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Tendring District Council

IAN DAVIDSON, CHIEF EXECUTIVE, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, ESSEX, CO15 1SE. TELEPHONE (01255) 686868

AGENDA

PREMISES / PERSONAL LICENCES SUB-COMMITTEE

DATE:	**Monday, 2 November 2026**
TIME:	**10.30 am**
VENUE:	**Committee Room, Town Hall, Station Road, Clacton-on-Sea, CO15 1SE**

MEMBERSHIP:

Councillor Casey
Councillor J Henderson
Councillor Wiggins

Chief Executive
Ian Davidson

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DATE OF PUBLICATION: Friday, 23 October 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 Committee is asked to note any apologies for absence and substitutions received from Members.

3 Minutes of the Last Meeting (Pages 5 - 10)

To confirm and sign as a correct record, the minutes of the last meeting of the Committee, held on Monday, 20 July 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 & Support) - A.1 - Grant of a Premises Licence, Little Bear Bar, 7 High Street, Manningtree, Essex (Pages 11 - 72)

To inform Members that an application has been received from Mr Callum Muir of Little Bear Bar Ltd 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 Little Bear Bar, 7 High Street, Manningtree, 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 room and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance is greatly appreciated.

**MINUTES OF THE MEETING OF THE PREMISES / PERSONAL LICENCES SUB-COMMITTEE,
HELD ON MONDAY, 20TH JULY, 2026 AT 10.00 AM
IN THE COMMITTEE ROOM, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE**

Present:	Councillors A Cossens, Davidson and J Henderson
In Attendance:	Sarah Opene (Litigation Lawyer), Michael Cook (Licensing Manager), Emma King (Licensing Officer), John Leonard (Licensing Enforcement Officer), Katie Koppenaal (Democratic Services Officer) and Bethany Jones (Democratic Services Officer)
Also in Attendance:	Kim Black (Licensing Technical Officer), Anna Jenkins (Licensing Technical Officer)

1. ELECTION OF A CHAIRMAN FOR THE MEETING

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

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

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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

3. MINUTES OF THE LAST MEETING

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

RESOLVED that the minutes of the meeting of the Sub-Committee held on Wednesday, 13 May 2026, be approved as a correct record and be signed by the Chairman.

4. DECLARATIONS OF INTEREST

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

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

Members were informed that an application had been received from Mr William Hebborn for the grant of a premises licence under the Licensing Act 2003. The application had related 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.

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

The Licensing Officer, Emma King, informed the Sub-Committee that the applicant had described The Beach Bar as home to the Gold Dust Family Entertainment Centre Arcade and that the bar was to be located in one end of the arcade.

The applicant proposed 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 was attached as Appendix A to the report (A.1).

The Sub-Committee were informed that three representations/objections had been received from residents in relation to the application and that those letters of objection were attached as Appendix B to the report (A.1).

Members were further informed that one representation had been received from the Council's Licensing Authority who were a Responsible Authority and their letter of objection was attached as Appendix C to the report (A.1).

Present at the meeting were William Hobborn, the Applicant; and the objectors, Catherine Griffin and Hayley Mann.

The applicant, William Hebborn, addressed the Sub-Committee with an overview of his plans for the premises.

Questions by Members (unless stated otherwise):-	Answers:-
(Objector) Does the premises currently have working toilets?	(Applicant) Yes.
Is the toilet at the premises for public use?	(Applicant) Yes.
How many staff will be working at the premises?	(Applicant) 4 staff plus a security/doorman.
Has the toilet that is shown on the floorplan drawing been installed?	(Applicant) Yes.
The floor plan does not show a rear fire exit. Could there be one?	(Applicant) At the rear of the premises, there are double doors used for moving amusement machines in and out. Although not shown on the floor plan, this access point could also serve as an additional fire exit.
On page 28 of the agenda, you have answered the question on the	(Applicant) A waste-management system would be in place, with Veolia

prevention of public nuisance “any noise will be monitored” and “any litter will be removed”, can you expand on this?	responsible for scheduled bin collections. To address potential noise concerns, levels would be monitored, and any excessively loud customers would be asked to moderate their behaviour. It is also worth noting that the surrounding area already experiences a high level of noise.
Under the question addressing the prevention of crime and disorder you have answered that there would be CCTV and signs displayed, can you expand on this?	(Applicant) Staff would be required to monitor the CCTV, signage and behaviour of customers closely.
Can you tell us more about how you would promote the protection of children from harm licensing objective?	(Applicant) There would be barriers separating the bar from the amusement area, should the amusement area remain, but if we decided to remove the amusement area, this would not be necessary.
(Objector) Will the toilet be a disabled toilet and the premises have disabled access?	(Applicant) Yes.
(Objector) Do you have a music licence?	(Applicant) Yes.
(Objector) Will there be customers drinking alcohol outside?	(Applicant) Yes, we plan to serve takeaway alcohol.
Please can you address our concerns regarding a takeaway bar in a family orientated environment?	(Applicant) The pier previously had a facility whereby takeaway alcohol was offered and there were not any incidents of antisocial behaviour because of that facility.
You mentioned that you thought it would be nice to open a bar so people can buy a bottle of wine – are there other bars in the vicinity?	(Applicant) Yes.
(Licensing Enforcement Officer) What hours would the four members of bar staff be working and are security going to be SIA certificated?	(Applicant) The four members of bar staff would cover the opening hours, and yes, they will.
(Licensing Enforcement Officer) Are you going to install a disabled toilet?	(Applicant) If I am required to, I will do so.

John Leonard, Licensing Enforcement Officer for Tendring District Council, made a submission on behalf of the Licensing Authority (the objecting responsible authority).

Further submissions were made by the two objectors present at the meeting, Catherine Griffin and Hayley Mann.

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 Koppenaal) 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 The Beach, Unit 3, Sea View Court, Pier Approach, Walton-on-the-Naze, Essex, CO14 8DZ.

In reaching its decision, we have taken into account the views expressed by the Applicant Mr Hebborn.

A report of the application was made by Emma King who stated that an alternative plan was submitted on 24 June 2026 being the final date of the representation which showed drinks needing to be sold from a hatch. In accordance with the licensing act relevant consultation has been undertaken and 3 representations were received from members of the public. 2 objectors were present at the hearing and there was also an objection from a relevant authority being the licensing authority.

In her report Emm King also stated that the applicant was advised that any proposed amendments will be circulated.

Mr Hebborn stated in his submission that if it will make it easier, he can remove the arcade. He said the premises had previously been a bar but had not served as a bar for many years. He is just wanting to give people what they want. He stated that he had written letters to the individuals above the premises and there is no objection meanwhile "these guys are 300 metres away and if anyone should object it should be those individuals. This was said in reference to the objectors in the room. He stated that it will be a seasonal thing, but I don't want to class it as a seasonal thing.

Objectors present at the hearing were Hayley Mann and Catherin Griffin. In their objections Catherine stated that she is a resident of Clifton court and that when the premises was previously a bar Clifton court had not been built. She implored the sub-committee not to grant the license for the various reasons given in her objection both in person and in writing.

Mr Hebborn was asked if there was a working toilet to which he said yes.

John Leonard on behalf of the licensing authority stated in his submission that the licensing authority is not satisfied that the applicant has demonstrated sufficient

measures to mitigate the risks associated with introducing alcohol to a child centred environment and that should the committed be minded to grant a license conditions should be imposed.

He stated that the applicant seeks the sale of alcohol on and off the premises, however, during the site visit and in discussions with the applicant a number of concerns arose i.e there was no toilet and the customers were required to use the public toilet, little information on CCTV coverage, the introduction of a hatch and the continuing evolving nature of the license has been a point of concern.

Questions were posed to the applicant i.e how many bar staff to which he said there will be 4 with a door man making sure all is fine. Mr Hebborn said the toilet has since been installed since the drawing was received. When asked about a fire exit, he said there can be one if needed as there was a door that could serve as an exit. The Applicant stated that the fire chief had been to the site with no concerns.

When asked about noise being monitored and litter being removed. He said we have waste management, and Veolia would collect and as for the noise if it gets excessive people will be told to quieten down. When asked about CCTV he was asked what measures are in place and he said the staff will vigorously monitor it. When asked do you have disabled toilets and access, he stated that there is a toilet but not disabled however if there was a requirement for one to be installed, he would do so. When asked where people would sit, Mr Hebborn's response was that drinks will be in plastic cups and customers can drink anywhere they want. When asked what hours will the four bar staff be doing, he stated that they would be for the full opening hours. He was also asked about security is it SIA to which he said yes.

In clarification the licensing officer Emma King stated that the premises has not held a license since the authority became a licensing authority.

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 in this application is to refuse the application.

