



PREMISES / PERSONAL LICENCES SUB-COMMITTEE

AGENDA

DATE:	Monday, 20 July 2026
TIME:	10.00 am
VENUE:	Committee Room, Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor A Cossens
Councillor Davidson

Councillor J Henderson

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DATE OF PUBLICATION: Friday, 10 July 2026

AGENDA

1 Election of a Chairman for the Meeting

The Sub-Committee will elect a Chairman for the meeting.

2 Apologies for Absence and Substitutions

The Sub-Committee is asked to note any apologies for absence and substitutions received from Members.

3 Minutes of the Last Meeting (Pages 5 - 16)

To confirm and sign as a correct record, the minutes of the last meeting of the Committee, held on Wednesday, 13 May 2026.

4 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests of Non-Registerable Interests, and the nature of it, in relation to any item on the agenda.

5 Report of the Assistant Director (Corporate Policy and Support) - Grant of a Premises Licence. The Beach Bar, Unit 3, Sear View Court, Pier Approach, Walton on the Naze, CO14 8DZ (Pages 17 - 44)

To inform Members that an application has been received from Mr William Hebborn for the grant of a premises licence under the Licensing Act 2003. The application relates to the sale of alcohol for consumption both on and off the premises at The Beach Bar, Unit 3 Seaview Court, Pier Approach, Walton-on-the-Naze, Essex.

Members are further advised that representations objecting to the proposed licensable activity have been received from a responsible authority and members of the public.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Premises / Personal Licences Sub-Committee is to be held in the at Time Not Specified on Date Not Specified.

Information for Visitors

FIRE EVACUATION PROCEDURE

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the hall and follow the exit signs out of the building.

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Your calmness and assistance is greatly appreciated.

**MINUTES OF THE MEETING OF THE PREMISES / PERSONAL LICENCES SUB-COMMITTEE,
HELD ON WEDNESDAY, 13TH MAY, 2026 AT 10.00 AM
IN THE COMMITTEE ROOM, TOWN HALL, STATION ROAD, CLACTON-ON-SEA,
CO15 1SE**

Present:	Councillors Casey, A Cossens, Davidson and J Henderson
In Attendance:	Lisa Hastings (Corporate Director (Law & Governance) & Monitoring Officer), Sarah Opene (Litigation Lawyer), John Fox (Head of Health & Community), Karen Hayes (Corporate Governance, Performance & Procurement Manager), Michael Cook (Licensing Manager), Grant Fenton-Jones (Environmental Health Manager), Emma King (Licensing Officer), Anna Jenkins, Katie Koppenaal (Democratic Services Officer), Bethany Jones (Democratic Services Officer), Katie Wesley-Smith (Environmental Protection Manager) and Kim Black (Licensing Technical Officer)
Also in Attendance:	John Fox (Head of Health & Culture) (item 6 only), Karen Hayes (Corporate Governance, Performance & Procurement Manager) (item 6 only), Grant Fenton-Jones (Environmental Health Manager) (item 6 only), Anna Jenkins (Licensing Officer), Katie Wesley-Smith (Environmental Protection Manager) (item 6 only), Kim Black (Licensing Technical Officer), James Bates (Environmental Protection Officer) (item 6 only) and Bobby Levey (Health & Community Apprentice) (item 6 only)

41. ELECTION OF A CHAIRMAN FOR THE MEETING

It was moved by Councillor A Cossens, seconded by Councillor Casey and:-

RESOLVED that Councillor J Henderson be elected as Chairman for the meeting.

42. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence submitted nor substitutions made on this occasion.

43. MINUTES OF THE LAST MEETING

It was moved by Councillor A Cossens, seconded by Councillor Casey and:-

RESOLVED that the minutes of the meeting of the Sub-Committee held on Tuesday, 7 April 2026, be approved as a correct record and be signed by the Chairman.

44. DECLARATIONS OF INTEREST

There were no Declarations of Interest made by Members on this occasion.

**45. REPORT OF THE ASSISTANT DIRECTOR (CORPORATE POLICY & SUPPORT) -
A.1 - VARIATION OF A PREMISES LICENCE, HIGHFIELD GRANGE HOLIDAY
PARK, LONDON ROAD, CLACTON-ON-SEA, CO16 9QY**

Members were informed that the application had been made under the Licensing Act 2003 for the variation of the current Premises Licence and which sought to extend the permitted times for plays, films, live and recorded music, performance of dance and other similar entertainment for outdoor areas from 1100 hours to 2300 hours every day and to remove and amend conditions on the licence. There were no changes to the current licensable activities indoors, hours and other conditions.

It was reported that the premises had originally been described as a caravan holiday park with function rooms and bars with facilities for the sale of alcohol for consumption on or off the premises. The park also had facilities for the provision of food, drink and entertainment. Within the park boundary there were areas used for the consumption of alcohol off the licensed premises.

The current opening hours were as follows:

Monday to Sunday 00:00 – 00:00

The current licensable activities were as follows:

Sale of Alcohol on and off the premises

Monday to Sunday 10:00 – 01:00

Boxing or Wrestling

Monday to Sunday 09:00 – 01:00 Indoors

Performance of Dance

Monday to Sunday 10:00 – 01:00 Indoors

Exhibition of a Film

Monday to Sunday 10:00 – 01:00 Indoors

Indoor Sporting Event

Monday to Sunday 10:00 – 01:00 Indoors

Performance of Live Music

Monday to Sunday 10:00 – 01:00 Indoors

Performance of Recorded Music

Monday to Sunday 10:00 – 01:00 Indoors

Performance of a Play

Monday to Sunday 10:00 – 01:00 Indoors

Late Night Refreshment

Monday to Sunday 23:00 – 01:00 Indoors

Other Entertainment falling within Act

Monday to Sunday 10:00 – 01:00 Indoors

Outdoor Activities

Performance of Dance
Monday to Sunday 11:30 – 19:00 Outdoors

Exhibition of a Film
Monday to Sunday 14:00 – 23:00 Outdoors

Performance of Live Music
Monday to Sunday 11:30 – 19:00 Outdoors

Performance of Recorded Music
Monday to Sunday 11:30 – 19:00 Outdoors

Performance of a Play
Monday to Sunday 11:30 – 19:00 Outdoors

Other Entertainment falling within Act
Monday to Sunday 11:30 – 19:00 Outdoors

The proposed opening hours were as follows:
Monday to Sunday 00:00 – 00:00

The Sub-Committee heard that the indoor licensable activities were to remain unchanged and in line with those previously listed, but that the application sought the following variations:

Outdoor Activities

Performance of Dance
Monday to Sunday 11:0 – 23:00 Outdoors

Exhibition of a Film
Monday to Sunday 11:00 – 23:00 Outdoors

Performance of Live Music
Monday to Sunday 11:00 – 23:00 Outdoors

Performance of Recorded Music
Monday to Sunday 11:00 – 23:00 Outdoors

Performance of a Play
Monday to Sunday 11:00 – 23:00 Outdoors

Other Entertainment falling within Act
Monday to Sunday 11:00 – 23:00 Outdoors

Proposed changes to current conditions were as follows:

Removal of Annex 2 Condition 1

The sale or supply of alcohol would only be to members of the holiday part, staff and bona fide guests of the same.

