

25 River Drive
Upminster
Essex RM14 1AR
03 August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

UPMINSTER COURT LICENCE APPLICATION (submitted August 2011)

Dear Sir,

Further to my letter of objection I wish to inform you that I have asked Councillor Barrett to speak on my behalf at the licencing hearing. I hope that he will agree to my request and that this is within the rules.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'D. Lees', with a horizontal line underneath it.

(Douglas Lees)

Paul Campbell

From: p.sellars1@btopenworld.com
Sent: 06 September 2011 17:13
To: Paul Campbell
Cc: cllrclarencebarrett@yahoo.co.uk
Subject: Re: Upminster Ct Licensing Application Ref 10559

Dear Mr Campbell

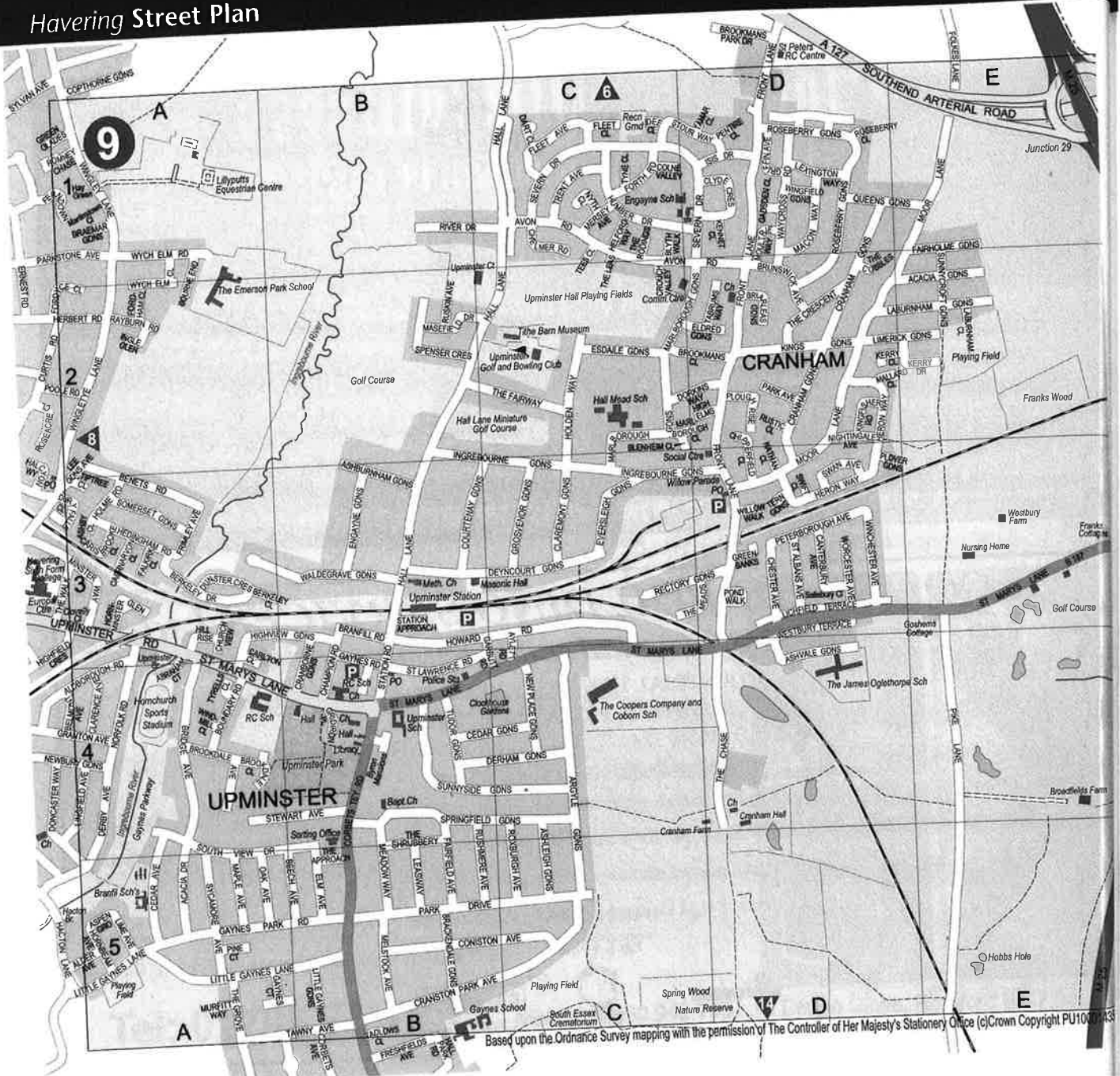
Ref: 10559

I believe the Licensing application for Upminster Court will be considered by the Licensing sub-committee on Tuesday 27th September, 10:30 at Havering Town Hall. I wish Cllr Clarence Barrett to speak on my behalf at this meeting.

Regards

Peter Sellars

Hadvering Street Plan



Licensing Sub-Committee

Appendix 1 - Copy of the Application



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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the Guidance Notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I/We **CROMWELL MANOR (FUNCTIONS) LIMITED**
[Insert name(s) of applicant]

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
UPMINSTER COURT 133 HALL LANE UPMINSTER ESSEX.	
Post town	Post code
UPMINSTER	RM14 1AL

Telephone number at premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

- | | | |
|---|-------------------------------------|-----------------------------|
| | Please tick ✓/yes | |
| a) an individual or individuals* | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual* | <input type="checkbox"/> | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | Please complete section (B) |
| iii. as an unincorporated association, or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |

Public Protection Bringing together Environmental Health & Trading Standards

- c) a recognised club please complete section (B)
- d) a charity Please complete section (B)
- e) the proprietor of an educational establishment Please complete section (B)
- f) a health service body Please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital Please complete section (B)
- h) the chief officer of police of a police force in England and Wales Please complete section (B)

