

Patricia Cockrill



Licensing Section
Town Hall
Clacton on Sea
Essex
CO15 1SE

12 March 2022

Dear Sir/Madam

Ref: Upper Dovercourt Social Club, 618 Main Road, Dovercourt, Essex

I would like to object to the application for a social club in the old church hall on the grounds that this is too close to residential premises and a cemetery.

There are already issues with parking for residents with the businesses already in existence on the narrow slip road on which this hall is situated. There are also problems with cars passing each other on that narrow road. Additional traffic would only increase the problems.

There is already a long established licensed premises – The Trafalgar – next door to the hall so a second licensed premises so close to an already long established premises that has struggled for trade over the years seems like an unnecessary and unfair addition.

The hall is much closer to residences than the existing businesses on that slip road so the noise pollution to the residences close to the proposed Club is going to be a nuisance if it is allowed to operate with a music until at least midnight 6 days a week! We have had noise from the Trafalgar at weekends when they have entertainment but you expect that living close to a public house – you do not expect it 7 days a week as this license application is requesting and also not this close to residences.

It is also adjacent to a cemetery. Having the premises licensed for music all day everyday when there will be funerals on and using the access road to the cemetery seems wrong. Can you imagine burying a loved one with inappropriate music in the background or intoxicated people hanging around that entrance or cars blocking the access.

Whilst I welcome investment into the area I think this business is superfluous to requirements when there are other, better locations for this social club away from residences.

I hope my objections will be taken into account.

Yours faithfully



Patricia Cockrill

MR & MRS. A. JAIN

RECEIVED
BY: 08 MAR 2022

6th MARCH 2022.

RE: 618 MAIN ROAD DOVERCOURT

Dear Sir,

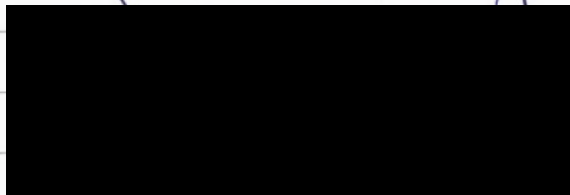
We are writing to object to the application for an alcohol & late night dance/music licenses our reasons being noise nuisance & lack of parking places.

Whilst we have no objections to an Upper Dovercourt Social Club we feel it is not an appropriate building to facilitate

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it as the building is far too close to peoples homes and could cause serious upset with noise late night noise revellers causing mayhem on their way home we already have had wing mirrors smashed off of our cars. We are prisoners living a relatively quiet life and would like to continue to do so.

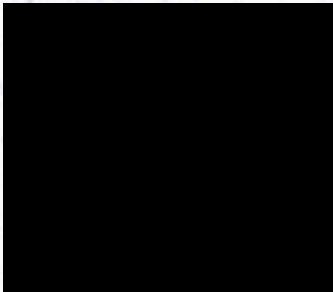
Yours Sincerely



(MRS)

RECORDED DELIVERY

Mrs Lorna M Mayer



RECEIVED
10 MAR 2022
BY:

07th March 2022

Re Upper Dovercourt Social Club, 618 Main Rd, CO12 4LW

To whom it may concern,

I would like to put forward my thoughts and worrying concerns to the application for a club premises application/entertainment licence, at the above mentioned premises.

Parking/Highway

This building is on a small setback section of the Main Rd, which has many ongoing issues with parking/vehicle damage at the moment, due to the amount of businesses it caters for at present, and homes, including those at Fitzgerald and Trafalgar cottages, Should any of our properties, or those along this stretch need the help of emergency services (Fire) we would be unable to make use of them, as they would not be able to get along the road, we have had trouble previously when the now demolished factory behind us was on fire, and they were unable to get access. Yellow lines were added to a small section, by the alley way to rear of our houses, to allow access for the cemetery hearses to be able to exit, however 9/10 these are ignored, making it difficult to manoeuvre. Most cars on the pavement side of the road, by the business premises park half on the pavement, making it incredibly difficult to walk safely on the path, and impassable with buggies/wheelchairs, this is at all times of day. These will be of patrons to the drinking establishments, and vehicles will be left overnight to be collected at some point. Many of our cars have been damaged, and repaired at our own costs, as nobody seems to have the decency anymore to stop and accept responsibility. Allowing this business to operate the hours it wants, will just create more parking issues, we will have continued issues all day/every day, at least at the moment we get some respite when the dance studio, the Chinese, and Fish shop are closed. I understand its not a right to be able to park, but when you buy your own homes, you do not expect your concerns, to be totally ignored, and being a Blue Badge holder, life made more difficult than needed.