Removal of Annex 2 Condition 6

Any conditions consistent with the Operating Schedule not specified above.

Update Annex 2 Condition 3

Current Condition Stated: *"When live music and recorded music is played outdoors the maximum noise levels (MNL) LAeq (15 min) from events shall not exceed 65 dB(A)".*

Would be changed to read: *"When live and/or recorded music is taking place outdoors the maximum noise levels will be set in line with the Noise Assessment previously approved – dated 19th January 2024, which may be amended from time to time in line with changes to the outdoor area".*

It was reported that the variation application and confirmation to reduce the hours were attached to the report (A.1) as Appendix A and the existing premises licence as Appendix B to the A.1 report.

Questions by Members:	Answers:
Have the Licensing Department received any objections from Essex Police or any other relevant authorities?	(Michael Cook) No, we have not received any objections from any of the responsible authorities.

Present at the meeting were Jonathan Smith, Agent Solicitor for the Applicant; Tom Joyce, General Manager at Highfield Grange Holiday Park; Andrew Kemp, Licensing Manager for Highfield Grange Holiday Park, who joined via Microsoft Teams; and the objectors, Rebecca Buisson and Matthew Burrell.

Jonathan Smith, spoke in favour of the application highlighting some key areas of improvement made within the Holiday Park such as new facilities and a costly refurbishment as well as the enhancement of outdoor areas since the Covid-19 pandemic. Mr Smith explained that a meeting had been held with residents of Jubilee Avenue which had also included the local ward councillors for Tendring District Council, Councillors Amos and Skeels. Mr Smith then addressed claims that some residents were not aware of the hearing, stating that 19 notices in total had been displayed, 10 of which alongside London Road, and 9 notices displayed on Jubilee Avenue.

Matthew Burrell explained that he resided in Farmleigh Avenue, which he argued was closer by distance to the location of the noise than Jubilee Avenue and that he had not received a notification of the hearing. Mr Burrell claimed that he had not received a copy of the noise impact assessment and he enquired as to where the noise limiter would be located. In response, Mr Smith confirmed that the noise limiter would be plugged directly into the sound system 10 metres in front of the stage.

Questions by Members:	Answers:
Could we remove the words <i>"from time to time"</i> within the section on page 17 which states <i>"When live and/or recorded</i>	(Jonathan Smith) We would be happy for that wording to be removed.

<i>music is taking place outdoors the maximum noise levels will be set in line with the Noise Assessment previously approved – dated 19th January 2024, which may be amended from time to time in line with changes to the outdoor area”</i>	
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Rebecca Buisson informed the Sub-Committee that the meeting with residents referenced by Jonathan Smith had taken place on 16 March 2026 and had been held at the Weeley Park Caravan Site, rather than at the Highfield Grange Holiday Park. She noted that the chosen venue had not been accessible for many residents due to family commitments.

She further reported that she had submitted a noise complaint to Tendring District Council’s Environmental Services department over the Easter holiday period, as the noise levels had been significantly higher than in previous years. As the disturbance had originated from indoor noise, she expressed concern regarding the potential impact of outdoor noise and questioned whether an outdoor stage operating until 11pm was necessary.

In response, Mr Smith confirmed that the applicant had not yet been made aware of the noise complaint. He stated that, once notified, the applicant would investigate the matter separately. In relation to the outdoor stage, Mr Smith explained that the applicant was entitled under the Live Music Act to provide outdoor music until 11.00 pm. He added that it was unlikely any performances would run until 11.00 pm, although this could not be guaranteed.

The Chairman (Councillor J Henderson) then adjourned the meeting at this time whilst the Sub-Committee retired to deliberate and reach its decision. The Litigation Lawyer (Sarah Opene) and the Democratic Services Officer (Katie Koppenaar) retired with the Sub-Committee for observatory reasons only.

Upon resuming the meeting, the Chairman (Councillor J Henderson) read out a statement detailing the Sub-Committee’s decision which was as follows:

“The Sub Committee has given careful consideration to this application. The premises being Highfield Grange Holiday Park, London Road, Clacton-On-Sea, Essex, CO16 9QY.

A summary was provided by the TDC licensing manager Michael Cook who stated that the premises is described as a caravan holiday park. The amendment as requested being on page 17 of the report and the hours are 11:00 – 23:00. All relevant authorities have been consulted and there has been no objections

Mr Jonathan Smith attended as solicitor for the applicant; he introduced Mr Andrew Kemp who appeared online and is the licensing manager. Also present is the general manager, Tom Joyce.

Mr Smith in his representation stated that Park resort operates about 66 park resorts with 4 being within TDC’s local area. There had been about 5-million-pound investment

over the last 12 months on the site including adventure play area, refurbishment of a couple of venues on site amongst others.

He stated there was a residents meetings held on the 16 March to explain the proposed application with councillors also invited. With reference to residents not being aware of the application he stated that there was a total of 19 notices put up. Mr Smith referred to the photos also provided.

Mr Smith referenced page 51 of the agenda with conditions 1 and 3 and states no representation have been received in regards those conditions needing to be amended. A reference was made to the noise impact assessment and that the noise will be managed in line with the noise plan. It was said that an AV equipment has been installed with the stage being reoriented to point into the park and away from Jubilee Avenue. He also stated that the environmental officers were content that the impact was mitigated.

It was also stated that there is about 700 caravans on the site with about 500 privately owned and as such it would not be in their best interest to disturb their residents.

He further stated that all records of complaints are kept and all music is run through the noise limiter. Outdoor music has been played in the past without the noise limiter and there has been no complaint received. There are always security and a manager on site. Typically, July, August, September there may be performances 2 or 3 times a week, there may also be children's performances but there is no intention to use it 365 days.

Objector – Mr Matthew B, stated that he is arguably one of the nearest residents to the park, he had not seen consultation and only came across it via a Facebook post. In peak season in previous years noise has been excessive. He admits buying a house next to a holiday park and expects some noise but not 365 days.

Objector - Ms Rebecca B, attended but with no further questions for the applicant.

Mr Matthew had a question as to how the noise will be measured, he was referred to page 16 of the noise impact assessment by Mr Smith who further explained.

Ms Rebecca stated she is a resident of Jubilee Avenue for about 15 years. In the past there has been noise but they were unaware of who or how to complain and she had in fact made a complaint to the environmental health team. She stated there has been a distinct lack of communication with no notification or information for when there are events which is the main discontent.

Mr Matthew in closing asked how the sound will be policed, whether it will be the Parks equipment or the performers own equipment.

Ms Rebecca had no further comments in closing.

In closing Mr Smith addressed Mr Matthew's question in stating that the noise limiter is set to suppress any sound when it goes beyond the requisite level. As to lack of communications, it was said that there is now a new manager and in any event, they are

unaware of any such complaints in the past. He stated there is unlikely to be entertainment until 11pm and if any it will be few and far between.

The Council has considered statutory guidance and the Licensing Authority's Policy. In reaching its decision, we have taken into account the views expressed by the Applicant, the objectors and note the 5 other objections received in relation to this application.

