**MINUTES OF THE MEETING OF THE PREMISES / PERSONAL LICENCES SUB-COMMITTEE,
HELD ON MONDAY, 2ND NOVEMBER, 2026 AT 10.30 AM
IN THE COMMITTEE ROOM, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE**

Present:	Councillors Casey, J Henderson and Wiggins
In Attendance:	Sarah Opene (Litigation Lawyer), Emma King (Licensing Officer), John Leonard (Licensing Enforcement Officer), Katie Moss (Democratic Services Officer), Matthew Ramsden (Planning Enforcement Officer), Kim Black (Licensing Technical Officer) and Anna Jenkins
Also In Attendance:	Kim Black (Licensing Technical Officer) and Anna Jenkins (Licensing Technical Officer)

6. ELECTION OF A CHAIRMAN FOR THE MEETING

It was moved by Councillor Wiggins, seconded by Councillor Casey and:-

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

7. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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

8. MINUTES OF THE LAST MEETING

It was moved by Councillor Casey, seconded by Councillor Wiggins and:-

RESOLVED that the minutes of the meeting of the Sub-Committee held on Monday, 20 July 2026, be approved as a correct record and signed by the Chairman.

9. DECLARATIONS OF INTEREST

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

10. REPORT OF THE ASSISTANT DIRECTOR (CORPORATE POLICY & SUPPORT) - A.1 - GRANT OF A PREMISES LICENCE, LITTLE BEAR BAR, 7 HIGH STREET, MANNINGTREE, ESSEX

It was reported that the application had been 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.

Members of the Sub-Committee were informed that the applicant had described The Little Bear Bar as the workshop space of 7 High Street, Manningtree, which was located at the rear of the building. The primary access would be via North Street. The space had

a maximum capacity of 30 people indoors, with a small outdoor patio with a maximum capacity of 20 people.

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

Everyday 12:00 to 23:00

Sale of alcohol on and off the premises hours:

Everyday 12:00 to 23:00

Non-Standard Timings

From 12:00 Christmas Eve until 00:00 Christmas Day (indoors only from 21:00)
From 12:00 New Years Eve until 01:00 New Years Day (indoors only from 21:00)

The full application document was attached at Appendix A to the Officer report (A.1).

It was reported that 19 representations/objections had been received from residents in relation to the application. Those letters of objections were attached at Appendix B to the Officer report (A.1).

One representation had been received from the Council's Planning Authority who were a Responsible Authority. That letter of objection was attached at Appendix C to the Officer report (A.1).

Present at the meeting were: Callum Mair (the Applicant) and his representative, Robert Sutherland; Matthew Ramsden, representing Tendring District Council Planning as a responsible authority; and members of the public, namely Michael Monaghan, Ray Smith, Gill Renney, Graham Partridge and another member of the public who would be referred to as "Objector A".

The applicant, Callum Mair, addressed the Sub-Committee with an overview of his plans for the premises and supporting information for the application. The applicant's representative, Robert Sutherland also addressed the Sub-Committee with further supporting information for the application.

Questions by Members (unless stated otherwise):-	Answers:-
Can you provide clarification on the current toilet arrangements?	(Applicant's representative) The plan within the agenda pack shows three toilets, but currently the premises has one. Should a licence be granted, the applicant will proceed with plans to install the other two toilets.

Matthew Ramsden, Planning Enforcement Officer for Tendring District Council, made a submission on behalf of the Local Planning Authority (the objecting responsible authority).

Questions by Members (unless stated otherwise):-	Answers:-
Can you confirm that there have been no objections from highways or Essex Police?	(Matthew Ramsden) I can confirm that is correct.
(Robert Sutherland) If the applicant was to defer opening the premises as a bar until after the planning application has been considered, would this satisfy the responsible authority?	(Matthew Ramsden) If there are conditions to this effect, yes.
(Robert Sutherland) I note that Environmental Health has not provided any objections or comments, but they attended the premises during the summer and reported to the applicant that there were no issues. If I forwarded this information, would this be suitable?	(Matthew Ramsden) Unfortunately we can only accept official responses to the consultation directly from Environmental Health and they have not provided such a response.

Further submissions were made by the five objectors present at the meeting, Objector A, Michael Monaghan, Ray Smith, Gill Renney and Graham Partridge.

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 Moss) 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 little bear bar, 7 High Street, Manningtree, Essex, CO11 1AG

The application was introduced by licensing officer Emma King. In summary she stated that the application was for sale and consumption of alcohol from 12pm to 23:00 every day. The principal entrance being via North street with indoor occupation for 30 and outdoor for 20 people. Consultation was undertaken with 20 objections received with one objection received from the planning authority.

