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

OBJECTION 1

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]

OBJECTION 2

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.



OBJECTION 3

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.

OBJECTION 3

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,

OBJECTION 4

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.



OBJECTION 7

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,



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

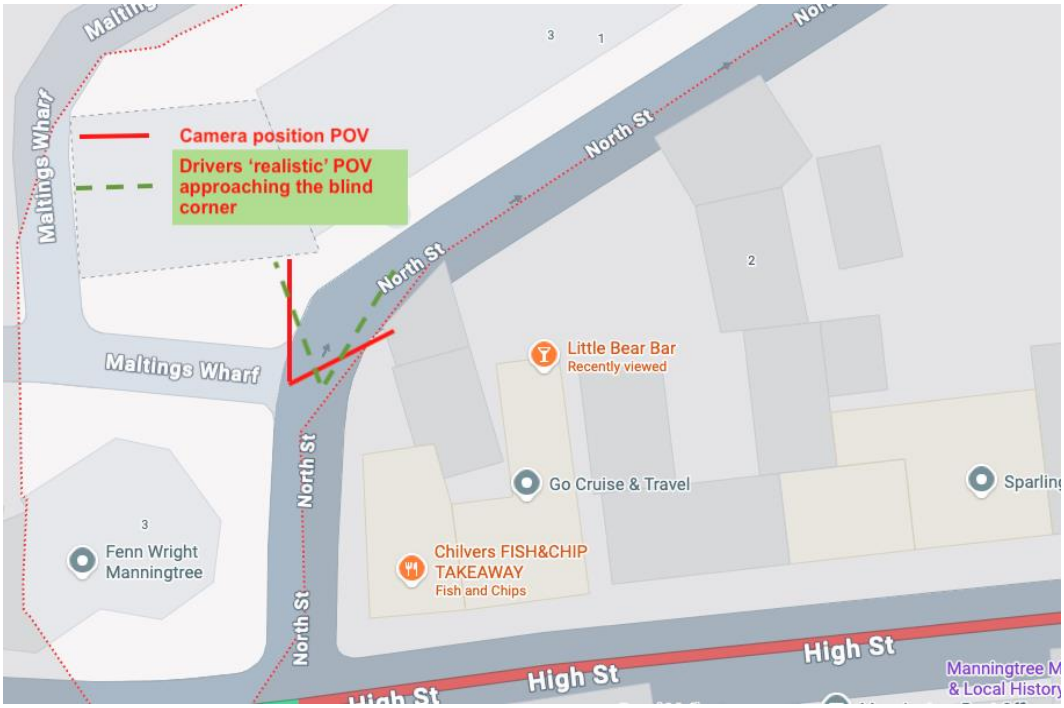
Image 2 is taken at 7.30pm – as dusk falls

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



OBJECTION 8

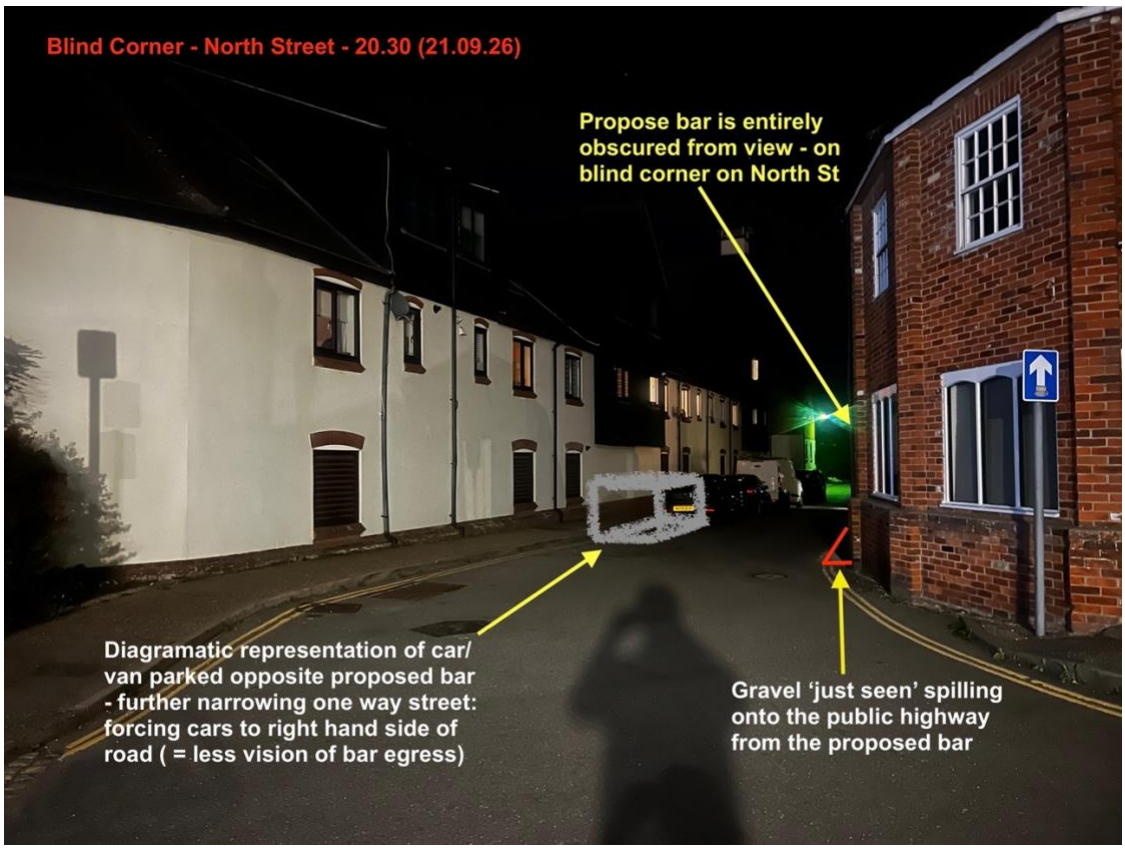
Image No 1 – 5.30 pm – approaching blind corner



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

OBJECTION 8

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)

OBJECTION 9

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]

OBJECTION 10

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



OBJECTION 11

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.



OBJECTION 12

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

OBJECTION 13

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

OBJECTION 14

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 .

OBJECTION 15

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

OBJECTION 16

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

OBJECTION 17

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,

OBJECTION 18

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.



OBJECTION 19

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