The sub-committee has also considered the licensing objectives namely, the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

The application has been determined on its own merit. The decision is to grant the variation of hours for outdoor activity as requested with this being from 11:00am – 23:00pm Mondays to Sundays.

Annex 2 condition 1 as shown in the agenda bundle on page 17 is removed.

Annex 3 condition 3 is amended to read as follows: when live and/or recorded music is taking place outdoors the maximum noise level will be set in line with the noise assessment previously agreed and dated 19th January 2024.

For the purposes of all parties involved we wish to remind you that should there be any noise or concerns you can and should report these to the environmental team.

There has been no advice from the Legal Advisor in arriving at our decision.

Anyone aggrieved by this decision can appeal to the Magistrates Court within the relevant statutory period.

You will get notification of this decision in 5 days.”

The Chairman (Councillor J Henderson) then adjourned the meeting until 1pm when the next hearing would take place.

46. REPORT OF THE ASSISTANT DIRECTOR (CORPORATE POLICY AND SUPPORT) - A.2 - GRANT OF A PREMISES LICENCE, ALRESFORD HALL, FORD LANE, ALRESFORD, COLCHESTER, CO7 8AY

The Licensing Manager informed the Sub-Committee that an application had been received for the grant of a premises licence under the Licensing Act 2003 from Mr William Marsden and Mrs Susie Marsden at Alresford Hall, Ford Lane, Alresford for a limited period licence to include the sale of alcohol on the premises, performance of live music and performance of play.

The application had been made for the 21 May 2026 until the 25 May 2026 in relation to a one-off historical re-enactment event organised by The Sealed Knot.

Members heard that the Sealed Knot, according to their website, had been described as “the oldest re-enactment society in Europe. They bring history to life by staging events throughout the country all year round, offering a chance to experience at first hand the

horrors of a nation at war with itself, as well as providing a glimpse of everyday life in those days”.

It was reported that the designated land included a demonstration field area for re-enactment and displays, a separate area for a food and drink village with seating and a series of artisan craft stallholders. A further designated field would be used for public parking. There were no buildings on any of the designated land areas. Public access was limited to Sunday 24 and Monday 25 May 2026 between 9:30am and 6pm.

It was highlighted that The Sealed Knot re-enactors had their own separate camping field, with a bar and amplified live music on Saturday and Sunday evenings.

In accordance with the Licensing Act 2003, the blue notices that informed the public of the application, had been displayed at the premises at the appropriate time. Officers had later been notified that some notices had been taken down and were not located correctly. The applicant had therefore been requested to re-display the blue notices, including additional notices with a revised consultation end date to ensure the statutory consultation period was correctly observed.

The Sub-Committee was informed that the event had been reviewed by the Tendring Safety Advisory Group (SAG), whose membership included officers from relevant Council departments together with external partner agencies such as Essex Police, the East of England Ambulance Service, Essex County Council Highways, and other emergency and public-safety bodies as appropriate.

Members were advised that the Safety Advisory Group was not a statutory consultee under the Licensing Act 2003, and any discussions or advice provided by the SAG did not form part of the formal licensing consultation process.

Proposed Licensable Activities

The Licensing Manager informed the Sub-Committee that the applicants were proposing to open to the public and re-enactors to provide licensable activities on the following days/hours:

Public Area

Sale of Alcohol – Public bar for main event

Sunday 24 May and Monday 25 May 2026	10:00 – 17:00
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Performance of Play

Sunday 24 May and Monday 25 May 2026	14:00 – 16:00
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Re-enactors Area – Not open to the Public

Sale of Alcohol

Thursday 21 May 2026	18:00 – 22:00
Friday 22 May 2026	12:00 – 23:00
Saturday 23 May and Sunday 24 May	11:00 – 00:00
Monday 25 May	11:00 – 20:00

Late Night Refreshments

Saturday 23 May and Sunday 24 May 2026 23:00 – 00:00

Live Music

Saturday 23 May and Sunday 24 May 2026 19:00 – 23:00

The full application was attached to the report (A.2) as Appendix A.

Present at the meeting were Susie & Will Marsden, the applicants, Jenny Davie and Matthew Thompson, Sealed Knot (event organisers), and James Folger, an objector, who attended via Microsoft Teams.

Questions by Members:	Answers:
Have there been any objections from Essex Police?	(Michael Cook) Essex Police form part of the Safety Advisory Group. No objections were received from Essex Police as a responsible authority Licensing Act consultees.

The applicant, Susie Marsden, addressed the Sub-Committee and explained that the event was intended as a daytime historical and educational reenactment. She confirmed that the proposals had been reviewed by the Tendring Safety Advisory Group on 9 March 2026, and that the organisers had received and considered the Group's recommendations. Mrs Marsden reported that issues relating to noise and public nuisance had been managed through an independent noise assessment, a noise management plan, and a 90 dB limit for music. She added that the reenactment activities would take place only between 2pm and 4pm, with limits placed on the number of cannon fires and charges. Mrs Marsden also highlighted the comprehensive Event Management Plan and the Traffic Management arrangements that would be implemented as part of the event.

Questions by Members:	Answers:
Will there be any traffic driving through Ford Lane?	(Applicant) Yes, but it will be very limited. Ford Lane access will only be used for beer deliveries, and four horse boxes. These vehicles are unable to use the Wyvernwood access that all other vehicles will use. Plus any emergency vehicle that require access.
Where will the marshals be sited?	(Applicant) There will be marshals in the car park area and two marshals at the road crossing on the estate for security purposes. There will also be marshals in the event area that will be present for 24 hours a day.
Have you made any provision for a wind down period in the evening?	(Applicant) On Saturday and Sunday, the live music will conclude at 11pm. Alcohol will also finish serving at this time and there will be a strict 1 hour

	drink up time.
What number of ticket sales are you anticipating for the event?	(Applicant) The number of tickets available are 3,000, but not all have been sold yet.

The objector, James Fulger, spoke against the application raising concerns regarding noise and public nuisance, parking, security and public safety and the impact all of those would have on residents.

The Chairman (Councillor J Henderson) then adjourned the meeting at this time whilst the Sub-Committee retired to deliberate and reach its decision. The Litigation Lawyer (Sarah Opene) and the Democratic Services Officer (Katie Koppenaar) retired with the Sub-Committee for observatory reasons only.

Upon resuming the meeting, the Chairman (Councillor J Henderson) read out a statement detailing the Sub-Committee's decision which was as follows:

"The Sub Committee has given careful consideration to this application. The premises being Alresford Hall, Ford Lane, Alresford Colchester, Essex, CO7 8AY

The application was summarised by Michael Cook who is TDC's licensing manager. In summary he stated that the application is in relation to a time limited license. The application is for a historical event to allow for the sale of alcohol on the premises, performance of live music, performance of play, during the period of 21 and 25 May 2026.

The re-enactors for the event have a separate camping field. He stated that all other emergency public bodies have been consulted. He also stated that the event had been reviewed by the Tendring Safety Advisory Group which also includes Essex Police and other external bodies. Representation was made by the Council's environmental team but withdrawn following provision of a noise impact assessment and noise management plan and that 7 representations were received from members of the public.

