

MINUTES

of the

LICENSING COMMITTEE HEARING

held on 22nd June 2026 at 10am

Present:

Councillor A. Thompson (Chair of Hearing)

Councillors H. Clark and A. Davidson

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 1st June 2026, were approved as a correct record.

4. **Licensing Act 2003 – Application for a New Premises Licence – 6 The Green, Writtle, Chelmsford, CM1 3DU**

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 applicant had sought permission for the sale of alcohol, Monday's to Friday's between 08:00 and 20:00, between 07:00 and 20:00 on Saturday's and between 10:00 and 16:00 on Sunday's.

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
- Writtle Parish Council representative
- Two members of the public who had objected to the application

Officers informed the Committee that in response to the application, three representations had been received from members of the public and one from Writtle Parish Council, stating that the application did not promote the Licensing Objectives. No representations had been received from Responsible Authorities, including Essex Police, but conditions had been agreed between the applicant and Essex Police as detailed in the report.

The applicant gave an overview of their application to the Committee, summarising that they thought the venue was an ideal location for their business and that they wanted to work with the local community. They highlighted the reduction in opening times, as a result of neighbour concerns, the reduction in the size of outdoor space and the extensive soundproofing that had also been installed. They stated that they would be using local suppliers and were keen to bring local businesses together, and were keen to create a good environment for as many people as possible.

The Committee heard from the members of the public who had objected to the application. They highlighted concerns in their representations including, noise from other nearby licensed premises leading to noise at the front and backs of their properties, noise from customers leaving the venue, even shorter opening hours being preferable and that safeguards were required to keep the venue as a deli rather than a bar, along with concerns about the consumption of alcohol taking place after last orders.

In response to the points raised by those objecting to the application and questions from the Committee, it was confirmed by the applicant that:

- They had experience running a separate licensed premises and were used to dealing with the sale and consumption of alcohol, including knowing that the closing time is the closing time and that they would be closed at 8pm.
- They had installed soundproofing and made efforts to reduce noise levels but if any issues were forthcoming, they would be keen to work with local residents to resolve them and would welcome external sound level testing if required.
- The core business of the premises was as a wine business and they had cut the hours back as much as possible, but it was important to remember that hospitality businesses were struggling and that's why they wanted to be open as late as possible.
- There would not be any live music, only background music from a single speaker that would only be indoors.
- Bottle recycling would take place at suitable times and they would encourage suppliers, who were primarily small local businesses to make deliveries at appropriate times to avoid school traffic where possible.

The Committee's legal advisor clarified that on Saturday's, the playing of recorded music would not be possible between 7am and 8am, instead only after 8am in line with the deregulation rules.

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 this application for a premises licence and to all relevant representations both written and as expanded on in the course of the hearing. In addition, the Committee 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.

RESOLVED that the Director of Sustainable Communities be authorised to grant the application for a premises licence on the terms applied for (for the sale of alcohol on and off the premises from 08:00 until 20:00 Monday to Friday, 07:00 until 20:00 on Saturdays and 10:00 until 16:00 on Sundays)

BUT SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1) THE MANDATORY CONDITIONS AND THE CONDITIONS WHICH ARE SET OUT IN SECTION 18 of the Application to be added to the licence.

(The Committee has noted that the applicant has agreed these conditions and is not disputing that they are required).

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 made by the local residents.
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.
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 **none** of the responsible authorities (including Essex Police and the Council's

Environmental Health department) had objected to the application.

5. The Committee recognised the view of the neighbouring residents that the sale and consumption of alcohol until 8pm and particularly the provision of outdoor seating for consuming alcohol could lead to noise nuisance and the residents proposed end time of 7pm. The Council also recognised the view of Writtle Parish Council that the early sale and supply of alcohol could potentially lead to public nuisance behaviour, and that a start time of 10am would be better. However, the Committee was mindful that any determination made by it had to be evidence-based and justified as being appropriate for the promotion of the licensing objective. The objections were speculative rather than evidence-based.
6. The Committee also considered that the applicant had demonstrated within their operating schedule and in the course of the hearing that they had in place management controls including training programmes for retail staff and CCTV systems to ensure, so far as possible, the promotion of the licensing objectives. The Applicant explained that they do own another bar in Chelmsford so they are aware of the requirements of running a licensed premises. The Applicant expressed that they wish to work with the local community and they had already scaled back the hours they were seeking for selling alcohol, and had scaled back the outdoor seating area and had installed sound-proofing, in conjunction with talks with the local residents and neighbours with the aim to create a good environment for as many people as possible.
7. At the time of the hearing there was no evidence before the Committee on which it could properly conclude that, if the application were to be granted, that any of the licensing objectives would be undermined.

Informatives

- 1) No music (other than incidental music as defined within Schedule 1 of the Licensing Act 2003) to be played on the premises on any day before 8 am or

otherwise outside licensable hours (this to be compliant with the Licensing Act 2003).

2) 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 the 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, such as 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 Environmental Health / Community Protection team in the case of noise nuisance, or Essex 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, which can be shown to be linked to the sale of alcohol from the premises.

3) The applicant is encouraged to ensure, so far as is practicable, that deliveries to the premises take place outside of peak high traffic times (for example, after 9am).

The meeting closed at 10.25am

Chair