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

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or Please tick ✓yes
- I am making the application pursuant to a
 - statutory function, or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (for example, Rev)

Surname First names

I am 18 years old or over Please tick ✓yes

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

E-mail address (optional)

SECOND INDIVIDUAL APPLICANT (IF APPLICABLE)

Mr Mrs Miss Ms Other title (for example, Rev)

Surname First names

I am 18 years old or over Please tick ✓ yes

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS

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

Name	CROMWELL MANOR (FUNCTIONS) LIMITED
Address	LONDON MEGA TERMINAL THURROCK PARK WAY TILBURY ESSEX. RM18 7HD.
Registered number (where applicable)	2241079
Description of applicant (for example partnership, company, unincorporated association etc)	PRIVATE LIMITED COMPANY
Telephone number (if any)	01375 - 856060
E-mail address (optional)	BT@UGROUP.CO.UK.

Part 3 Operating Schedule

When do you want the premises licence to start?

Day	Month	Year
06	09	2011

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

Day	Month	Year

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

Please give a general description of the premises (please read Guidance Note1)

UPMINSTER COURT IS A THREE STOREY
GRADE II LISTED MANSION HOUSE SET
IN EIGHT ACRES OF LAND BUILT CIRCA
1905. A REFECTORY HAS BEEN CREATED
ON THE FAR RIGHT HAND END OF THE
BUILDING. THIS REFECTORY AND SMALL
BAR ARE THE PLANNED AREAS FOR
THE LICENCE TO APPLY TO.

What licensable activities do you intend to carry on from the premises?
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act Please

Please tick ✓yes

Provision of regulated entertainment

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

Provision of entertainment facilities for:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j)
(if ticking yes, fill in box K)

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

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

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read Guidance Note 6)			Will the performance of a play take place indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue					
Wed				State any seasonal variations for performing plays (please read Guidance Note 4)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read Guidance Note 5)	
Sat					
Sun					