The applicant Susie Marsden was present alongside Will Marsden and Jenny Davies from sealed knot. In making representations Mrs Marsden stated that Sealed Knot has over 50 years of experience with such events. The event includes controlled evening activities for enactors only. The event has been safely carried out for the years it has taken place. An independent acoustic was commissioned with a noise management plan provided.

She stated that there is active monitoring, activity is limited from just 2 – 4pm. No cumulative volleys, reduced charges and no firing towards residential area. The environmental team is satisfied that there is unlikely to be a nuisance. Since submission of the objections the issues raised have been dealt with or mitigated.

She addressed various other concerns raised by the objectors such as black powder stating that its use is confined to the battlefield area. It was said that there were just 2 generators for traders and highly unlikely to impact residents. In relation to waste it was said that all waste collection will take place during the day. As regards complaints

relating to use of estate lane it was said that event traffic will be routed through Wyvernwood. There will be no traffic or residents passing through the estate but for emergency, stewards will be in place as well as marshals. There are cordoned off exclusion zones inside the estate to protect the privacy of the residents. It was also said that there are a medical team and ambulance, use of black powder is subject to strict control amongst others.

In relation to crime and disorder in regards alcohol it was said that the re-enactors campsite is private, there is an incident log, challenge 25 amongst others. It is said to be a family focused event and there are safeguarding protocols in place. Attendance at the event is said to be controlled and managed by ticketing, it is time limited and sealed knots has a reputation of running events efficiently. It was said that the concerns raised have been dealt with or subject to controls.

There will be 4 horse boxes coming via the private gates of Ford Lane. There will be Marshalls stationed on the site for 24 hours and ticket sales will be capped at 3000 and they are not quite there yet.

The Chairman addressed Mr Folger asking if he had any questions for the Applicant, Mr Fulger then stated that he could not hear. He did not indicate this, and the Chairman checked with the objector, and he said its fine and the meeting proceeded.

In making his submission Mr Folger reiterated his objection to the application stating that there is improper visibility and it is not a modest function. It involves roaring canons, camping, alcohol amongst others. Reference was made to TDC's own policy i.e section 5.2, 5.3. He stated there is no known comparable event. He stated that the way the application has been communicated has been concerning. There are concerns over parking amongst others. He stated that it is a quiet rural area and is a shared estate with fundamental residential character. He stated that the various elements assessed have been assessed in isolation and that is the central flaw.

He said that residents are particularly concerned with noise, alcohol related noise, people leaving the marque which he believes will create a disruption. Should it be granted he proposes severely restricting the event including the number of shots to be fired if the committee is minded to grant the application. Another concern is the consumption of alcohol by re-enactors into late in the night.

The Council has considered statutory guidance and the Licensing Authority's Policy. In reaching its decision, we have taken into account the views expressed by the Applicant, the objectors and our licensing team in relation to this application.

The Sub-Committee has also considered the licensing objectives namely, the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

The application has been determined on its own merit, and the decision of the sub-committee is to grant the application as requested, with the following conditions applied:

- 1. Challenge 25*
- 2. Stewards to monitor the licensable areas and any incidents must be reported to the event management and recorded.*

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3. *Stewards to assist with crowd management and emergency access routes to be maintained at all times.*
 4. *The premises licence holder shall ensure that at all times there will be a competent person/s able to administer first aid, also that an adequate and appropriate supply of first aid equipment and materials are available on the premises. A record of any first aid treatment shall be taken and maintained at the premises.*
 5. *Horse boxes to go through Ford Lane alongside larger vehicles as specified at the hearing*
 6. *All re-enactors and members of the public will enter the site via the Wyvernwood main entrance gates, using established estate access points designed to accommodate visitor traffic. With the exception of vehicles moving animals as these cannot traverse the Wyvernwood grounds.*
 7. *Resident access via the estate lane must remain fully open and unrestricted throughout the event.*
 8. *Traffic and parking must be managed within the estate.*
 9. *The premises licence holder shall ensure that a contact telephone number for a responsible person at the premises is made available to local residents upon request. The number shall be monitored at all times while the licence is in effect and shall be updated whenever personnel changes.*
 10. *All recommendations contained within the Noise Impact Assessment and Noise Management Plan set out by Sharpes Redmore Acousticians dated April 2026, are to be implemented during associated events*

Anyone aggrieved by this decision can appeal to the Magistrates Court within the relevant statutory period.

You will get notification of this decision in 5 days."

The meeting was declared closed at 3.27 pm

Chairman

PREMISES/PERSONAL LICENSING SUB-COMMITTEE

20 JULY 2026

REPORT OF ASSISTANT DIRECTOR, CORPORATE POLICY AND SUPPORT

A.1 GRANT OF A PREMISES LICENCE

**THE BEACH BAR, UNIT 3, SEA VIEW COURT, PIER APPROACH,
WALTON ON THE NAZE, ESSEX CO14 8DZ
REF: 26/00305/PREMGR**

PURPOSE OF THE REPORT

To inform Members that an application has been received from Mr William Hebborn for the grant of a premises licence under the Licensing Act 2003. The application relates to the sale of alcohol for consumption both on and off the premises at The Beach Bar, Unit 3 Seaview Court, Pier Approach, Walton-on-the-Naze, Essex.

Members are further advised that representations objecting to the proposed licensable activity have been received from a responsible authority and members of the public.

BACKGROUND

The application is made under the Licensing Act 2003 for the grant of a Premises Licence in relation to the sale of alcohol both, on and off the premises.

The applicant has described The Beach Bar as home to the Gold Dust Family Entertainment Centre Arcade. The bar is to be located in one end of the arcade.

The applicants are proposing to open to the public on the following days/hours:

Everyday 12:00 to 22:00

Sale of Alcohol On and Off the Premises Hours:

Everyday 12:00 to 22:00

The full application can be found attached at Appendix A.

RELEVANT REPRESENTATIONS

Interested Parties/Other Persons

The Police Reform and Social Responsibility Act 2011 (PRSR Act 2011) removed from the Licensing Act 2003 the specific reference for representations to be made by 'interested parties' and also removed the requirement that representations could only be accepted from persons living in the 'vicinity' of the premises concerned, or who had for example, a business in the 'vicinity' of the premises.

There was no guidance or definition of 'vicinity' within the Licensing Act 2003 which effectively had a limiting effect on those that could make relevant representations.

The PRSR Act 2011 replaced the references to 'interested parties' and 'vicinity' and substituted that representations can be made and accepted by the Licensing Authority from 'other persons' which means that those persons do not necessarily have to live or run a business for example in the proximity of the premises to be able to submit a valid and relevant representation.

The relevant extracts from the Section 182 Guidance that accompanies the Licensing Act 2003 advises the following in relation to 'other persons'. They are shown in italics for ease of reference.

8.12 As well as responsible authorities, any other person can play a role in a number of licensing processes under the 2003 Act. This includes any individual, body or business entitled to make representations to licensing authorities in relation to applications for the grant, variation, minor variation or review of premises licences and club premises certificates, regardless of their geographic proximity to the premises.