Noise

The applicants have applied to have entertainment of various types up to 1.30am, Friday and Saturday nights, along with the Trafalgar having similar allowance, the local residents, will be kept awake until 2am at the earliest, every weekend, whilst music is going and people are leaving the premises at closing. This is totally unacceptable, and yet again feel that the local residents have not been taken into account at all. Never did I expect to be living 15 metres away from such premises, at

least there is a bit of a distance from the Trafalgar, which we already have to live around the noise pollution from. This itself is going to be worse, as I understand they have also applied for live music all day inside and out, but has been open for many years. I should be able to sit in my home or its garden, peacefully, to enjoy what I worked hard for, I would not be permitted to play loud music, or have live music on until those hours, my mental state will be in ruins.

Anti Social Behaviour

On numerous occasions last year (2021), we were subjected to patrons of the Trafalgar pub using the side alleyway to the cemetery, as a weed smoking and urinating area, especially during the football, we would be in the garden, to be then stunk out by fumes, from groups of them, along with listening to the shouting and bad language, I know this may not be classed as the pubs fault, as its not on their premises, but they were customers of theirs, We have on numerous occasions, been woken up to fighting on the green of customers, had people beaten outside the church and bottles thrown up the road at people, that have been drinking, why on earth would you allow this behaviour to worsen for residents. It should also be noted how close this will be to the cemetery where people go to pay respects, remember loved ones, in peace and quiet. I am pretty sure they will not be expecting to be subject to any of this when reflecting their thoughts in the cemetery.

Social Club


I personally think that the premises is totally unsuitable for this kind of establishment, and feel that should something like this be wanted or needed there are better suited areas, such as the underused Community Centre on Long Meadows, this would be much more suitable, with parking, more distance from residents, and accessible to all. The Trafalgar is an ongoing licensed premises which is the only one in the area due to the closure of the other drinking establishments over the years ,that have obviously not been used, therefore another reason this is not a required/needed amenity.

I trust my issues will be taken into account, and understood in the way they are expressed, I am certain that there are not many people that would be overjoyed at the thought of this on their doorstep, and put my trust in the people that act on behalf of the residents.

I also understand that there may be people that support this application, but would ask that it is noted they will not be living in close proximity, to be plagued by the issues I have mentioned above.

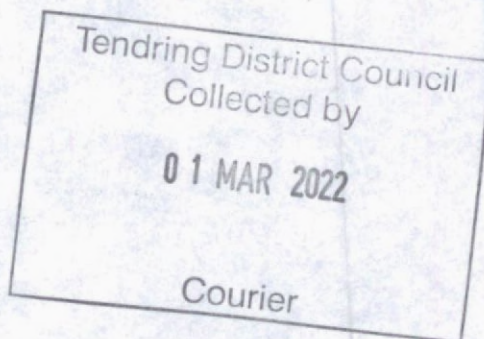
I have no objections to any development/investment in Harwich, and would welcome it, but not when it will create issues for local residents some of us who have been living in this pretty little area for over 30 years, when there are alternatives that could be pursued.

Yours sincerely

A black rectangular box redacting the signature of Mrs Lorna M Mayer.

Mrs Lorna M Mayer

Tendring District Council
Licensing Section
Town Hall
Clacton-on-Sea
Essex
CO15 1SE



28th February 2022

Dear Sir/Madam,

Ref: Notice - Upper Dovercourt Social Club Application for Club Premises Certificate

Having read the above Notice in The Harwich and Manningtree Standard, February 25th 2022, we would like to register our views concerning this application. One of us, Mr S Richardson, is an elected Harwich Town Councillor and as such would like to confirm that the content of this letter reflects his views only and not those of the Town Council. The application for approval of licensing hours has implications for both parking and noise levels yet the Notice does not indicate that the applicant has supported their application with any further information about the implications of the Certificate for which approval is being sought.