B

Films Standard days and timings (please read Guidance Note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue					
Wed				State any seasonal variations for the exhibition of films (please read Guidance Note 4)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read Guidance Note 5)	
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read Guidance Note 6)			Please give further details here (please read Guidance Note 3)
Day	Start	Finish	
Mon			
Tue			
Wed			State any seasonal variations for indoor sporting events (please read Guidance Note 4)
Thur			
Fri			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read Guidance Note 5)
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read Guidance Note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon					
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read Guidance Note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing and wrestling entertainment at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read Guidance Note 6)			Will the performance of live music take place Indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	✓	
Day	Start	Finish		Outdoors		
Mon			<p><u>Please give further details here</u> (please read Guidance Note 3)</p> <p>ON AN AD HOC BASIS WITH AMPLIFIED MUSIC.</p>	Both		
	07.00	02.00				
Tue						
	07.00	02.00				
Wed				<p><u>State any seasonal variations for performing of live music</u> (please read Guidance Note 4)</p>		
	07.00	02.00				
Thur						
	07.00	02.00				
Fri			<p><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read Guidance Note 5)</p>			
	07.00	02.00				
Sat						
	07.00	02.00				
Sun						
	07.00	02.00				

F

Recorded music Standard days and timings (please read Guidance Note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	✓	
Day	Start	Finish		Outdoors		
Mon			<p><u>Please give further details here</u> (please read Guidance Note 3)</p> <p>TO PROVIDE AMPLIFIED BACKGROUND MUSIC.</p>	Both		
	07.00	02.00				
Tue						
	07.00	02.00				
Wed				<p><u>State any seasonal variations for playing recorded music</u> (please read Guidance Note 4)</p>		
	07.00	02.00				
Thur						
	07.00	02.00				
Fri			<p><u>Non standard timings. Where you intend to use the premises for the playing recorded music entertainment at different times to those listed in the column on the left, please list</u> (please read Guidance Note 5)</p>			
	07.00	02.00				
Sat						
	07.00	02.00				
Sun						
	07.00	02.00				

G

Performance of dance Standard days and timings (please read Guidance Note 6)			Will the performance of dance take place indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	Indoors	✓
				Outdoors	
Day	Start	Finish			
Mon			Please give further details here (please read Guidance Note 3) ON AN AD HOC BASIS. AMPLIFIED MUSIC WILL BE USED.		
	07.00	02.00			
Tue			State any seasonal variations for performing of dance (please read Guidance Note 4)		
	07.00	02.00			
Wed			Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
	07.00	02.00			
Thur					
	07.00	02.00			
Fri					
	07.00	02.00			
Sat					
	07.00	02.00			
Sun					
	07.00	02.00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read Guidance Note 6)			Please give a description of the type of the entertainment you will be providing AWARDS CEREMONIES PRIZE GIVINGS.		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both please tick [✓] (please read Guidance Note 2).	Indoors	✓
Mon				Outdoors	
	07.00	02.00	Both		
Tue			Please give further details here (please read Guidance Note 3) AMPLIFIED MUSIC WILL BE USED.		
	07.00	02.00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read Guidance Note 4)		
Wed					
	07.00	02.00			
Thur					
	07.00	02.00	Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Fri					
	07.00	02.00			
Sat					
	07.00	02.00			
Sun					
	07.00	02.00			

Provision of facilities for making music Standard days and timings (please read Guidance Note 6)			Please give a description of the type of the entertainment you will be providing		
			LIVE BANDS / SMALL ORCHESTRAS / TRIOS		
Day	Start	Finish	Will the facilities for making music be indoors or outdoors or both please tick [✓] (please read Guidance Note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	07.00	02.00		Outdoors	<input type="checkbox"/>
Tue	07.00	02.00	Both	<input type="checkbox"/>	
			Please give further details here (please read Guidance Note 3)		
Wed	07.00	02.00	AMPLIFIED MUSIC WILL BE USED		
			State any seasonal variations for the provision of facilities for making music (please read Guidance Note 4)		
Thur	07.00	02.00			
Fri	07.00	02.00			
			Non standard timings. Where you intend to use the premises for provision of facilities for making music entertainment at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Sat	07.00	02.00			
Sun	07.00	02.00			

J

Provision of facilities for dancing Standard days and timings (please read Guidance Note 6)			Will the facilities for dancing be indoors or outdoors or both – please tick [✓] (please read Guidance Note 2).	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read Guidance Note 3)	
Mon	07.00	02.00	DINNER DANCES, CHRISTMAS PARTY, AWARDS DANCE, 25 YEAR CELEBRATIONS END OF YEAR DANCE. AMPLIFIED MUSIC WILL BE USED.	
Tue	07.00	02.00		
			State any seasonal variations for providing dancing facilities (please read Guidance Note 4)	
Wed	07.00	02.00		
Thur	07.00	02.00		
			Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list (please read Guidance Note 5)	
Fri	07.00	02.00		
Sat	07.00	02.00		
Sun	07.00	02.00		