The licensing sub-committee is concerned with the state of inconsistency in Mr Hebborn's application and submission and the consistent shift in his position is cause for concern and not in accordance with the licensing objectives. In his submission he mentions customers buying alcohol in cups which is not in line with the application before the sub-committee, there is concerns for public welfare and safety and the protection of children from harm as there is potential of alcohol in children's gaming areas amongst others.

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 meeting was declared closed at 12.17 pm

Chairman

PREMISES/PERSONAL LICENSING SUB-COMMITTEE

2 NOVEMBER 2026

REPORT OF ASSISTANT DIRECTOR, CORPORATE POLICY & SUPPORT

A.1 GRANT OF A PREMISES LICENCE
LITTLE BEAR BAR, 7 HIGH STREET, MANNINGTREE, ESSEX CO11 1AG
REF: 26/00488/PREMGR

PURPOSE OF THE REPORT

To inform Members that an application has been received from Mr Callum Muir of Little Bear Bar Ltd 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 Little Bear Bar, 7 High Street, Manningtree, 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 Little Bear Bar as the workshop space of 7 High Street, Manningtree, which is located at the rear of the building. The primary access will be via North Street. The space has a maximum capacity of 30 people indoors, with a small outdoor patio with a maximum capacity 20 people.

The applicants are proposing 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 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.*

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

The letters of objections can be found attached at Appendix B.

Responsible Authorities

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

The 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 2.19
- Public Nuisance Section 2.20 to 2.26
- Protection of Children from Harm Section 2.27 to 2.37

https://assets.publishing.service.gov.uk/media/6aa8076ca378ca4ee34ee25f/September_2026_S182_Guidance.pdf

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	-	Letter 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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Tendring District Council

Tendring
Application for a premises licence
Licensing Act 2003

For help contact
licensingsection@tendringdc.gov.uk
Telephone: 01255 686565

* required information

Section 1 of 21

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

System reference	Not Currently In Use	This is the unique reference for this application generated by the system.
Your reference		You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

○ Yes ◉ No

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

Applicant Details

* First name	Callum
* Family name	Mair
* E-mail	[redacted]
Main telephone number	[redacted]
Other telephone number	

Include country code.

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

Are you:

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

○ Applying as an individual

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

Applicant Business

Is your business registered in the UK with Companies House? ◉ Yes ○ No

Note: completing the Applicant Business section is optional in this form.

Registration number		17010622
Business name		Little Bear Bar Ltd
VAT number	-	518410510
Legal status		Private Limited Company

If your business is registered, use its registered name.

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

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Your position in the business	Owner
Home country	United Kingdom

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

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

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

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

(•) Address ( ) OS map reference ( ) Description

Postal Address Of Premises

Building number or name	The Workshop
Street	7 High Street
District	
City or town	Manningtree
County or administrative area	
Postcode	CO11 1AG
Country	United Kingdom

Further Details

Telephone number	[redacted]
Non-domestic rateable value of premises (£)	

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Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name	Little Bear Bar Ltd

Details

Registered number (where applicable)	17010622

Description of applicant (for example partnership, company, unincorporated association etc)

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Limited Company

Address

Building number or name	19
Street	Mill Lane
District	
City or town	Manningtree
County or administrative area	Essex
Postcode	CO11 1DQ
Country	United Kingdom

Contact Details

E-mail	[redacted]
Telephone number	[redacted]
Other telephone number	
* Date of birth	[redacted] / [redacted] / [redacted] (dd / mm / yyyy)
* Nationality	[redacted]

Documents that demonstrate entitlement to work in the UK

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start?	01 / 10 / 2026 (dd / mm / yyyy)
If you wish the licence to be valid only for a limited period, when do you want it to end	/ / (dd / mm / yyyy)

Provide a general description of the premises

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

Workshop space of 7 High Street, Manningtree. Located at the rear of the building the primary access will be via North Street. the space has a max capacity of 30 people indoors, with a small outdoor patio also included with the property of maximum capacity 20 people.

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Continued from previous page...

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

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PROVISION OF PLAYS

See guidance on regulated entertainment

Will you be providing plays?

○ Yes ◉ No

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PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

○ Yes ◉ No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

○ Yes ◉ No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

○ Yes ◉ No

Section 10 of 21

PROVISION OF LIVE MUSIC

See guidance on regulated entertainment

Will you be providing live music?

○ Yes ◉ No

Section 11 of 21

PROVISION OF RECORDED MUSIC

See guidance on regulated entertainment

Will you be providing recorded music?

○ Yes ◉ No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing performances of dance?

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Continued from previous page...

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

See guidance on regulated entertainment

Will you be providing anything similar to live music, recorded music or performances of dance?

○ Yes ◉ No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

○ Yes ◉ No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

◉ Yes ○ No

Standard Days And Timings

MONDAY				Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
	Start 12:00	End 23:00		
	Start	End		
TUESDAY				
	Start 12:00	End 23:00		
	Start	End		
WEDNESDAY				
	Start 12:00	End 23:00		
	Start	End		
THURSDAY				
	Start 12:00	End 23:00		
	Start	End		
FRIDAY				
	Start 12:00	End 23:00		
	Start	End		
SATURDAY				
	Start 12:00	End 23:00		
	Start	End		

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SUNDAY

Start 12:00 End 23:00

Start End

Will the sale of alcohol be for consumption:

○ On the premises ○ Off the premises ◉ Both

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

State any seasonal variations

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

Christmas Eve
New Year's Eve

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

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

Christmas Eve 12:00 on 24th December until 00:00 on 25th December. Indoors only past 9pm.
New Year's Eve- 12:00 on 31st December until 01:00 on 1st January. Indoors only past 9pm.

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

Name

First name: Callum

Family name: Mair

Date of birth: [redacted] / [redacted] / [redacted]
dd mm yyyy

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Continued from previous page...

Enter the contact's address

Building number or name	[redacted]
Street	[redacted]
District	
City or town	[redacted]
County or administrative area	[redacted]
Postcode	[redacted]
Country	[redacted]
Personal Licence number (If known)	TDX 2644
Issuing licensing authority (if known)	Tendring District Council

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- (•) Electronically, by the proposed designated premises supervisor
- ( ) As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

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

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

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start	12:00	End	23:00
Start		End	

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

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Continued from previous page...

TUESDAY

Start 12:00 End 23:00

Start End

WEDNESDAY

Start 12:00 End 23:00

Start End

THURSDAY

Start 12:00 End 23:00

Start End

FRIDAY

Start 12:00 End 23:00

Start End

SATURDAY

Start 12:00 End 23:00

Start End

SUNDAY

Start 12:00 End 23:00

Start End

State any seasonal variations

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

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

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

Section 18 of 21

LICENSING OBJECTIVES

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

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

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Continued from previous page...

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

The Premises Licence Holder and DPS will promote the four licensing objectives through proactive management, documented policies, and trained staff.

The premises will operate primarily as a seated beer tap room offering craft beer for on-site consumption in a relaxed environment. It will not operate as a late-night vertical drinking establishment.

Written policies will be implemented covering:

Responsible alcohol retailing

Age verification (Challenge 25)

Incident and refusals logging

Dispersal of customers

Live music management

Emergency procedures

Staff will receive training in licensing law, safeguarding, conflict management, and refusal of alcohol. Training records will be maintained.

An incident log and refusals register will be kept on site and made available to responsible authorities upon request.

The management will maintain open communication with local residents and responsible authorities to address any concerns promptly.

b) The prevention of crime and disorder

A Challenge 25 policy will be operated at all times.

Acceptable ID: passport, UK driving licence, PASS-approved card.

A refusals register will be maintained and reviewed.

Staff will be trained to refuse service to intoxicated persons.

An incident log will record refusals, disorder, anti-social behaviour, or police visits.

Zero tolerance policy towards drugs; regular checks of toilets will be carried out.

Last orders will be at 22:30 and the premises will close at 23:00, reducing late-night crime risk.

Given the modest hours, we consider the premises to be low risk for late-night disorder.

c) Public safety

A fire risk assessment will be completed and reviewed regularly.

Maximum capacity will be set and monitored (we expect our maximum capacity to be around 50 people indoors).

Emergency exits will be clearly marked and kept unobstructed.

Staff will be trained in emergency evacuation procedures.

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Continued from previous page...

First aid kit kept on site.

Electrical systems and cellar equipment will be regularly inspected and maintained.

Spillages will be cleaned promptly to prevent slips.

d) The prevention of public nuisance

As the premises is located on Manningtree High Street, particular care will be taken to minimise disturbance to nearby residents and businesses.

Hours limited to 23:00.

Live music will be occasional and controlled.

Doors and windows will be kept closed during live music performances (except for access and egress).

Music levels will be set at an appropriate level and monitored by management to avoid disturbance to neighbours.

Clear signage will request customers to leave quietly and respect neighbours.