Representations can be made either against or in support of an application. The relevant extracts from the Section 182 Guidance that accompanies the Licensing Act 2003 advises the following in relation to this point.

9.3 Relevant representations can be made in opposition to, or in support of, an application and can be made by any individual, body or business that has grounds to do so.

Three representations/objections have been received from residents in relation to this application.

Letters of objections can be found attached at Appendix B.

Responsible Authorities

One representation has been received from the Council's Licensing Authority who are a Responsible Authority.

Letter of objection can be found attached at Appendix C.

FINANCE, OTHER RESOURCES AND RISK

A decision made by the Committee is subject to appeal at the Magistrates Court by the premises user or a relevant person.

POLICY CONSIDERATIONS

The Licensing Act 2003 established a single integrated scheme for licensing premises that are used for the supply of alcohol, regulated entertainment, or provision of late-night refreshment. This system of licensing incorporates the sale of alcohol both on and off licensed premises;

public entertainment such as music, dancing, indoor sporting events, boxing or wrestling, theatres, cinemas; and late-night refreshment houses and take-aways.

When determining the application with a view to promoting the licensing objectives in the overall interests of the local community the Licensing Authority in the form of the Licensing Sub-Committee must have regard and give appropriate weight to the following:

- Full Hearing Procedure for Applications for Premises Licences/Club Premises Certificates where representations have been received.
- Tendring District Council's Statement of Licensing Policy - <https://www.tendringdc.gov.uk/content/licensing-act-policy>
- The Statutory Guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003 - <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>
- The steps appropriate to positively promote the four 'Licensing Objectives'.
- Representations (including supporting information) presented by all the parties.

Human Rights Implications

A Licence is to be regarded as the property of the applicant; however their right to the use of the property must be balanced against all other public interests or representations in this matter that the Premises/Personal Licences Sub-Committee may wish to consider as appropriate, reasonable and proportionate in relation to the application that has been submitted and also the representation/s that has/have been received against it.

In making their decision as to whether to grant this application, Members of the Premises/Personal Licences Sub-Committee should also take into consideration Article 1 of the First Protocol of the Human Rights Act 1998, that individuals are entitled to the peaceful enjoyment of their property, and also Article 8 that everyone has the right to respect for his private and family life and his correspondence.

Crime and Disorder Implications

Section 17 of the Crime and Disorder Act 1998 imposes a duty on local authorities when exercising any of their functions to have due regard to the likely effect of the exercise of those functions on, and the need to do all it possibly can to prevent, crime and disorder in its area.

Members are requested to consider the information shown below where the Licensing Authority has received a representation about an application which is relevant to one or more of the four licensing objectives, and which suggests that the application may have a negative impact on one or more of the licensing objectives.

The purpose of the licensing system is to positively promote the four 'licensing objectives'.

These are:

- The Prevention of Crime and Disorder
- The Prevention of Public Nuisance
- Public Safety
- The Protection of Children from Harm.

The Licensing Authority's Statement of Licensing Policy expects applicants to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be

implemented and maintained to prevent public nuisance relevant to the individual style and characteristics of their premises.

The relevant extracts from the Council's Statement of Licensing Policy in respect of Planning considerations (shown in italics) and also the 'Prevention of Public Nuisance' licensing objective are as follows:

1.24 When the Licensing Authority is considering any application, it will avoid duplication with other regulatory regimes, so far as possible, and does not intend to use the licensing regime to achieve outcomes that can be achieved by other legislation. In particular, its licensing functions will be discharged separately from the Authority's functions as the local planning authority. However, applications for premises licences for permanent commercial premises should normally be from businesses with planning consent for the property concerned. Other permissions may be applicable to licensed premises and applicants are expected to ensure that such permissions are obtained where necessary.

Relevant Section 182 Guidance –

The following sections are taken from the Home Office Section 182 Guidance that accompanies the Licensing Act 2003 and the link is included for the assistance of the Licensing Sub Committee, the applicant, responsible authorities, residents and any other interested parties to this hearing. They do not however form the totality of the guidance in relation to this licensing objective which should also be considered in its entirety.

- Crime and Disorder Section 2.1 to 2.7
- Public Safety Section 2.8 to 2.20
- Public Nuisance Section 2.21 to 2.27
- Protection of Children from Harm Section 2.28 to 2.38

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

RECOMMENDATION(S)

Each application must be considered in its own right and on its own merits only as to how it might impact on the four licensing objectives which are the Prevention of Crime and Disorder, the Prevention of Public Nuisance, Public Safety and the Protection of Children from Harm.

The Licensing Sub Committee is therefore asked to determine this application taking into consideration the application in its own right and on its own merits and also all of the relevant information that has been submitted as part of this report and at the hearing itself.

APPENDICES

- | | | |
|------------|---|--|
| Appendix A | - | Application and plan |
| Appendix B | - | Letters of objections (public) |
| Appendix C | - | Letters of objection (responsible authority) |

REPORT CONTACT OFFICER(S)	
Name	Michael Cook Emma King
Job Title	Licensing Manager Licensing Officer
Email/Telephone	licensingsection@tendringdc.gov.uk 01255 686565

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**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We WILLIAM HEBBORN
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description <u>UNIT 3 SEAVIEW COURT PIER APPROACH WALTON-ON-THE NAZE ESSEX</u> <u>CO14 8DZ</u>	
Post town <u>WALTON - ON - THE NAZE</u>	Postcode <u>CO14 8DZ</u>

Telephone number at premises (if any)	<u>N/A</u>
Non-domestic rateable value of premises	<u>£</u>

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as
Please tick as appropriate

- | | |
|---|---|
| a) an individual or individuals * | ☒ please complete section (A) |
| b) a person other than an individual * | |
| i. as a limited company | ☒ please complete section (B) |
| ii. as a partnership | ☐ please complete section (B) |
| iii. as an unincorporated association or | ☐ please complete section (B) |
| iv. other (for example a statutory corporation) | ☐ please complete section (B) |
| c) a recognised club | ☐ please complete section (B) |
| d) a charity | ☐ please complete section (B) |

- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☐

I am making the application pursuant to a statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr ☒	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname HEBBORN			First names WILLIAM JAMES		
I am 18 years old or over				☒ Please tick yes	
Current postal address if different from premises address		HEBBORNS YARD OLD BICESTER ROAD KIDLINGTON OXFORD			
Post town	OXFORD			Postcode	OX52PX
Daytime contact telephone number [REDACTED]					
E-mail address (optional) [REDACTED]					

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
11	07	2026

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

UNIT 3 SEAVIEW COURT IS HOME TO THE GOLDDUST F.E.C ARCADE
THE BAR FOR WHICH WE REQUIRE THIS LICENCE FOR, WILL BE LOCATED
IN ONE END OF THE ARCADE

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☐
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Supply of alcohol (if ticking yes, fill in box J) ☒