If a member of the TDC came to this part of Dovercourt, they would realise that on the same side of the proposed Upper Social Dovercourt Club is The Trafalgar Pub (we understand that the same person owns both) and then immediately next to the Pub there is a Chinese Takeaway and then a Fish and Chip Shop. There is also a building where children in the past have been dropped off and then collected after their dance classes. We do not know whether this is still operational. Parking outside all of these businesses is very much restricted by existing residents who park their cars and the fact that the road is especially narrow prior to its junction with Main Road. As a result, members of the public have often no option but to park on Main Road whilst they go and fetch their takeaway orders etc. On Main Road and exactly opposite the proposed Social Club, the Pub and the 2 takeaways is a terrace of houses where the majority of residents do not have the opportunity to park their cars off road so there are always cars parked from the mini-roundabout for about a distance of 100/150 metres...so few spaces are available. From the mini-roundabout and continuing past our house in the direction of Colchester, Main Road has white parallel lines with diagonal stripes on the road which we understand is to separate traffic lanes or to protect traffic turning right. Also, if...as is the case...the area is bordered by a broken white line, you should not enter the area unless it is necessary and you can see that it is safe to do so. Currently, because parking places are at a premium, people do stop for short times at the kerb outside our home or in front of other houses, whilst collecting their order from either of the 2 takeaways. When this happens, the parallel lines with diagonal stripes are crossed into by road traffic so reducing the width of the road for both lanes on a very slight bend. As a consequence, people will often park their cars half on/half off the pavement which compromises the safety of the public's use of the pavement. There are occasions when heavy traffic drives both ways along Main Road, so the width of each carriageway is of particular importance. Of course, because the people who park and make use of the takeaways stay for very short periods of time, to date this has not caused much of an issue. The application made for The Upper Dovercourt Social Club suggests a whole range of activities which will need to draw people from further afield than from residents of houses within walking distance, if the project is to succeed. **The obvious question is where will all the cars park** for periods of up to 3 hours when activities will be taking place and of course, with the sale of alcohol being supplied, for periods of up to 13 hours? It must be said, that if cars start to park all along Main Road it will make it almost impossible for us, as well as other residents of Main Road (left and right of us who also have off road parking) to exit our driveways onto Main Road...whether turning left towards Colchester or right towards Harwich...without total lack of visibility. This happens on the odd occasion but for it to be a regular occurrence, an accident will no doubt be on the cards. It is impossible to see if traffic is coming when cars are parked either side of a driveway accessing Main Road. In our view, this section of Main Road cannot sustain the extra parking of cars for much longer periods of time than at the moment, if the safety of both motorists and pedestrians is to be maintained.

There is of course the option for people going to the Social Club to use the available Bus services, but they do not operate at midnight let alone 1.00 am Sunday morning and the services are not so regular as to be able to easily access the day activities. People may wish to use Taxis, but where are they likely to park to pick up their customers?

With regard to **noise levels**: -

- There will be noise when customers return to parked cars at midnight through the week and later every weekend. They may be asked to respect the peace and quiet of residents living local to the Social Club but as we all know that often lands on deaf ears

- There will be noise when people are picked up by taxis, whether from outside the Social Club or from on Main Road, again sometimes late into the night
- The range of activities covered by this Club Premises Certificate will create noise. Will there be restrictions on keeping doors and windows closed and the volume of noise? Before COVID, The Trafalgar Pub had the odd weekend 'do' which lasted late into the evening and we suspect that will continue. To date this has not been that frequent and whilst music and noise can be clearly heard from our home, it has by no means been every weekend and so perfectly tolerable. We see that the Pub is currently being refurbished and these evening events will no doubt continue, to ensure people visit the Pub....possibly on a more regular basis? The disturbance to local residents...behind, opposite and each side will be in stereo from the Pub and Social Club. We wonder if TDC councillors would like to live close by and listen to all this noise and entertainment as well as having their safety compromised by the increased number of vehicles coming and going and regularly at very unsociable hours?

It is our view that the owner of the intended Social Club and existing Pub needs to consider these two important issues ie parking and noise and make it clear in their application on how they intend to mitigate them. For example

- use of land for parking around and at the rear of the Pub and Social Club
- insulation of the Club in order to reduce noise
- consider more reasonable Social Club opening hours
- not having an event in the Pub at the same time as a late night activity in the Social Club

There are however several more significant points that we would like to make. They are concerning the **Club Premises Certificate being applied for and what that certificate allows as well as conditions which apply**. The Social Club must have a minimum of 25 members.

Firstly, and with regard to what the certificate allows, there are several points of concern:-

- it doesn't need to specify a Designated Premises Supervisor
- police and licensing officers have more limited rights of entry because the premises are private

The concern is about the length of time alcohol will be on sale, at times 13 hours at a stretch, when there is no designated supervisor and if there happens to be a problem or disturbance inside the Social Club then the police and licensing authorities have limited rights of entry. There is a Pub next door selling alcohol during normal Pub hours. In this situation there will be the opportunity to continue drinking 'till 1 in the morning. We question the need for 2 premises located side by side selling alcohol for the majority of the day. We leave you to think about the potential for problems or disturbances. It does not take anyone with any sense to realize that they will occur and the hands of the Police will be tied.