A dispersal policy will be implemented to encourage orderly departure at closing time.

Bottle disposal and waste collections will occur during reasonable daytime hours only.

Smoking areas will be monitored to prevent excessive noise.

No external speakers will be used.

e) The protection of children from harm

Challenge 25 policy in operation at all times.

Staff trained in age verification and safeguarding.

No alcohol will be served to under 18s.

Children under 16 to be accompanied by a responsible adult.

Children not permitted after 21:00.

Staff instructed to monitor for any safeguarding concerns.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination** with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

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Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

(i) any page containing the holder's personal details including nationality;
(ii) any page containing the holder's photograph;
(iii) any page containing the holder's signature;
(iv) any page containing the date of expiry; and
(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at https://www.gov.uk/prove-right-to-work) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

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

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

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

Section 21 of 21

PAYMENT DETAILS

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

Fees are calculated on the rateable value of the premises to be licensed:- £0-£4300 Band A £100 £4300-£33000 Band B £190 £33001-£87000 Band C £315 £87001-£125000 Band D £450 £125001 and above Band E £635 Additional fees apply for events where 5000 or more people may attend.

* Fee amount (£) 190.00

DECLARATION

* Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] 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 section 19).

* 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 section 19)

☒ Ticking this box indicates you have read and understood the above declaration

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

* Full name Callum Mair

* Capacity Applicant

* Date 19 / 08 / 2026
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:
1. Save this form to your computer by clicking file/save as...
2. Go back to https://www.gov.uk/apply-for-a-licence/premises-licence/tendring/apply-1 to upload this file and continue with your application.
Don't forget to make sure you have all your supporting documentation to hand.

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

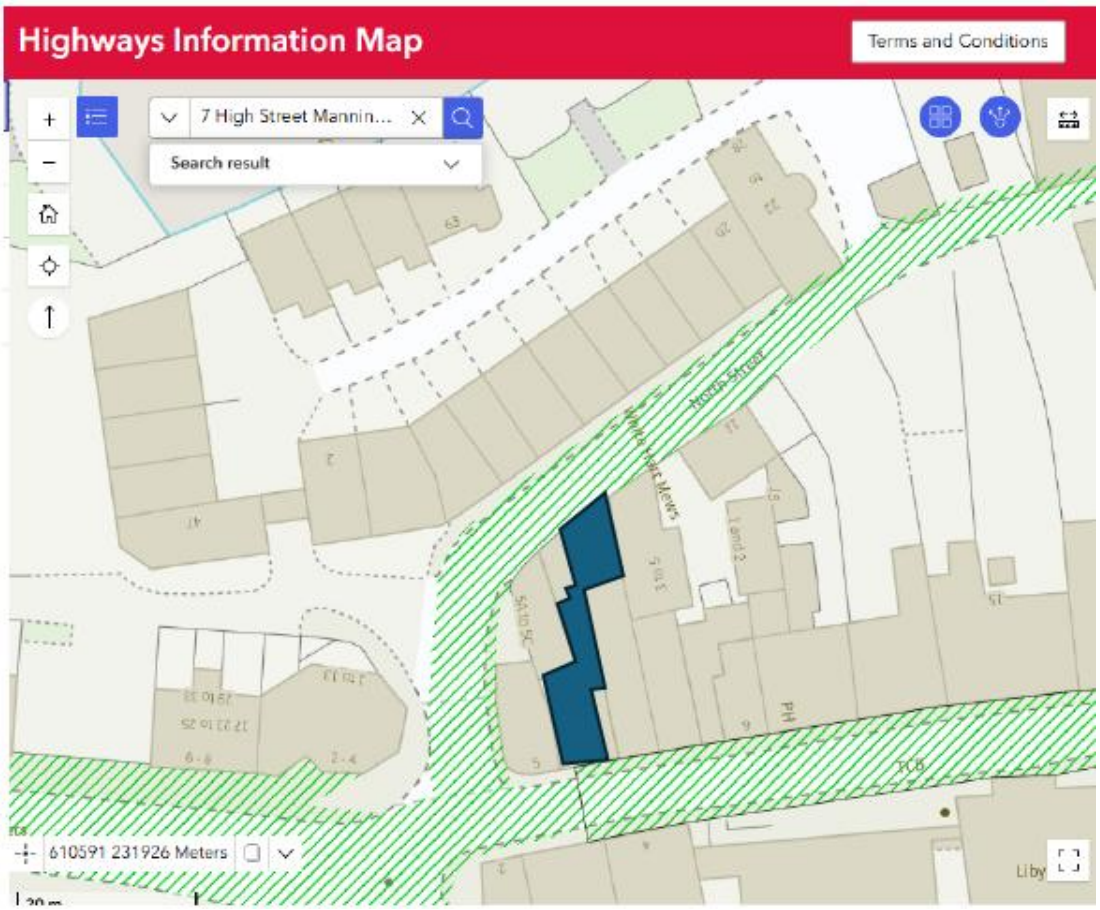
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

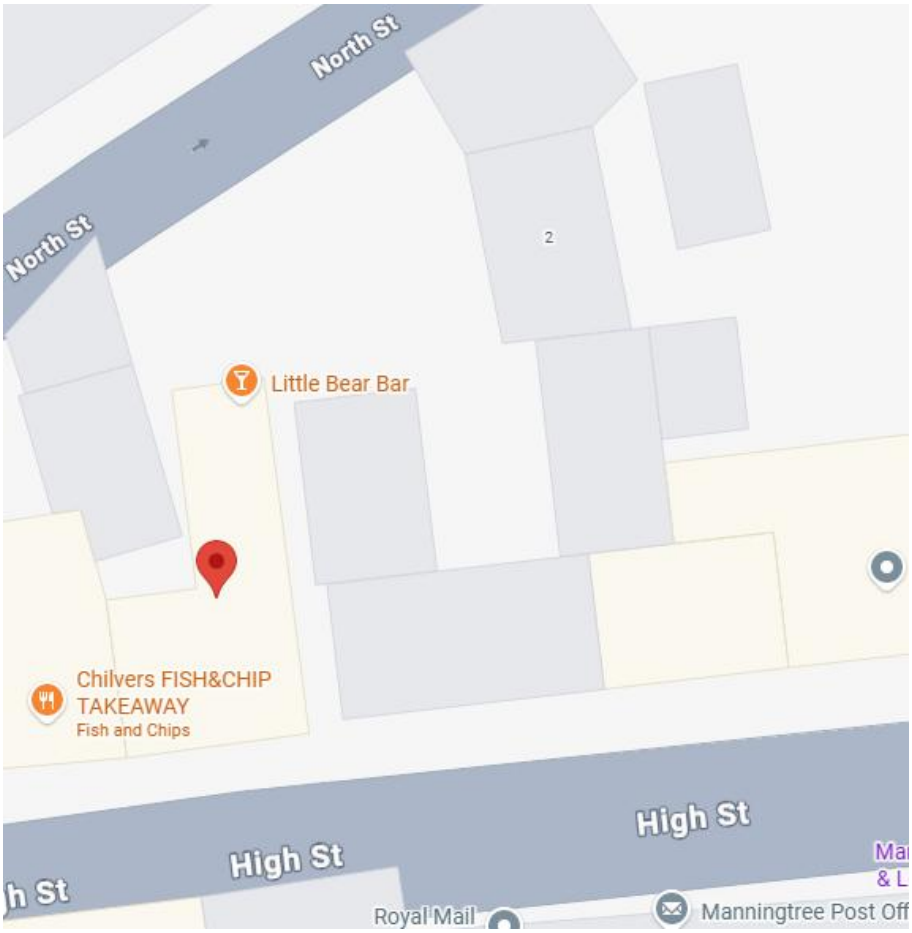
OFFICE USE ONLY

Applicant reference number	
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Highways Information Map
Terms and Conditions
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North St
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Little Bear Bar
Chilvers FISH&CHIP
TAKEAWAY
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From: Matthew Ramsden
Sent: 14 September 2026 14:41
To: Licensing Section
Subject: 26/00488/PREMGR

Dear Licensing.

Thank you for consulting the Planning Enforcement team at Tendring District Council.

The Planning Enforcement team wishes to OBJECT against the issuing of this license although we do acknowledge that the owners have submitted a planning application (26/01299/FUL) to attempt to gain permission, this is still to be determined.

Public Safety:

- The bar is located to the rear of the high street between two larger buildings, to gain access to the building and land patrons will need to walk across or onto a road which has no public footpath. The location is close to a bend in the road which if patrons were to walk, move from the land could cause a danger to them or any persons using the public road.

Until such time as Essex County Council Highways department comments on whether this is acceptable is has to be assumed that this would be considered dangerous for the patrons and users of the land.