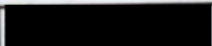
In all cases complete boxes K, L and M

A

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	☒
				Off the premises	☒
				Both	☒
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) DURING WINTER MONTHS OCTOBER - MARCH THERE WILL BE LIMITED OPENING DUE TO BEING LESS FOOT FAL.		
Mon	12:00	22:00			
Tue	12:00	22:00			
Wed	12:00	22:00			
Thur	12:00	22:00			
Fri	12:00	22:00			
Sat					
Sun	12:00	22:00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name		TAYLA HERRING
Address		
Postcode		
Personal licence number (if known)		TDx2650
Issuing licensing authority (if known)		TENDRING DISTRICT COUNCIL

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

THE BAR IS LOCATED INSIDE A FAC ARCADE.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	OPEN DAILY DURING THE SUMMER SEASON LIMITED OPENING DURING WINTER MONTHS
Mon	12:00	22:00	
Tue	12:00	22:00	
Wed	12:00	22:00	
Thur	12:00	22:00	
Fri	12:00	22:00	
Sat	12:00	22:00	
Sun	12:00	22:00	
			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)

A.1 - APPENDIX A

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

b) The prevention of crime and disorder

THERE WILL BE CCTV
THERE WILL BE SIGNS DISPLAYING, ANTISOCIAL BEHAVIOUR, DRUG USE
OR VIOLENCE WILL NOT BE TOLERATED.

c) Public safety

THERE WILL BE CCTV

d) The prevention of public nuisance

ANY NOISE WILL BE MONITORED
ANY LITTER WILL BE REMOVED

e) The protection of children from harm

THERE WILL BE UNDER 25 SIGNS LOCATED AROUND THE BAR
+ NUMEROUS AGE LAW SIGNS.

Checklist:**A.1 - APPENDIX A**

Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☐
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

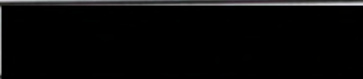
IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK. (Please read guidance note 14)

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please read guidance note 14)

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	13-05-2026
Capacity	Company Director / OWNER.

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	



Premises Grant

The Beach Bar



Scale : 1:1226

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Organisation	Tendring District Council
Department	Licensing Department
Comments	26/00305/PREMGR
Date	06 July 2026
SLA Number	100018684

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OBJECTOR 1

From: [REDACTED]

Sent: 20 June 2026 16:36

To: Licensing Section

Subject: Representation regarding premise licence application-The beach bar ,unit 3,Seaview court (pier approach)

To the tendring district council licensing team,

I am writing to submit my formal representation regarding the recent application for a new premises licence submitted by William Hebborn /Hebborn and son ltd for The beach bar,unit 3, Sea View Court,Pier Approach,Walton-on-the -Naze.As a resident ,I wish to register my objection to this 7 -day-a-week alcohol licence based on the following licensing objectives :Prevention of public nuisance , I am concerned that a 7 day alcohol licence in this prominent , open seafront location will lead to noise pollution , public disturbance ,increase crime rate , will not be in line with the conservation order as frontage has been change and littering near pier approach, negatively impacting the local enviroment and nearby residents.Public Safety , The area directly opposite Walton Pier experience heavy pedestrain and vehicular traffic".

."Introducing an outdoor / semi- outdoor alcohol venue to sell alcohol would cause issues as there is only space on the public highway to place seating , also the area isnt well lite with only one street light for that area.I dont belive there is any rest room in the the apposed beach bar and the public toilets close earlier in the winter".

months.Prevention of crime , "Allowing a new venue to sell acohol daily creates high risk of late night anti-social behaviour and alcohol related disorder ,in a poor lite area ,that is already a busy focal point for vistors.Prevention of children. "Pier approach is for familys and young chilren visting Walton Pier and beach.Opening a open bar in this specffic way will exposing minors to anti- social behaviours ""I request that the licensing committee takes thease factor into full consideration and refuses the licence ".



Representation regarding Premises Licence Application – The Beach Bar, Unit 3, Sea View Court, Pier Approach, Walton on the Naze

To the Tendring District Council Licensing Team:

I am writing to submit my formal representation regarding the recent application for a new Premises Licence submitted by William Hebborn / Hebborn and Son Ltd for The Beach Bar, Unit 3, Sea View Court, Pier Approach, Walton-on-the-Naze.

Context: The bar will be situated underneath the approx.17 flats of Seaview Court which are occupied by single people, couples and at least 7 families with young children and babies. I have spoken to some whom would only wish to object if they could remain anonymous, [REDACTED]

[REDACTED] Next door is Clifton Court with an older mix of couples, single occupants and a family. We already have to endure the excessive noise from music, cooking smells from the chimney on the mobile chip shop, rubbish often left on the street and an increase in rats which have been seen under the two “mobile units” units opposite the pier, and as you know these units have no planning permission, refused twice and a questionable music licence, and water supply and water discharge.

I have lived in [REDACTED] and in the 3.75 years I have lived here the pier has not been an issue with loud music, smells or rubbish. I understand Seaview Court (Old Pier Hotel) housed the Sanctuary Bar but this should not set a precedent for a bar being there now as that was closed in early 2000s when Clifton Court was not built and Seaview Court was not residential.

As a nearby resident, I wish to register my objection to this 7-day-a-week alcohol licence for the hours 12noon until 10pm based on the following licensing objectives:

Prevention of Public Nuisance:

I am concerned that a 7-day alcohol licence in this prominent, open seafront location will lead to increased noise pollution, public disturbance, and littering on Pier Approach, negatively impacting the local environment and nearby residents and visitors to the pier and beach and general area of Pier Approach, at times a busy, pleasant walk through thoroughfare. Whilst renovation of the unit was recently taking place music was playing at a severely high decibels at times, hopefully not a test of things to come in the bar. The two “mobile units” Mr Hebborn owns nearby frequently leave bags of rubbish (not in bin) on the street and behind/in-between the units, his own precedent for a new premises. Alcohol can lead to drunkenness and high spirits, broken glass and sometimes fights in what is mainly a residential area, with the pier and the long-standing Beach hut café. This would be unacceptable and at times unavoidable.

Public Safety: The area directly opposite Walton Pier experiences heavy pedestrian and vehicular traffic, a Saturday weekly park run and even in the winter often busy with dog walkers, walkers and people walking from Frinton to Walton and vice versa. Introducing an outdoor/semi-outdoor alcohol venue here could create crowd management issues and more hazards on the public highway. Nobody wants heavy drinkers or drunks around. Is there an application to have seating on the public highway? If so please refuse. An aside, red lines should really be on one side

of this road, yellow the other to allow for disabled drop off. Points above also apply. There is no parking for any bar visitors.

Prevention of Crime and Disorder: Allowing a new venue to sell alcohol daily creates a high risk of late-night anti-social behaviour and alcohol-related disorder in an area that is already a busy focal point for visitors during the day time. The Pier is closed from November until Easter and usually closed by 6pm in off season/week and is rarely open past 8pm on summer holiday evenings. When it is dark evenings there is one street light on Pier approach opposite the pier on the Clifton Court side, ample for walking past but otherwise often very dark. Why would the residents of Clifton Court and Seaview Court want a bar in a residential area, often deserted in autumn/winter attracting drinkers, drunkenness, noise and potential anti-social behaviour and potential drugs. There does not need to be an exacerbation of anti-social behaviour and loud music which I feel the Beach Bar would cause in a residential area.