K

Provision of facilities for entertainment of a similar description to that falling within (j) or (k) Standard days and timings (please read Guidance Note 6)			Please give a description of the type of the entertainment you will be providing CONFERENCES - BUSINESS LUNCHEES GUEST SPEAK LUNCHEES CHARITY EVENTS		
Day	Start	Finish	Will the facilities for making music be indoors or outdoors or both please tick [✓] (please read Guidance Note 2).	Indoors	<input checked="" type="checkbox"/>
Mon	07.00	02.00		Outdoors	<input type="checkbox"/>
Tue	07.00	02.00	Please give further details here (please read Guidance Note 3) AMPLIFIED MUSIC WILL BE USED.	Both	<input type="checkbox"/>
Wed	07.00	02.00			
Thur	07.00	02.00	State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within (j) or (k) (please read Guidance Note 4)		
Fri	07.00	02.00			
Sat	07.00	02.00	Non standard timings. Where you intend to use the premises for provision of facilities for making music entertainment at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Sun	07.00	02.00			

L

Late night refreshment Standard days and timings (please read Guidance Note 6)			Will the provision of late night refreshment take place indoors or outdoors or both - please tick [✓] (please read Guidance Note 2).		
Day	Start	Finish	Indoors	<input checked="" type="checkbox"/>	
Mon	07.00	02.00		Outdoors	<input type="checkbox"/>
Tue	07.00	02.00	Please give further details here (please read Guidance Note 8) FOR DELEGATES ON TRAINING COURSES. NO AMPLIFIED MUSIC.		
Wed	07.00	02.00	State any seasonal variations for the provision of late night refreshments (please read Guidance Note 4)		
Thur	07.00	02.00			
Fri	07.00	02.00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Sat	07.00	02.00			
Sun	07.00	02.00			

M

Supply of alcohol Standard days and timings (please read Guidance Note 6)			Will the supply of alcohol be for consumption please tick [✓] (please read Guidance Note 7).	On the premises	✓
				Off the premises	
Day	Start	Finish	Both		
Mon	07-00	02-00	Please give further details here (please read Guidance Note 4)		
Tue	07-00	02-00			
Wed	07-00	02-00	State any seasonal variations on the supply of alcohol (please read Guidance Note 4)		
Thur	07-00	02-00			
Fri	07-00	02-00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read Guidance Note 5)		
Sat	07-00	02-00			
Sun	07-00	02-00			

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

Name BARRY TUCK

Address S HEDGEROW COURT

..... NOAK BRIDGE, LONDON, BASILDON, ESSEX.

Postcode SS15 5GU

Personal Licence number (if known) BAS/PM 764

Issuing licensing authority (if known) BASILDON DISTRICT COUNCIL

N

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

N/A

O

Hours premises are open to the public Standard days and timings (please read Guidance Note 6)			State any seasonal variation (please read Guidance Note 4))
Day	Start	Finish	
Mon			N/A
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

P

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

a) General – all four licensing objectives (b,c,d,e) (please read Guidance Note 9)

NOTHING BEYOND GOOD PRACTICE, EXISTING HEALTH AND SAFETY FIRE SAFETY AND RISK ASSESSMENT RECOMMENDATIONS AND THE EMPLOYMENT OF ADEQUATE TRAINED STAFF.

b) The prevention of crime and disorder

CCTV, 24 HOUR SECURITY GUARDS ON SITE AND BADGED DOORMAN AT ALL EVENING EVENTS.

c) Public safety

CCTV, 24 HOUR SECURITY GUARDS ON SITE AND BADGED DOORMAN. FULLY TRAINED STAFF. FIRST AID TRAINED STAFF.

d) The prevention of public nuisance

ALL EVENTS ARE INDOORS, ALL ATTENDEES ARE KNOWN TO US, MUSIC LEVELS WILL BE MAINTAINED AT SOCIALLY ACCEPTED LEVELS.
BADGED DOORMAN AND SECURITY WILL SUPERVISE LEAVING OF PREMISES.

e) The protection of children from harm

NO CHILDREN WILL BE ALLOWED ON THE PREMISES WITHOUT BEING ACCOMPANIED BY AN ADULT. (RESPONSIBLE ADULT)
THE FACILITIES ARE NOT INTENDED FOR USE BY CHILDREN THEREFORE THEIR ATTENDANCE WILL BE MINIMAL.