- The submitted drawings on the planning application indicate that there is to be only 1 toilet located on the land, but the licensing application indicates that there is to be 3 toilets. This would suggest one of the plans has been submitted incorrectly.

  The owner needs to submit the correct plans to what is actually going to be the onsite facilities as there is a mismatch which will either cause issues with the planning application or the licensing application or both, there has been concerns raised with the number of patrons expected and the lack of toilet facilities in many comments submitted to the planning application.

Preventing Public Nuisance:

- The land is adjacent to several residential buildings and within a residential area, although a sound survey has been submitted this has not been formally assessed by the Environmental Protection team at Tendring District Council. There are concerns at this stage that the noise from Patrons on site and vacating the site would cause an unacceptable level of noise to the neighbouring properties.

  Until such time as the Environmental Protection team has formally assessed the submitted information to ensure its acceptable and conditioned to be managed,

there is a concern that noise would have a detrimental effect on the neighbouring properties.

- The open hours being till 23:00 everyday including bank holidays have not been assessed to be acceptable by the Local Planning Authority, being in a highly residential location with direct residential neighbours it's unlikely although not confirmed or definite as the decision hasn't been made, that these hours may not be acceptable for the location.

  Until the Local Planning Authority has decided and issued its decision on the planning application, there is a concern on the living conditions of the neighbouring properties and the surrounding area.

The Planning Enforcement team will place a holding objection on all these points until such time as the planning application is decided, and if granted that any conditions placed on the land are abided too to protect the neighbouring residents.

It would be recommended that the owner delay the applying for this license until such time, or alterbativeley if the licensing team can condition that the license and bar cannot open until such time as the land has the correct planning permission in place.

Kind Regards,

Matthew Ramsden

Tendring District Council Planning Enforcement Officer

Tel: 01255 686115
Email:mramsden@tendringdc.gov.uk
Normally based at Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE

From: [redacted]
Sent: 10 September 2026 16:12
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Objection to LittleBearBar

Dear sirs

I am writing to object to Little Bear Bar having a drinks licence.

I live [redacted] the Bar and earlier this year when the bar was open, I was astounded how loud the noise was. My visiting daughter immediately recorded the noise that 20/30 people talking in the yard, made. She said it constituted a public nuisance. The people running the bar haven't realised that the noise is funnelled out from the Bar's yard (it is between two high walls) straight across [redacted]

The noise felt as though the people were in the next room.

Also I was horrified to witness children playing tag around the benches where parents were drinking. There is no boundary to the yard other than some string put up between flower pots.

The Bar is just off North Street, a single lane road with double yellow lines and on a blind bend. There is no pavement.

North Street is often the way through to avoid Manningtree High street when the High street is closed for events, rather a rat run.

Please register my objections to this licence because I don't feel the effect on the local residents has been considered.

Thank toy

[redacted]

From:
Sent: 17 September 2026 08:47
To: Licensing Section
Subject: Objection to little bear bar

I am writing to object to the little bear bar gaining a license for a bar that is not big enough to be a bar . And in my mind will cause a lot of problems with the people that live in a very close proximity. With noise , littering. Urinating in public places. This very small establishment is not in the right place (right on a corner) . They are seeking to open 7days a week until 11pm in a built up residential area . This is really not except able.



From: _____
To: licensingsection@tendringdc.gov.uk
Sent: Sunday, September 20th 2026, 13:01
Subject: Formal Objection to Premises Licence Application – Little Bear Bar, 7 High Street, Manningtree CO11 1AG

Ref:- 26/00488/PREMGR - Premises Licence Grant

Subject: Formal Objection to Premises Licence Application – Little Bear Bar, 7 High Street, Manningtree CO11 1AG

To the Licensing Team,

I am writing to formally submit an objection regarding the premises licence application for the Little Bear Bar at 7 High Street, (rear yard) Manningtree. This objection is raised under the relevant licensing objectives:

Prevention of Crime and Disorder: There are significant concerns regarding potential antisocial behaviour, late-night noise, vandalism, and associated issues such as public urination and broken glass in the surrounding residential area. Furthermore, the operators cannot account for or police what occurs after the premises close and they have gone home for the night. Without active management, the unsecured site and its immediate surroundings are left entirely unpoliced during vulnerable hours, creating ongoing risks that the owners will neither witness nor mitigate.

Public Safety: The location on North Street presents serious safety hazards. The lack of a pavement on the bar's side forces pedestrians—including elderly residents and families—to step directly into the road on a dark, narrow one-way street, particularly around a sharp blind bend.

Prevention of Public Nuisance: Patrons congregating outdoors late at night, combined with increased litter, smoke, and noise pollution, will cause an unacceptable disturbance to the peace and quiet of nearby residents.

Protection of Children from Harm: The open shingle yard lacks secure boundary fencing or proper child-safe enclosures, creating severe safety risks. Its immediate proximity to a fast-moving local traffic route (acting as a local rat-run) exposes unattended or wandering children to an unacceptable danger of vehicle impact right at the property boundary.

Given these serious impacts on the local community, I urge the licensing committee to refuse this application.

Yours faithfully,

From:
Sent: 24 September 2026 10:51
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Objection to licence application 26/00488/PREMGR

[redacted]

24th September 2025
Tendring District Council
Licencing Section
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Dear Licencing Team,

I am writing to submit a formal objection to the licence application 26/00488/PREMGR

I am a resident of the above address which is located [redacted] from the proposed property and have lived here for over 30 years.
I wish to object to this application on the following grounds:

- Prevention of public nuisance: During the weekend openings of the bar in May and June of this year I and my neighbours were greatly disturbed by the noise mostly from the outside area of the premises. This was virtually constant from midday until late in the evening on most days. I had to keep windows closed to reduce it but it was still obtrusive. I contacted Tendring Environmental Services by email on June 21st to complain. I believe the premises are unsuitable as noise generated in the enclosed courtyard area is funneled towards our properties with a “megaphone” type of effect. I have lived in the town for many years and accept that it will be noisy at times but is mostly of a transitory nature that is hardly noticed. It is the constant noise that we had from the bar that is most disturbing and badly affects quality of life.
- Prevention of Crime and disorder: The addition of another licenced premises will likely increase antisocial behaviour in a town that does not have a regular police presence.
- Public Safety: Patrons will access the premises across a gravel courtyard that abuts North Street with no pavement on that side of the road. Vehicles are usually parked on the opposite side of the road making traffic come close to the

edge of the gravel courtyard. This is on a blind bend and will be a particular safety hazard for people leaving the premises.

- Protection of children from harm. For reasons just stated, there is a danger of children on the gravel area stepping out into the path of vehicles travelling along North Street.

I request that you refuse this application to protect the amenities of local residents and also potential danger to those using the premises. I see nothing in the planning and licensing applications that would improve these matters.

Yours sincerely

[redacted]

OBJECTION 5

From: [redacted]
Sent: 24 September 2026 12:19
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: 26/00488/PREMGR

I wish to object to a licence being granted to the little Bear Bar for the following reasons
There is no policing of the area after hours , it is a quiet dark road , and people will drift onto the road , there is no pavement and no yard boundary .
There is a lack of toilet facilities
There will be cigarette ends , glasses inevitably left , and smoke pollutes the air.
There is no disabled facility .
The noise generated will cause severe disruption to sleep to all the surrounding houses .
It is a quiet residential area , that doesn't benefit the town . It is NOT on the high street.

OBJECTION 6

From:
Sent: 25 September 2026 09:35
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: 26/00488/PREMGR

I wish to object to the above application on the following grounds grounds

We have seen on the few occasions this bar has been open that the noise level is unacceptable.
Also the location on a dark road with inadequate pavement will inevitably lead to an accident with a car, during the day children will be able to run directly into the road.
The lack of toilet facilities is a concern.
Access for disabled people has not been considered.
The location is unsuitable for this type of venue.



From:
Sent: 27 September 2026 16:08
To: Licensing Section
Subject: Fwd: Little Bear Bar - Premises Licence Grant

---------- Forwarded message ---------

Subject: Little Bear Bar - Premises Licence Grant

Formal Objection - Premises Licence Application 26/00488/PREMGR - Little Bear Bar
7 High Street (back yard North Street) Manningtree CO11 1AG

Dear Licensing Office

I live very close to the premises and I am concerned about the effect that the bar has had on the surrounding area and the problems that could arise if the licence is granted.

1. Noise, late-night disturbance and behaviour
We have noticed noise and disturbance late at night, with people leaving the premises who appear to have had too much to drink and then making their way along North Street. We have also seen people urinating against walls in the area.
My partner drives down North Street to access our close. As it is a one-way street, he has to come around the bend where the entrance to the premises is situated. We have been concerned about broken glass being left in the road, as this creates a risk of damage to his car tyres. Because of this, we have felt it necessary to check the road in the mornings for glass and other rubbish as a precaution.