Protection of Children from Harm: Pier Approach is a primary route for families and young children visiting Walton Pier and the beach and beach huts. Operating an open bar in this specific walkway risks exposing minors to anti-social behaviour, spillage of its patrons onto an already busy thoroughfare in peak summer season. Young families with babies and small children live in the flats above and several others in Seaview Court. Listening to loud music, viewing perhaps drunks out of their overlooking windows and trying to sleep on school nights would be unacceptable.

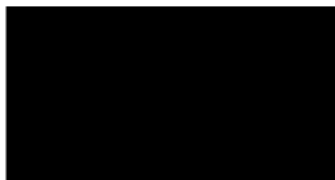
This is deemed a conservation area, already a major factor in the refusal of planning permission for Mr Hebborn's two "mobile catering units". Pre-empting his licence application alterations to the Beach bar have already taken place, changing the windows and sill into a wooden, ranch themed window coverage. A beach bar would not be in keeping with the conservation area of the pier and two residential blocks.

Do the premises have toilets? When the nearby Pier Approach ones are closed of an evening where would the bar's patrons go?

I request that the Licensing Committee takes these factors into full consideration and refuses the licence. If it, in my opinion, stupidly grants it, it must impose strict conditions, such as restricted operating hours, none at all in the off-peak season and a ban on outdoor drinking, legal refuse collection and a no music condition.

I implore you to put the consideration of the residents of the 35 plus flats of Clifton Court and Seaview Court, and day-trippers to the seaside and passers-by this sea area, above the licensing of a bar in a conservation status, residential area, which is extremely quiet of an evening for the majority of the year, above that of Mr Hebborn and his businesses which have already proven with the excessive noise, smells, rat issue and rubbish issue, oft many bags left on the public highway (photos available) of his close by two "mobile units" that he has little regard for the concerns of the residents.

Please find my mandatory contact details below



OBJECTOR 3

From: [REDACTED]
Sent: 22 June 2026 17:08
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Objection to License application 26/00305/PREMGR

Representation Regarding Premises Licence Application 26/00305/PREMGR – The Beach Bar, Unit 3, Sea View Court, Pier Approach, Walton-on-the-Naze

To the Tendring District Council Licensing Team,

I wish to formally object to the premises licence application for The Beach Bar, Unit 3, Sea View Court, Pier Approach, Walton-on-the-Naze.

This application should be considered in the wider context of the applicant's existing activities at this location. The applicant has a history of anti-social behaviour concerns associated with his nearby catering units and continues to operate those units despite planning permission having been refused both by the Council and on appeal. This raises concerns about respect for regulatory controls and the potential impact of further commercial activity in this sensitive location.

The proposed premises are situated within a designated conservation area and directly beneath and adjacent to residential flats occupied by families, children, couples and elderly residents. The quiet residential character of the area was a significant factor in previous planning refusals for catering units at this site. A licensed bar would be wholly out of keeping with the character of the conservation area and residential seafront environment.

Prevention of Public Nuisance

Granting a seven-day alcohol licence is likely to increase noise, disturbance, littering and public nuisance in what is primarily a residential area. Residents already experience issues associated with the unauthorised catering units, including noise, rubbish, increase in vermin and cooking odours. The introduction of alcohol sales would significantly increase the likelihood of loud behaviour, congregation of drinkers and disturbance to residents, particularly those living directly above and very close to the premises.

Prevention of Crime and Disorder

The sale of alcohol creates a risk of increased anti-social behaviour, disorder and alcohol-related incidents. Given the applicant's existing history of complaints and the location's residential nature, there is legitimate concern that the premises would exacerbate existing issues and negatively affect local residents and visitors.

OBJECTOR 3**Public Safety**

The site is located on a popular beachfront route used by pedestrians, visitors, families and beachgoers throughout the year. There is no dedicated parking provision for the premises, which is likely to create additional congestion and safety concerns on Pier Approach.

Protection of Children from Harm

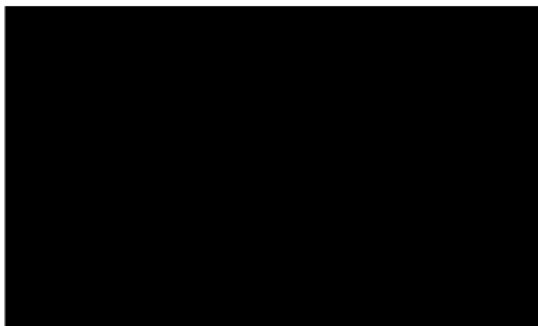
This location is frequented by large numbers of families and children visiting the beach and pier. Children also live in the flats directly above and surrounding the proposed bar. An alcohol-led premises in this location would increase children's exposure to drunken behaviour, foul language and other alcohol-related issues.

There are also safeguarding concerns regarding broken bottles and drinking glasses. The beach, promenade and surrounding area are regularly used by barefoot children and families. The risk of glass-related injuries would inevitably increase if alcohol is consumed in this immediate beachfront location.

Furthermore, there is no demonstrated need for a licensed bar at this site. There are numerous vacant and suitable commercial premises within Walton town centre, only a very short walk away, where pubs, bars and licensed premises are more appropriately located and where the impact on residential amenity would be significantly reduced.

For these reasons, I respectfully request that the Licensing Committee refuses this application in order to uphold the licensing objectives of preventing public nuisance, preventing crime and disorder, protecting public safety, and protecting children from harm.

Yours faithfully,



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Mr W Hebborn
Hebborns Yard
Old Bicester Road
Kidlington
Oxford
OX5 2PX

Licensing Section
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Tel: (01255) 686565
Email: licensingsection@tendringdc.gov.uk
Please ask for: John Leonard
Our reference : 26/00305/PREMGR

24.06.2026

**Licensing Act 2003 – Representation against premises licence application
The Beach Bar, Unit 3 Sea View Court, Pier Approach, Walton On The Naze, Essex CO14
8DZ**

The Licensing Authority, acting as a Responsible Authority under the Licensing Act 2003, has reviewed the above application. The premises is currently used as a Family Entertainment Centre (UFEC) offering amusement machines and family-oriented entertainment with a current application for the grant of a premises licence offering the facility to sell alcohol on and off the premises.

The Licensing Authority has a statutory duty to promote the four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Having assessed the operating schedule, the Licensing Authority is not satisfied that the applicant has demonstrated sufficient measures to mitigate the risks associated with introducing alcohol into a child-centred environment.

In addition, the Licensing Authority has significant concerns following an onsite inspection that the premises does not currently provide any toilets for staff or customer to use, which is incompatible with the safe and lawful operation of a licensed premises under the Licensing Act 2003 and associated public safety duties.

During the visit, and in discussions with both your colleague on site and yourself via telephone, the provision of CCTV and the installation of a barrier at the premises were discussed.

When we enquired about toilet facilities for patrons, your colleague advised that customers would be expected to use the public toilets located on the hill, some distance from the premises.

On 24 June 2026, you contacted the Licensing Team to discuss the matter further. During that conversation, concerns were raised regarding this arrangement, as it would not represent best practice in terms of public safety and the prevention of public nuisance.