CHECKLIST

Please tick ✓yes

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

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read Guidance Note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See Guidance Note 11) If signing on behalf of the applicant please state in what capacity.

Signature

Date ... 5TH August 2011.

Capacity ... Company SECRETARY

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

Signature Date

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read Guidance Note 13) BARRY TUCK LONDON MEGA TERMINAL, THURROCK PARK WAY,	
Post town TILBURY	Post code RM18 7HD
Telephone number (if any) 01375-856060	
If you would prefer us to correspond with you by e-mail your e-mail address (optional) BT@UGROUP.CO.UK.	

Guidance Notes

1. Describe 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.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day i.e. Christmas Eve.
6. Please 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.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please 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, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. A applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



Havering

LONDON BOROUGH

Consent of individual to being specified as premises supervisor

I BARRY GEORGE TUCK
[full name of prospective premises supervisor]

of S HEDGEROW COURT
NOAK BRIDGE
LAINDON
BASILDON
ESSEX. SS15 5GU.
.....
[Home address of prospective premises supervisor]

Hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

A PREMISES LICENCE
[type of application]

by CROMWELL MANOR (FUNCTIONS) LIMITED
[name of applicant]

relating to a premises licence N/A
[number of existing licence, if any]

for UPMINSTER COURT
133 HALL LANE
UPMINSTER
ESSEX. RM14 1AL
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

..... N/A
[name of applicant]

concerning the supply of alcohol at **UPMINSTER COURT**
133 HALL LANE
UPMINSTER
ESSEX RM14 1AL

.....
[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

BAS/PM 764

.....
[insert personal licence number, if any]

Personal licence issuing authority

BASILDON DISTRICT COUNCIL

.....
[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



Name
[please print]

BARRY GEORGE TUCK.

Date

5TH AUGUST 2011.

All correspondence to be sent to :

The Licensing Section
Housing & Public Protection
London Borough of Havering
Mercury House, Mercury Gardens
Romford, Essex RM1 3SL



Havering

LONDON BOROUGH

LICENSING ACT 2003

EXHIBITION OF A NOTICE AT THE PREMISES

Within 2 days from the date on which application is made for a new licence the applicant is required to put up a notice at the premises in a place where it can easily be seen and read by persons in the street or adjoining public place. The notice must be kept exhibited for 28 days.

The notice must be on light blue paper.

A copy of the prescribed notice (which may require completion) is attached. The notice must be dated to show the day it was first exhibited.

Will you kindly notify in the form below the date on which the notice was exhibited and give the undertaking that it will be kept exhibited for 28 days. The completed declaration should be returned to the offices of the Head of Environmental Health.

Public Protection Manager
Housing & Public Protection
London Borough of Havering
Mercury House, Mercury Gardens
Romford, Essex RM1 3SL

Name of Applicant CROMWELL MANOR (FUNCTIONS) LTD
Name of Premises UPMINSTER COURT
Address 133 HALL LANE
UPMINSTER ESSEX RM14 1AL

The prescribed notice of the application for a licence for the above named premises was first exhibited in the position it now occupies on 9TH AUGUST 2011
(insert date)