2. Litter and nuisance
We have found glass bottles, cans and paper left around the back of our houses. There are also a number of takeaways nearby, and people come out of the bar, get food and then wander back down North Street. Because the road is very dark and there is no street lighting, this can result in rubbish being left behind and adds to the nuisance for residents.
People also come outside to smoke, and although I understand that the premises can supervise their own customers, staff cannot realistically be outside monitoring what people are doing all the way down North Street.

3. Toilet arrangements
I understand that there is only one toilet at the premises and that it is an outside toilet. I am concerned that, particularly when the weather is warmer and there are a number of

customers, people will not necessarily use the toilet provided and have used the surrounding area instead.
I have also read comments suggesting that everyone goes inside at around 9 o'clock, but this does not reflect what we have observed. Customers come outside to smoke and to use the toilet, so there will inevitably be people coming and going outside the premises.

4. Public safety, access and parking
The entrance to the premises is only around two or three metres from a blind bend in North Street. It is a one-way road which is also used as a rat run, so I have concerns about the safety of people entering and leaving the premises.
There are double yellow lines around the entrance and there is no proper pavement or suitable surface leading into it. I am particularly concerned about how somebody with a disability or mobility difficulties would be able to access the premises safely.
There are also concerns about parking. Some staff appear to be using the parking spaces belonging to residents of the mews, despite telling people that they walk to the premises. These spaces are on the pavement side of the road, directly outside residents' bedrooms, kitchens and living rooms, and this is causing additional concern for those of us who live here.

I appreciate that people have the right to run a business, but residents also have the right to live in their homes without excessive noise, litter, disturbance and concerns about safety. These are not just theoretical concerns; they are things that we have observed and experienced in the area.

I would therefore ask the Licensing Department to take these concerns into account when considering this application.

Finally, I want to make it absolutely clear that I **do not consent to my personal details being given to the applicant**. I do not wish to have a meeting with the applicant or any direct contact with him, and I do not intend to change my objection. I ask that any information provided to the applicant is redacted so that my identity and personal details are not disclosed, to the fullest extent possible.

I would be grateful if you could confirm that my request for confidentiality has been noted.

Yours faithfully,

[redacted]

FOR THE ATTENTION OF Kim Black
Licensing Technical Officer
Ref: 26/00488/PREMGR

1 Objection on grounds of public safety:

The proposed location of the bar is wholly unsuitable as it is totally unsafe.

The proposed bar is unable to be seen by oncoming traffic – and oncoming traffic unable to be seen - thus (a potentially) fatal accident is waiting to happen, because:

- Passing traffic is hazardous at this location. The premises are situated on a one way, narrow, back street used by many evening/late night drivers as a 'speedy short cut' to by-pass the bottle-neck/road narrowing (single file) of the junction of Manningtree High Street and South Street.

- The proposed site is on a blind corner. Visibility of the proposed bar and out-door drinking/smoking area by drivers is practically nil, around a blind corner – *please see attached photographs and annotations*

- The road is narrow. When cars are parked opposite the proposed site the road is further narrowed (driver visibility of the proposed bar is further obscured) - *please see attached photographs and annotations.*

- Pick up and set down (private cars and taxis etc) is hazardous: Cars/taxis etc will (realistically) either:
  i) naturally stop on the double yellow lines actually on the corner or
  ii) stop in front of the proposed yard in the road, ON the blind corner
  thus, the road is either further narrowed (and driver visibility of the proposed bar is further obscured) or the road is obstructed

- Pick up/access and egress. All are extremely dangerous as there is no public footpath/ pavement next to the site.

- The safety of access and egress is further exacerbated if disabled access is to be facilitated: the proposed location dictates that this is most likely in the middle of the road, outside the proposed bar, out of view of drivers turning the blind corner, or wheelchair access sharing the vehicular public highway.

- The street is dark. There is no street lighting in North Street illuminating the proposed bar/yard/access/egress on a blind corner – see image No 3 below (and this on a clear evening!)

- There is no barrier between the proposed bar and road. There is no physical nor graphic demarcation nor barrier between the public drinking area and the public highway.

- Gravel from the yard area has already been displaced – onto the public highway – enhancing the likelihood of cars skidding uncontrollably – should emergency braking be necessitated

- If children are in the outside yard the potential for 'impulsive and unguarded' running directly into the street/oncoming traffic is very high – exacerbated by:
  i. During the day a child will not see headlights
  ii. During evening/night all of the above points could lead to fatalities

  In addition, 'associated' broken glass/cigarette butts/alcohol are **i**ntrinsically unsafe and detrimental to minors**.**

- Access/egress/drop-off has to use existing site as currently arranged. In 26_01299_FUL-DESIGN_AND_ACCESS_STATEMENT – Page 13: 3.1 Proposed Development – it states:

  The proposed bar involves “the reuse of the existing building (and yard) .....without external alteration” and “no new external plant or equipment is proposed”

The following photographs*/diagrams help explain some the above issues.

* NB all photos taken with good visibility. Each would be severely compromised in rain/fog/sleet/snow etc

i) Location Plan shows the ‘camera point-of-view’ approaching the blind corner – in red
arguably this should, more realistically, show the drivers perspective – in green which – given the position of the driver, in a car – further curtails the driver’s view.

ii) Image 1 is taken at 5.30pm

Image 2 is taken at 7.30pm – as dusk falls

Image 3 is taken at 8.30pm – showing very limited light/visibility – NB the camera has actually enhanced the lighting (for the photograph) – so the reality is that it is darker!

I have annotated Image 3 to highlight the issues set out above (as best I can) and tried to depict the further narrowing of the passageway with another car/van (parked legally) opposite the proposed site.

Location Plan – and points of view

- Red ‘eye point of view’ – as per photos below
- Green ‘eye point of view’ – as per a vehicle driver might actually see at the blind corner