You subsequently advised that there had been some confusion and misunderstanding regarding the information provided by your colleague. You confirmed that there is, in fact, an outbuilding / room towards rear of the UFEC part of the building on site which would be converted and made available as toilet facilities for patrons.

During the same conversation, you also advised that you now wished to install a serving hatch at the premises. This was the first occasion on which the proposed serving hatch had been discussed with the Licensing Team, and it was only following this discussion that an updated site plan was submitted for our consideration.

This representation is therefore submitted to ensure the licensing objectives are upheld. The Licensing Authority may make representations where it considers that granting the licence would undermine the licensing objectives. Section 182 guidance is clear that premises primarily used by children require enhanced safeguards when alcohol is present.

Licensing Authority Concerns

1. Protection of Children from Harm

A UFEC is, by definition, a child-focused environment. The introduction of alcohol creates risks including:

- Increased likelihood of intoxicated adults in proximity to children
- Difficulty supervising mixed-use spaces
- Potential for alcohol to be carried into children's gaming areas
- Safeguarding concerns where children may be left unsupervised

The operating schedule does not adequately address these risks.

2. Prevention of Crime and Disorder

Alcohol consumption in a leisure/amusement setting can lead to:

- Anti-social behaviour
- Disputes around gaming machines
- Increased incidents requiring staff intervention

The application lacks detail on staffing levels, supervision, and incident management.

3. Public Safety

The premises layout indicates shared circulation routes between alcohol-consuming adults and children. Without clear separation, risks include:

- Slips/trips from drinks
- Poor visibility for staff supervising children
- Difficulty managing capacity in mixed-use areas

Absence of Toilets – Public Safety and Welfare Risk

The Licensing Authority is particularly concerned that the premises does not provide any toilets for their staff and customers, despite seeking authorisation for the sale and consumption of alcohol.

This raises several public safety and welfare issues:

- Customers consuming alcohol require access to appropriate sanitary facilities.
- Lack of toilets increases the likelihood of customers leaving the premises while drinking, heightening risks of disorder, nuisance, and safeguarding issues.

- The absence of welfare facilities is inconsistent with safe occupancy management and undermines the ability to comply with the licensing objectives.
- For public safety reasons, the premises to be used must be “safe for the purposes for which they are used”, which cannot be achieved without basic sanitary provision.

The Licensing Authority considers the absence of toilets to be a fundamental operational deficiency that must be addressed before any licence permitting alcohol sales can be granted.

4. Prevention of Public Nuisance

Off-sales from a UFEC raise concerns about:

- Street drinking
- Consumption in the immediate vicinity

The lack of toilets further increases the likelihood of nuisance outside the premises.

Licensing Authority Position

The Licensing Authority does not object to the principle of alcohol sales if the applicant accepts conditions that are appropriate and necessary to mitigate the identified risks.

However, the Licensing Authority cannot support the grant of a licence unless and until adequate customer toilet facilities are installed and available for use. This is a minimum requirement for public safety and responsible alcohol management.

If the applicant does not agree to the conditions below, and does not address the absence of toilets, the Licensing Authority requests that the Licensing Sub-Committee refuse the application.

Proposed Conditions (Appropriate and Necessary)

Protection of Children from Harm

- Alcohol may only be sold and consumed in a designated, enclosed, and supervised area clearly separated from all children’s gaming and activity zones.
- Alcohol must not be taken into any children’s gaming areas at any time.
- A Challenge 25 age-verification policy must be implemented, with documented training for all staff.
- All staff must receive safeguarding training, including dealing with unaccompanied or vulnerable children. (Records to be kept for a minimum of 12 months and made available to authorised officers upon request)
- Fixed physical barriers shall be installed and maintained to provide a clear and permanent separation between the bar area where alcohol is sold or supplied and the Unrestricted Family Entertainment Centre (UFEC). These barriers must:
 - Be of solid, non-removable construction;
 - Prevent direct access between the UFEC and the bar area;
 - Ensure that customers, particularly children, cannot enter the bar area from the UFEC except via a designated supervised access point;
 - Be kept in good repair and remain in place at all times the premises is open to the public.

Prevention of Crime and Disorder

- A comprehensive CCTV system shall be installed and maintained at the premises covering all public areas, including entrances and exits. The system shall be operational whenever the premises are open to the public. Recordings shall be retained for a minimum period of 28 days and made available to the Police or authorised officers upon request. At least one member of staff trained in the operation of the system shall be present during trading hours and capable of downloading footage without delay

- A written incident log must be maintained and made available to Responsible Authorities on request.
- No irresponsible drinks promotions as defined by the Mandatory Conditions.
- Staffing levels must be sufficient to supervise both the alcohol area and the UFEC floor at all times.

Public Safety

- A written risk assessment must be maintained addressing the interaction between alcohol consumption and UFEC activities.
- All drinks must be served in polycarbonate or shatterproof containers.
- A maximum capacity of patrons for the alcohol-designated area must be set and monitored.
- Customer toilets must be installed, maintained, and accessible at all times the premises is open to the public.

Prevention of Public Nuisance

- Clear signage must request customers to leave quietly.
- Off-sales must be in sealed containers only.
- No open containers of alcohol may be removed from the premises.

Conclusion

The Licensing Authority has concerns regarding this application due to the significant changes and clarifications that have emerged only after the initial site visit and subsequent discussions. Key elements of the operation, including the provision of patron toilet facilities and the installation of a serving hatch, were either not disclosed or were inaccurately described during the initial stages of the application process. These matters only came to light following further engagement with the applicant and the submission of a revised plan.

The Licensing Authority is concerned that these late amendments give the impression that aspects of the operating arrangements have not been fully considered or developed prior to the application being submitted. The evolving nature of the proposals makes it difficult for responsible authorities to properly assess the likely impact of the premises on the licensing objectives and raises concerns as to whether appropriate measures are in place to promote public safety and prevent public nuisance.

In particular, concerns arose regarding the apparent lack of dedicated toilet facilities for patrons, with the initial proposal being that customers would use public conveniences located some distance away from the premises. While it has since been confirmed that an outbuilding / room towards rear of the UFEC part of the building which will be converted into a toilet facility, this information was not provided until concerns had been raised by the Licensing Team. Similarly, the proposed serving hatch was not disclosed until a later stage, resulting in the submission of an amended plan after discussions had taken place.

The Licensing Authority submits this representation to ensure that the licensing objectives, particularly public safety, the prevention of public nuisance, and the protection of children from harm, are robustly upheld.

However, the Licensing Authority would consider this representation if the applicant agrees in writing to the conditions proposed by the Authority and provides adequate toilet facilities for patrons prior to the premises licence being granted. Furthermore, the Authority would expect all proposed operational arrangements, including the serving hatch and any associated controls, to be clearly reflected within the final approved plans and operating schedule to ensure the promotion of the licensing objectives.

Please don't hesitate to contact the licensing team ,If you would like to discuss any amendments.

Yours sincerely,

J. Leonard

John Leonard, LICENSING ENFORCEMENT OFFICER

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