Saturdays. This only adds to the added

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antisocial behaviour and noise created by this that occurs late at night on these days, too. This leads to us feeling unsafe, especially with a young family.

I respectfully urge Chelmsford City Council to reject this application in order to preserve the character of the community and protect the quality of life of those who call it home.

Yours,

22)

Good evening,

I would like to object to the application named above in regards to amendments to the license for the Clay Pigeon Public House.

My reasons for this objection relate to how it will impact those living in the immediate vicinity of the Clay Pigeon. I believe that the noise from the outside bar and the extended hours to 0100 on Friday night will be a public nuisance and will impact on my peaceful enjoyment of my nearby property.

This pub is located within an almost entirely residential area and a venue operating until 0100hrs will create a noticeable noise, especially in the summer months when many houses have windows open. In addition to this customers of the public house leaving at 0100 will undoubtedly make some noise on their way home which will disturb those who reside in a fairly large area from the pub.

I also believe that there is a risk from the extended opening hours for an increase in crime and disorder, especially as on Friday and Saturday nights the focus of policing the night time economy is quite rightly in the city centre.

I would prefer to my name and address to not be disclosed.

Kind regards,

23)

Re: The Clay Pigeon Pub 23/00659/LAPRE

Dear Sir/Madame,

I wish to object to the application from The Clay Pigeon Pub, 26, Robin Way, Chelmsford CM2 8AS 23/00659/LAPRE for the Grant/Variation of a Premises License.

As an immediate neighbour of the pub, myself and my family suffer continued noise disturbance and antisocial behaviour on a regular basis, affecting our well being and mental health. This has only come about since the new licensee has taken over the premises.

My grounds for objection are as follows:

- Unacceptable noise levels from frequent late night music events, which are happening more frequently.
- Our family, including very young children have to put up with screaming, shouting and foul language coming from the beer garden. These all impact on our human right to enjoy our home and garden as a safe and habitable living space.
- The volume of music can be heard within our home, even with windows and doors closed. This is totally unacceptable. The extended hours until 1am on Fridays and Saturdays, together with the possibility of an outside bar, would only make matters worse. and home life more unbearable.

- Anti-social behaviour has increased since the introduction of these regular music events.

The public footpath adjoining the pub and my boundary fence is regularly strewn with broken glass, beer bottles and pieces of broken fence slats. This is an issue of public safety, especially to children and families walking to the nearby school.

I recognise the important role which a pub plays within its local community. However we are part of this community and have a right to voice our concerns and opinions. The right to live in peace should not be sacrificed for commercial entertainment or financial reward over our well being and human rights.

Please consider my points of objection to this application and contact me if you need any further information or clarification on these issues.

Yours sincerely

24)

Dear Simon. How hard do you need to make it for opposing this extended licence? As I stated before it would make a lot of disruption for the residence living near the pub to tolerate loud music till 1.00 in the morning. Also noise on people leaving the premises. 1. The prevention of crime and disorder. 2. Public safety. 3. The prevention of public nuisance. 4. The protection from children from harm.

END

Agreed Conditions

Appendix E

Below are the conditions agreed

Lindsay Coyle

Community Protection Regulatory Officer

Public Health and Protection Services, Public Places

Chelmsford City Council

- Doors (save for access and egress) and windows to be kept closed during live music or performances of music, or similar.
- No live music, or performances of music, or similar, to take place in outdoor areas.
- Beer garden/outdoor areas not to be used after 21:00 hours Sunday to Thursday and 22:00 hours on Friday and Saturday.
- Signage to be displayed to request that customers leave the premises quietly and respect the neighbours.
- No collections of waste, or deliveries, to take place between 22:00 and 07:00 hours.