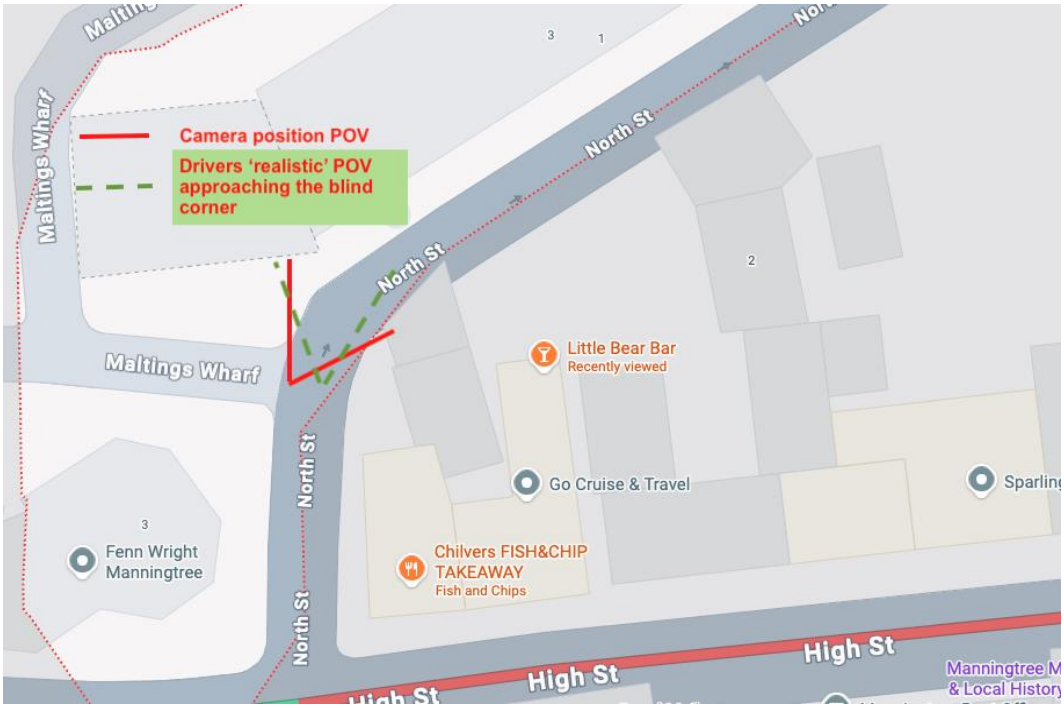


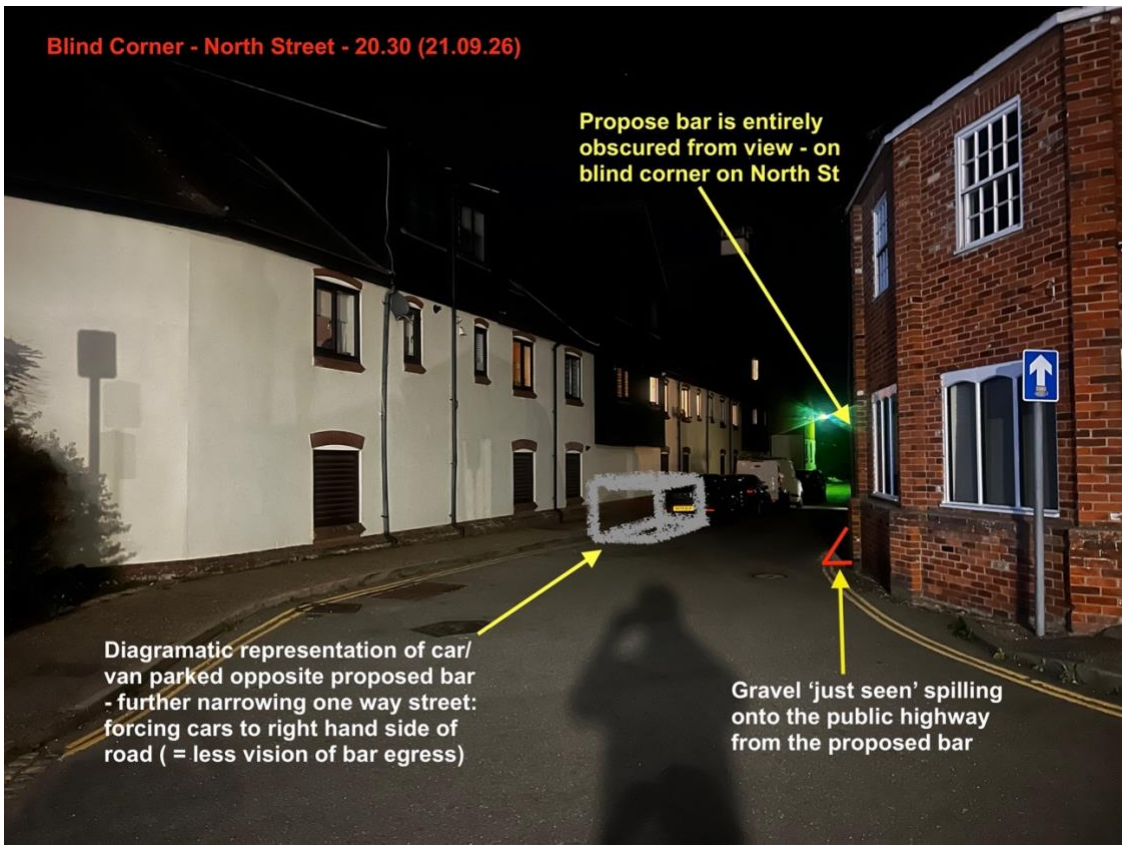
Image No 1 – 5.30 pm – approaching blind corner



Image No 2 – 7.30 pm (dusk) - approaching blind corner



Image No 3 – 8.30 pm (night) – approaching blind corner



2 Objection on grounds of protection of children from harm

The proposed location of the bar is wholly unsuitable as it could easily predicate harm to children: or worse – fatalities.

- Please see 1 above – public safety - point 10 above re:

  If children are in the outside yard the potential for 'impulsive and unguarded' running directly into the street/oncoming traffic is very high. This could be fatal in such a location.

- Please see 3 below – 'public nuisance'/lack of WCs – last point below re:

  Potential urination on a public highway/residents' property.

3 Objection on grounds of preventing 'public nuisance'

The proposed location of the bar is wholly unsuitable as it presents a public nuisance for several potential reasons.

In order to try and target my objection I looked for a **'definition of 'Public Nuisance'.** I hope that the following accords with your policies/definitions:

> "A public nuisance is an act, condition, or illegal behaviour that harms, annoys, or interferes with the safety, health, comfort, or rights of the general public".
>
> Ref: Cambridge Dictionary

The following are all acts that will, undoubtedly harm annoy and interfere with the safety, health (sleep deprivation) comfort and rights of the general public who will suffer the consequences of a proposed bar next to their homes in an otherwise quiet and peaceful street

- Smells (and litter and possible fires) from the outdoor smoking facilities and vape fumes

- Potentially intoxicated exuberance being annoying and interfering with health and comfort and quiet 'residential' enjoyment in an otherwise quiet and established backwater.

- Rather more than 'jovial exuberance' may result if intoxication be less than jovial and helps incite aggressive/rude and/or foul mouthed behaviour, fighting, harm to public/private property and local residents in a dark* and 'out-of-the-way' back-water of Manningtree.

  * other than 'potential disturbance' per se, local residents may fear this behaviour and for their personal safety

- Noise generated at the proposed site is exacerbated by the 'Canyon effect' (see below i)

  and

  sound is intensified and adds to the surrounding public's disquiet by the inevitable Lombard effect (see below ii)

  i. The **Canyon effect** occurs when noise from a pub courtyard becomes trapped and amplified between tall, closely spaced buildings, mimicking how sound behaves inside a natural canyon. 3 main factors contribute, being:
     1. Sound reflection – from hard flat surrounding surfaces
     2. Echo and reverberation between surfaces - amplifying sound
     3. Vertical funnelling – no escape for sound – thus it is funnelled up directly to surrounding residents' windows, bedrooms etc.

  ii. The **Lombard effect** is the involuntary tendency of speakers to increase their vocal effort (loudness, pitch, and rate) when talking in a noisy environment to ensure they remain understood.

- There is only one WC.

  In an emergency (or potentially aided by intoxication) urination, or worse, may be forced/necessitated on the local residents – pathways, courtyards, gardens – or parked cars.

  Other than the obvious stench, and health risks (see also No 2 above, 'prevention of harm to children') the utterly gross consequence of such activities is totally contrary to Tendring District Council explicit ban on public urination under its Public Spaces Protection Orders (PSPOs)

From:
Date: Monday, 28 September 2026
Subject: Premises Licence Application 26/00488/PREMGR
To: "licensingsection@tenderingdc.gov.uk" <licensingsection@tenderingdc.gov.uk>

Dear Sir

I wish to lodge an objection to the granting of this licence;

Both the entrance and exit to the site and bar is via North St an unlit narrow one-way road, at a point that is on the exit of a blind bend. The side of the road where the proposed bar is situated is not served by a footpath, thereby forcing pedestrians to cross the road to access the pavement between the residents parked cars on the opposite side of the road.

My home is at [redacted], it backs onto North St opposite the rear yard, the proposed outside seating area of the bar, of 7 High St. As you are probably aware, its only a few metres from my lounge/bedroom and kitchen windows to the outside seating area. When the recent 'pop-up' bars were held we experienced continuous noise from the bars customers in that yard area from approximately lunch time into the night. We recognise that the bar staff removed the outside tables and chairs around 9pm, however, as smokers gathered outside the bar main door and customers were exiting the bar to use the single outside toilet, disturbing levels of noise continued until after closing time.

As you might imagine deliveries to the bar can only be made via North St and as previously stated the are normally vehicles parked opposite the site entrance. It is likely therefore that North St will be blocked whilst deliveries are made.

The most serious issue regarding the outside seating area is that of the safety of children playing in the yard. Families were encouraged to gather at and around the outside tables and there is no barrier at the point where the road and yard meet, I feel that a wall or permanent fence would be required to keep children safe and secure.

Kind regards
[redacted]

From:
Sent: 28 September 2026 20:34
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Formal Objection to Premises Licence Application 26/00488/PREMGR

FOR THE ATTENTION OF Kim Black
Licensing Technical Officer
Ref: 26/00488/PREMGR
Premises Licence Grant

Here are my objections to the granting of a Premises Licence Grant to Little Bear Bar:

Objection on grounds of public safety:

From my house directly opposite this premises, I fear that the location of this bar and outside seating is totally unsafe and unsuitable for a drinking area where alcohol could contribute to danger for members of the public

My house is a mere 8 metres from the gravel outdoor seating area and from my windows, I frequently witness cars using this narrow one way street as a way of bypassing the High Street traffic, often at speed. The lane is narrowed by permitted parking along one side of the road, which reduces the road to a single lane. My partner recently witnessed a lorry bumping a parked car in this area as the road is so narrow. There is no pavement on the side of the road in North Street, where Little Bear Bar is located. It has no entrance/exit onto the High Street, so this is the only means of access. As the outside area opens directly onto this narrow road without restriction or barrier other than part of it had a rope suspended between 2 planters, I believe it is extremely dangerous for people leaving the premises who have to step straight into the road. I fear that an accident will happen as drivers will not be expecting someone to emerge from this bar. They will be coming round a blind corner and may be concentrating on manoeuvring past the parked care.