Secondly the conditions for the Certificate to be granted. There are a number highlighted, but the most relevant is the following:-

To qualify for a certificate, your club must make sure that:

- it has premises that are occupied and used regularly for club purposes

This condition cannot be met with regard to 'occupied' as this word implies 'residence' which we do not believe can be fulfilled.

We would ask that further investigations are made by TDC into these extremely important issues, which should include an on-site visit. The terms and conditions of granting a Club Premises Certificate to be reviewed for relevance to this application, as well as asking for an explanation by the owner of how they intend to reduce noise and sort out parking, particularly in tandem with their Pub. These investigations should be an integral part of this application before consideration is even given so that complaints about noise and parking from local residents are avoided in the future. We feel strongly that TDC has a responsibility to ensure the health and safety of the community is given the seriousness it deserves.

We therefore believe that the application for a Club Premises Certificate which includes the approval of extensive licensing hours but which in no way addresses its implications for noise levels and parking, is not viable in its current format.

Yours faithfully,



Mr and Mrs S and C Richardson

PLANNING REQUEST AT METHODIST CHURCH ON MAINS ROAD IN MARWICH

DEAR SIR/MADAM

A REQUEST HAS BEEN PUT IN FOR PLANNING TO MAKE THE ABOVE TO BECOME A CLUB SERVICES FOR A NUMBER OF THINGS INCLUDING LIVE/RECORDED MUSIC DANCE, FILMS ETC. AND TO SERVE ALCOHOL.

I AM AGAINST THIS BEING PASSED FOR PLANNING.

MY REASONS ARE THAT I LIVE VERY CLOSE TO THIS SITE. THIS IS A BUILT UP HOUSING AREA AND THERE IS ALREADY A PUB AND TWO TAKEAWAYS HERE. AND A DANCE SCHOOL.

MY CONCERNS ARE THE HOURS OF OPENING AND CLOSING, 10 IN THE MORNING TILL 12-12.30 AT NIGHT AND 1.30 SATURDAY NIGHTS. IF THERE'S MUSIC OR DANCE OR SOME SORT OF SPORTING EVENT GOING ON ALL DAY AND WITH ALCOHOL ON TOP DAY TO DAY LIVING WILL BE A LOT HARDER AND STRESSFUL. ALSO THE POTENTIAL FOR ALCOHOL INDUCED ANTI SOCIAL BEHAVIOUR. AS A SHIFT WORKER THIS FOR ME WILL MAKE LIFE DIFFICULT.

ANOTHER CONCERN AND THIS A BIG CONCERN IS PARKING. THERE ARE NO PARKING FACILITIES AT THIS SITE. WHERE WILL CARS PARK?? THE ESTATE I LIVE ON IS ALREADY USED AS A CAR PARK WITH THE ROAD AND RESIDENTS DRIVEWAYS BEING BLOCKED DUE TO THE PUB AND TAKEAWAYS AND DANCE SCHOOL THAT ARE ALREADY HERE.

ALTHOUGH THIS IS A GOOD IDEA THE BUILDING WHERE IT IS SITUATED IS NOT IN AN APPROPRIATE AREA FOR THE KIND OF THINGS THAT BEEN REQUESTED TO BE ALLOWED ESPECIALLY IN THE SUMMER WHEN DOORS AND WINDOWS WILL FULLY OPEN.

I HOPE YOU WILL TAKE THESE POINTS AND RESIDENTS WELFARE WHEN IT COMES TO REVIEWING THE REQUEST FOR PLANNING.

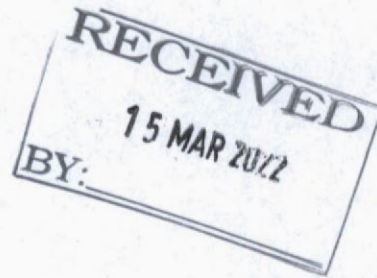
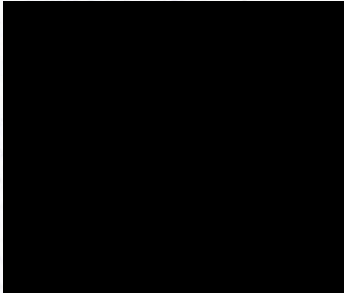
YOURS SINCERELY

[REDACTED]
D. WHITBREAD
[REDACTED]



IF THERE IS A POSSIBILITY OF A REPLY COULD YOU SEND ME AN EMAIL PLEASE OR IF YOU WISH TO TALK TO ME.