The applicant was present alongside Mr Robert Sutherland his representative. He stated that he has a love for hospitality and has worked in hospitality since he was 14. He wants to create a space, and his vision is for a drinks and burger bar. He wants it to bring life to the town centre and for locals to simply pop in for a drink. He wants to work with the council, police and the wider community. Before their first event they knocked on doors in a bid to engage with local residents. He mentioned hundreds of houses being built and the dynamic of the local area changing and wanting Little Bear Bar to be a place where local people feel they belong.

Mr Sutherland stated that if planning refuses the application, then the premises does have a class E permitted use. In relation to the highways, he stated that there is no safety concerns with no objection received. In regards nuisance, the environmental officer has indicated no concerns. He references an acoustic report which he says was prepared for the planning application alongside the noise management policy and that should the license be granted conditions be added to require compliance

He said that the applicant is prepared to have regular meetings and to accept conditions to the noise report. He mentioned no representation from police and environmental health.

He mentioned that opinion has been divided between those in support and those against and that the Applicant has sought to continuously engage with local residents. When asked about toilets he said there are 3 toilets with 2 needing to be constructed.

Matthew Ramsden spoke on behalf of the planning authority, he confirmed no objection was received in relation to the application with concerns raised from the environmental team. He states that there is only one WC within the planning application and there are 3 toilets proposed at the moment. He says the area for the other 2 toilets are bin stores and that the area is a conservation area. He confirmed there are no issues with the police and none with the highways.

Objector A expressed her objection stating that it is based on almost 20 years of lived experience not assumptions. She said the former White Hart operated from the town and not North Street. When the bar opened in June residents witnessed intoxicated people interfering with vehicles and bins amongst others. She stated that there were recordings lodged with environmental health. There are also concerns for the sharp bend and she respectfully requested that the application be refused.

Michael Monaghan, he said he had lived in the area for 30 years and would not be here but for the TEN applications granted earlier in the year which meant that the noise was unbearable so much that even closing the window did not help. He does not object to what the applicant is trying to do just that it is in the wrong place.

Ray Smith stated his objections were in line with what Michael had said, the noise experienced felt like loudspeakers were on the site. There is also a safety concern with no pavement or demarcation. Children playing in the summer are within inches of passing traffic and it is sad that highways have looked at it from the bakery perspective and it needs to be revisited.

Gill Renney stated they are already affected with anti-social behaviour. She says noise is funnelled due to the buildings surrounding the bar. She says she should be allowed to open her windows without hearing 20 voices and she also felt uncomfortable with people looking up into her window. She says that the noise team were to send her a link to record the noise but unfortunately this arrived after the event. There are also concerns with cars using the narrow road and there is concern for adults and children.

Graham Partridge one of the central concerns of the premises is that the premises entrance is situated on North Street. It is unfortunate that the highways assessment was a desktop assessment. The premises seeks to invite families including children. He stated that motorists use North Street as a rat run as a way to avoid congestion on the

High Street. The street has no streetlights. He highlighted the issue of the one toilet on the site for about 50 people which he suggests may lead to people possibly urinating on neighbouring properties one of which is his property.

In closing - the applicant stated that they have never advertised as being family friendly. It was again highlighted that there is no representation from the police and that it is important. He went on to say that if there were nuisance concerns the environmental health would be under an obligation to make representation. The acoustic report is also highlighted. Children under 16 are to be accompanied by an adult.

The Sub-Committee 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, the objecting authority and the Council's 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 but subject to the below conditions and any other mandatory condition:

1. *All beverages intended for consumption within external customer areas where regulated entertainment is taking place shall be served in polycarbonate, plastic, or other non-glass drinking vessels.*
2. *The installation and maintenance of a CCTV system of the premises inclusive of the outdoor sitting area capable of recording and retaining footage for a minimum of 28 days and available to be viewed upon request by authorised licensing officers or Essex police.*
3. *Installation of 2 additional toilet facilities, including accessible toilet provision, shall be maintained in a clean and operational condition and made available for customer use at all times whilst the premises are open to the public.*
4. *Suitable physical barriers shall be installed and maintained around the external customer area to prevent patrons from entering the adjacent highway, except via designated access and egress points*
5. *The business operator shall ensure that the submitted noise management policy is complied with (Part C of the Noise Impact Assessment) during business operating hours. All staff members shall be made aware of this policy to ensure that they are able to promote the steps outlined. This shall also be included in any staff training procedure.*
6. *Any subsequent amendments to the Noise Management Policy must be agreed in writing with an officer from the Environmental Protection Department at Tendring District Council before implementation.*

Note: this grant is not grant of a planning permission and any breach of planning permission may be enforceable.

Anyone aggrieved by this decision can appeal to the Magistrate's Court within the relevant statutory period.

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

The meeting was declared closed at 1.32 pm

Chairman