As families, including babies in buggies, young children and elderly people needing assistance, visited on the occasions they were open, I am concerned for their future safety. Also after consuming alcohol, judgment may be impaired, so allowing people to step into the path of an approaching car. Patrons will be unseen by drivers and vehicles may also be unseen or in some cases unheard as they approach the bar's outside area.

Even if there was a restricting wall, patrons would still have to emerge into this road without pavements. This would be hazardous at all times but especially in darkness and after drinking.

If, particularly in bad weather, patrons will wish to be dropped off by car or taxi outside the bar, this will be hazardous as they'll have to stop on the double yellow lines actually on the corner or stop in front of the outside area on the blind corner, causing obstruction in the road.

It will be particularly dangerous for wheelchair users to gain access as their only option is to use this road and then move onto a gravel surface in the outside area. This could be difficult if speed is necessary to avoid traffic. This gravel quickly spreads out onto the road surface, partly covering double yellow lines which also produces a surface which could be unsafe for patrons and road users to safely use. If a vehicle had to brake suddenly, there is a chance of skidding on this. There isn't wheelchair access to the bar as the main entrance has steps only.

Also this part of North Street is without is street lighting, which should be a cause for concern for the safety of patrons and staff.

Protection of children from harm and prevention of public nuisance, crime and disorder

As a retired primary school teacher with many years teaching very young children, I am very concerned about the dangers of them being in an unfenced area without barriers, especially when parent/carers can be relaxing and socialising with alcohol. It only takes a second for them to run into the road with possible devastating consequences. Young children are often unaware of dangers and a simple game can take away their attention to safety.

The one outside unisex toilet is inadequate for the 50 anticipated patrons- 30 inside and 20 outside, plus staff. It doesn't have disabled facilities and I'm unsure whether it is suitable for baby changing. Residents have already witnessed men urinating along their property walls when the toilet was occupied. At present the applicant stated at MTC meeting that he hasn't funds at present to supply more toilet facilities, so these problems will not be overcome. This is extremely unsatisfactory for nearby residents to observe and endure.

I and other nearby residents are very concerned about intoxicated people gathering outside the bar which is directly outside our homes. We were subjected to an intolerable level of noise for many hours when the pop up bar was open. In warm weather, we need to be able to open our windows for air flow and shouldn't have to be listening to conversations, laughter and shouting, as if it was happening in our next rooms. The applicant states that 20 people will be allowed to drink outside in the small area enclosed on three sides by walls. This noise funnels into our homes causing

distress and nuisance. The noise produced during the proposed 12 to 11 pm opening hours with 12 to 9 pm for outdoor drinking will be unbearable. Patrons don't have to be shouting for their combined voices to penetrate our windows.

The noise people will make on leaving during the evenings and at closing time will disturb close residents, especially those whose bedrooms at extremely close to the bar. When my youngest grandchildren stay with us, they sleep in one of these bedrooms.

They will be disturbed as their window needs to be open in warm weather. I don't wish them to be exposed to any antisocial noise or behaviour.

For my objections to the above licence application, I ask for your consideration and hope that you will refuse to grant the licence.

Kind regards



From:
Sent: 03 October 2026 17:52
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Formal objection premises license application little bear bar 26/00488/PREMGR

Hi

I am formally objecting to the licensing application for little bear bar, which shows as High Street but is in fact North Street, a residential area.

Prevention of Crime and Disorder and Public Safety -when run as a pop there were at least 2 incidents late at night of urinating in the street. While I appreciate that the owners of the bar can't control this, the one outside toilet, and people leaving after a few drinks late in the evening, the customers found urinating outside/underneath residential windows acceptable.
There is also the concern of noise, this was personally witnessed whilst visiting family nearby. There is a lack of paving the bar side of the street and being on a corner can be dangerous with little space for normal traffic and any deliveries.

I also wanted to call out that when asking for support the bar was only looking to open shorter hours and not 7 days a week, but this licensing shows 7 days a week and longer hours which is what has made me decide to raise a formal objection.



From:
Sent: 03 October 2026 18:32
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: objection to premises license application little bear bar 26/00488/PREMGR

> Hi

>

> I am writing to object to the license application for The Little Bear Bar in North street residential area (not High Street as listed.

>

> Prevention of Crime and Disorder and Public Safety - I experienced the bar as a pop up as was staying with my daughter for a few months and can contest to the noise caused by people who had been drinking late. While I have no issues with people enjoying themselves, being able to hear singing, loud noise and banging around at closing time from inside closed doors is not acceptable, and disorderly. I would also like to point out the road which is near a bend, pavement on other side of road only, and cars in and out to park for work in back of shops.

> The one outside toilet is also of concern as this is again prone to cause a disturbance any time of day but especially at night, leading to people being outside queuing whilst smokers are also outside. This means it would be hard for the bar to adhere to their own 4 people limit outside.

There are other premises on the high street that appear empty that would be suitable to the hours suggested, which are not the hours they originally shared with local residents, this causes traffic 7 days a week at least 11 hours a day, adding to the disturbance.

Kind regards

From:
Sent: 03 October 2026 18:37
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Licence application 26/00488/premgr

Hello
I hope this is the right route to put this forward, but I am formally objecting to the licensing application for little bear bar, which shows as High Street

It is in North Street which is a residential area.

I would cite the fact that there is an obligation to control "Crime Disorder and Public Safety "
When running what appears to be a "pop up" there have been at least 2 incidents late at night of urinating in the street.

While I appreciate that the owners of the bar can't control this, the one outside toilet, and people leaving after a few drinks late in the evening, the customers found urinating outside/underneath residential windows acceptable.

The level of noise is excessive and the conduct of clients is frankly dangerous in a residential area

Patrons of this establishment step directly into to road and I have personal experienced this and taken action to avoid an impact whilst driving past.

Having a bar open 7 days per week with the risk that I personally have seen is disturbing. I endorse local enterprises, but this one verges on the side of danger and also social disruption coupled with the fact the application appears to be misleading insofar as the location of the premise.

It is not the high street..it is a residential back road

If you need anything further to support matters please contact me directly

From:
Sent: 03 October 2026 20:36
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Ref liscense application for the Little bear Bar Manningtree

My primary objection is for the prevention of public nuisance. As already pointed out in the change of use application ,the bar is not in Manningtree High Street, but North street , the narrow one way road behind the high Street. There are residential dwellings both immediately to the left of the proposed bar and open courtyard ,ie flats,and more houses directly opposite just the width of North street away.Consequently all the usual noise, loud talking and laughter etc is going to impact severely those properties , particularly after -people have been drinking..Also urinating in the street and against the house walls is inevitable, given the very very limited toilet facilities of the unit.

This is my primary objection to the license application .

From:
Sent: 04 October 2026 11:30
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: 26/00488/PREMGRPremises Licence Grant 7 High Street Manningtree

The biggest problem is one of Public Safety. This area is extremely open to the road where cars pass within inches of the actual premises. There are always cars parked on the opposite side of the road leaving little room for cars to adjust their direction and move out of the way of revellers from the premises. This also applies to children. The cars come around the bend at quite a speed. This also covers the public safety aspect.

Thanking you

From:
Sent: 04 October 2026 13:26
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: OBJECTING TO PREMISES LICENCE APPLICATION: 26/00488/PREMGR

Dear Licensing Team,

Re: Representation against Premises Licence Application 26/00488/PREMGR, Little Bear Bar, 7 High Street, Manningtree, Essex, CO11 1AG

I am a local resident living [redacted] the premises. I make this representation under the Licensing Act 2003, and it relates to all four licensing objectives: the prevention of public nuisance, public safety, the prevention of crime and disorder, and the protection of children from harm. I have first-hand experience of the premises' temporary operation, so my concerns are based on what I have seen and heard, not on assumption.

The location

Although registered at 7 High Street, the premises are not in a commercial area and do not face the High Street. The frontage is on North Street, a narrow one-way back road in a residential area, surrounded by flats, houses and private courtyards, and not accessible from the High Street. Nearby homes include many occupied by elderly residents, families with children and people who work from home.

1. Prevention of Public Nuisance

The temporary openings have caused a marked increase in noise and traffic. Customers regularly gather outside to drink, smoke and talk. The premises have a single external toilet, so people are constantly moving in and out and talking outside.

I understand customers are asked to move indoors after 9pm, but this has made little practical difference. The building does not appear to contain sound, and loud conversation and shouting remain clearly audible from my home. The noise continues as customers leave, and some continue drinking in the street after closing, often until well past 11pm.

In warm weather residents cannot keep their windows closed without their homes becoming unbearably hot, so there is no practical way to shut the noise out. Residents who work from home have also found it difficult to work. I have also seen litter, discarded glasses and bottles, and gravel from the outdoor seating spilling onto the road.

A permanent licence, with regular and longer operation, would make these disturbances a constant feature of residents' lives.