Mr S D Wilson



Ref: Licencing Act 2003: Upper Dovercourt Social Club, 618 Main Road , Dovercourt, Essex.

I am the owner/occupier of 620 Main Road and have resided here since August 2007. I live here with my wife and daughter (who is of Primary school age).

I have deep concern regarding the change of use of the facilities at 618 Main Road Dovercourt, specifically the licencing of alcohol at these premises.

As such in line with the provisions of the Licensing Act 2003 I wish to make the following representations.

Prevention of crime and disorder.

Alcohol is a catalyst for violent disorder and antisocial behaviour. Given the location of this facility, set back from a busy road and some distance from the town centre there is little visible Police presence in this area to act as a moderating factor. The street area and access to the rear of the premises is poorly illuminated at night and known to be an area used to take and supply drugs. I have reported this to the police on several occasions in the past.

With the Trafalgar pub is located at 616 Main Road the potential for additional alcohol related crime and disorder (criminal damage, public disorder, urination, physical assault, verbal assault) is likely to be exacerbated either on or off the premises.

Public Safety

The premises do not offer off-road parking facilities. Existing parking in this area is already limited. When vehicles park on both sides of the road two-way traffic is flow is impaired increasing the risk of road traffic incidents occurring.

Street parking provision has been reduced in this location because of single and double yellow lines installed adjunct to the cemetery entrance and drop kerbs installed at 622 and 624 Main Road. Increasingly more drivers are parking upon the pavement making walking hazardous for pedestrians.

Double parking and the road being blocked by delivery vehicles (as already occurs at the Trafalgar Pub and Mandarin House takeaway), would certainly affect the ability of emergency service vehicles to access the area in the event of an emergency.

Parking enforcement in this area, by the Essex parking Partnership is sporadic at best and non-existent during the evenings and night.

Public nuisance

I am likely to suffer loss of amenity at my property because of noise and traffic congestion from proposed licenced activities at the social club.

My daughter's bedroom window is less than 10 meters from the boundary of 618 Main Road and faces the entrance to the building. I challenge the applicants to demonstrate how my daughter will be able to sleep, with her window open without being affected by noise from activities, increased vehicle movements and disorder which alcohol creates.

The lane separating 620 from 618 serves as a vehicle access to Dovercourt Cemetery as well as rear of property parking for 620 and 622 Main Road. Frequently this access is obstructed or blocked by inconsiderately parked vehicles to the extent that my neighbour and I cannot drive our vehicles out onto the public highway. Similarly, vehicles are unable to exit the cemetery and end up knocking on my door to complain. In the past vehicles attempting to squeeze out have struck and damaged my garden wall, struck my boundary fence whilst reversing and struck other parked vehicles and endangered pedestrians. Without any off-road parking provision at 618 Main Road (unlike the Community Centre at nearby Long Meadows) how is this likely to improve the situation for residents and users of existing facilities in the area?

Protection of children from harm

As noted, my daughter's bedroom window is close to the boundary and faces the entrance of the premises. I am concerned that at night her ability to sleep will be adversely affected by noisy activities going on until 00:00 during the week or 01:30 at the weekend.

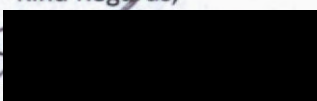
Given the need to have the window open for ventilation, especially during the warmer months there is an increased likelihood of regular exposure to loud antisocial behaviour including the use of swearing and sexual expletives.

Measures should also be taken to discourage smoking in this area to prevent smoking fumes from entering the house.

In a wider social context, I do not believe there is a strong enough commercial bias to warrant the granting of a licence at this location. The community is adequately served by the well-established public house (Trafalgar) at 616 Main Road, (currently undergoing renovation to improve its facilities) and the community centre at Long Meadows.

In recent years the following pubs have closed in the area. The Devonshire Arms (now used for retail), The White House (now housing) and The Royal (proposed flats). The loss of these pubs suggests a declining market for 'social drinking'. In this case I can only assume the applicants are relying on the lure of 'cheap alcohol' to gain customer footfall, a prospect I hardly find encouraging.

Kind Regards,


Scott Wilson