2. Public Safety

The premises sit on a sharp blind bend in a narrow one-way road. There is no pavement on the premises' side, only double yellow lines, and street lighting along this section is poor. Anyone arriving at or leaving the premises on foot must walk in the carriageway, or cross the road in the dark, at or near the bend, to reach a footpath. Kerbside residents' parking further restricts drivers' visibility. Intoxicated customers on foot here already present a hazard, and regular licensed trading would make it worse.

Taxis and delivery vehicles stop on the double yellow lines to drop off, pick up and deliver, blocking sightlines at the bend and forcing vehicles and pedestrians into dangerous positions.

The outdoor area is an open shingle yard. Gravel has already spilled into the road, creating a further hazard for pedestrians and vehicles.

There is also only a single unisex toilet for what I understand to be 50 or more patrons. That is inadequate and leads to queues and customers waiting outside on the street. Late at night, the dark road, lack of pavement and groups of intoxicated people gathering outside leave residents, especially those living alone, feeling vulnerable when passing the premises.

3. Prevention of Crime and Disorder

I am aware of incidents of intimidating and hostile behaviour towards neighbours. One resident who politely asked customers to lower the noise was told to "close your window", and another household reported offensive gestures directed at them from outside the premises. Many elderly residents understandably feel uncomfortable confronting large groups of intoxicated people. Shouting, drinking in the street and discarded glass after closing also create a risk of further disorder in a residential setting where people live and sleep.

4. Protection of Children from Harm

The open shingle yard has no secure fencing or barrier. The only boundary I can see is a rope between two plant pots, which gives no physical protection against a child wandering into the road. North Street is also frequently used as a cut-through, and combined with the blind bend, children in or near the yard would be at serious risk from passing traffic. On one occasion during the temporary operation, I saw a child playing on a scooter in the area of the premises, able to cross the rope quite easily with their toy scooter. The child went out onto the road, and the adults who appeared to be with them, who were drinking at the premises, did not seem to notice. A car then came round

the bend and had to brake. This is exactly the risk I am concerned about, and it happened during limited temporary trading.

Families nearby have become reluctant to let their children play outside while customers gather close to the road. Children living in or visiting nearby homes are also exposed to intoxicated behaviour, and to the hazards of broken glass, gravel and cigarette ends left in the street.

Conclusion

The temporary operation has already shown the effect this use has on a quiet residential street. I do not believe the application adequately addresses the impact on neighbouring homes, the road safety limitations at this location, or the risk to residents and children. I therefore ask that the application be refused, and that the Council give proper weight to the first-hand experience of residents.

Kind regards,

Local Resident, Manningtree

From:
Sent: 06 October 2026 16:15
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: 06.10.2026 - Licensing Objection: Little Bear Bar 26/00488/PREMGR

Dear Licensing Section,

I am writing to formally submit an objection/representation regarding the licensing application for Little Bear Bar.

We live in [redacted] to the property, and have experienced quite a lot of late-night noise and disturbance, with people hanging around outside our homes and around our gated residential area after closing. People who appeared to have been drinking have entered the gated area, bottles have been left in the road and our bins have been interfered with, as was our car wing mirror which we have now replaced.

We're worried that allowing alcohol sales and late opening could make the daily lives of us and surrounding residents much harder, particularly around noise disturbance, public nuisance, crime and disorder, and the safety of our premises and property. Parking outside our homes also becomes difficult when the venue is operating, adding to the disruption. Given that we live directly next door and have already experienced these issues, we would ask that the proposed opening hours and alcohol licence are carefully considered.

Best Wishes,

From:
Sent: 06 October 2026 17:31
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Premises Licence Application 26/00488/PREMGR

Subject: Formal Objection - Premises Licence Application 26/00488/PREMGR - Little Bear Bar

Dear Licensing Committee,

Please accept this email as my formal representation regarding the premises licence application for the Little Bear Bar.

As a local resident, I wish to **object** to this application on the grounds that granting a licence at this specific site directly compromises two statutory licensing objectives:

Public Safety:
North Street is a narrow, quiet, one-way residential road accessible from Manningtree High Street. Crucially, it features a pavement on only one side of the street; properties such as XXXXXXXXXXXX have no pavement, meaning residents step directly out of their front doors straight into the road. Access to the Little Bear Bar is via a courtyard si tuated just five paces past a sharp, blind bend on North Street. This creates an immedi ate traffic hazard: Drivers coming around the sharp bend have
minimal visibility, patrons leaving the drinking area need only step out slightly to be directly in the line of incoming traffic, and the risk of accidents is high.

Prevention of Public Nuisance:
The introduction of the Little Bear Bar to North Street has fundamentally altered the character of this residential area. Due to the proximity and elevation of surrounding buildings, outdoor drinking creates an acoustic amplifier effect, allowing noise to penetrate nearby homes even with windows closed. The venue's location causes severe intrusions on privacy, with patrons standing outside my lounge/kitchen window and tapping on my bedroom window. The noise and tippled patrons reduced any sense of peace and privacy to 0% until well after 11:30pm. North Street Manningtree is not an ideal place to have a Public Bar. I would hope that the Little Bear Bar could find better premises in the area that would benefit their business.

Conclusion: The introduction of a drinking establishment onto North Street is entirely unsuitable, as the road is defined by residential properties on both sides, creating a

neighborhood environment that would be severely and negatively impacted by noise, disruption and anti social behaviour.

NB: Please accept this request for my personal details and contact information to be redacted before any copy of this representation is shared with the applicant or included in the public record.
Furthermore, I explicitly request that the applicant does not attempt to contact me directly. My decision to object is final, and I will not be altering or withdrawing my representation following any informal discussions.



From:
Sent: 07 October 2026 09:59
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Re: Application Little Bear Bar Krf

Dear sir Madam,

My name is XXXXXXXXXXX and I live at XXXXXXXXXXXXXXXXXXXX and these are my objections to the licensing application.

PUBLIC SAFETY

The public will only have access to the premises via the entrance in North Street not the High Street.

North Street is a single lane one way road that runs behind the High Street. It is typically used as a ‘’rat run’’ by drivers seeking to avoid traffic congestion in the High Street. The road is particularly narrow in the area of the premises due to parked vehicles. Street lighting is poor in North Street leading to poor conditions of visibility at night.

The premises are situated on a sharp bend illustrated in the aerial photograph provided at page 5 of the applicant’s Design and access statement.

There is no pavement for the public to use as a means of access or exit on the side of North Street that the premises are situated upon.

As motorists approach the premises their view is entirely restricted due to the nature of the bend. Unfortunately and I am sure that this will come as no surprise, some motorists drive at speeds that are inappropriate or even highly inappropriate for the conditions and potential hazards. Either way drivers will have little time to react to those hazards.

Many of the supporting statements speak in glowing terms of the premises being a family friendly venue and so young children will be welcome there presumably as long as carefully supervised. However it is also well known that children sometimes run suddenly into the road and indeed the Highway Code regards them as particularly vulnerable road users.

Other customers are potentially at risk too such as those leaving the premises at night when the conditions of visibility are poor. Some may have consumed too much alcohol

and be in varying states of intoxication. They may stumble or wander into the road straight into the path of an oncoming motor vehicle.

There is also collateral risk in that motor vehicles legally parked may be damaged.

The lay out of the premises does nothing to address these risks that are real and not fanciful.

NOISE

I want to concentrate briefly on the report submitted by the applicant. It is quite lengthy and contains quite a lot of technical jargon. The meat of the report if you could call it that is contained at section 7 onwards Predicted noise. Key word is ‘’predicted’’ and it is not based upon any empirical data from the venue but a few assumptions. The report suggests that small groups of customers will arrive and depart independently. However. the growing use of social media could lead to larger groups of people going to the venue. The assumptions appear too narrow.

7.10 states that in effect noise from the venue will be attenuated by glazing- what are the local residents to do,keep their windows permanently closed? The issue is particularly acute for some of my near neighbours in XXXXXXXXXX whose bedrooms directly overlook the premises. Some of these folk are key workers and deserve consideration.

INCLUSION

Nowhere in any of the application or supporting reports does it make reference to whether any consideration whatsoever has been given to customers who are wheelchair users and how they may safely access the premises and facilities such as toilet. I am no expert on the Equality Act or relevant building regs but this does seem an omission.

ANTI SOCIAL BEHAVIOUR

Last but by no means least.

The application envisages 50 customers using the premises and yet there is currently only one toilet for them to use. This is woefully inadequate. The applicant may claim that it is in hand to b add more toilets at some undpefied point in the future but that should be viewed with considerable scepticism as applicant may lack financial means. Meanwhile the local residents will suffer as customers of the bar relieve themselves

against private property including listed buildings. I fear that intoxicated customers will expose their penises in public causing distress in the local community that includes families with children

XXXXXXXXXXX

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