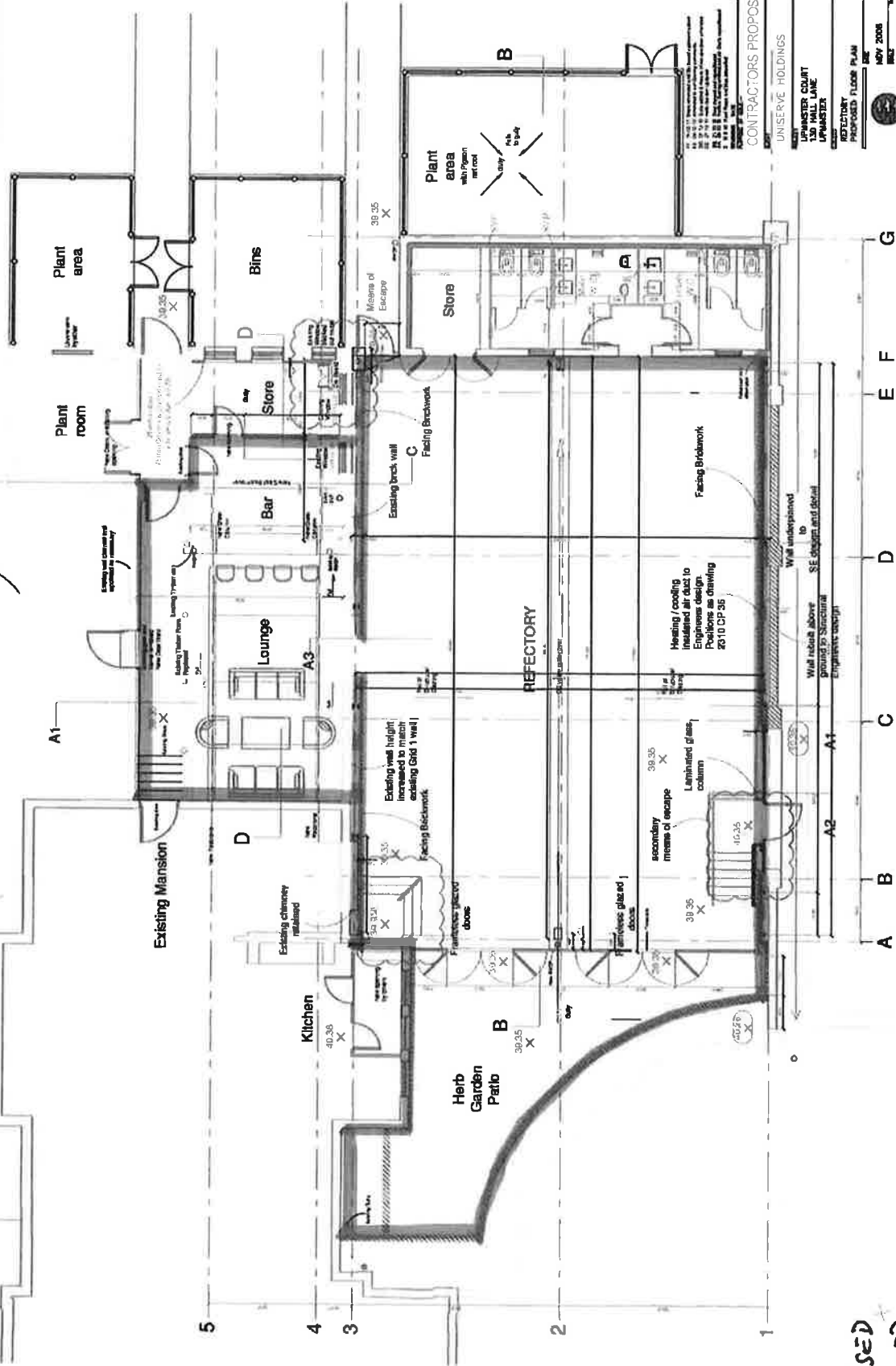
The notice must be kept exhibited for 28 days from that date.

Date 5TH AUGUST 2011 Signature 

Position held Company SECRETARY

DO NOT SCALE THIS DRAWING
 ALL DIMENSIONS TO BE CHECKED AGAINST THE ORIGINAL DRAWING
 ALL DIMENSIONS TO BE CHECKED AGAINST THE ORIGINAL DRAWING
 ALL DIMENSIONS TO BE CHECKED AGAINST THE ORIGINAL DRAWING

Self seeded Horse Chestnut Removed



CONTRACTORS PROPOSAL

UNISERVE HOLDINGS

UPMASTER COURT
 100 MILL LANE
 LONDON
 W11 1LH

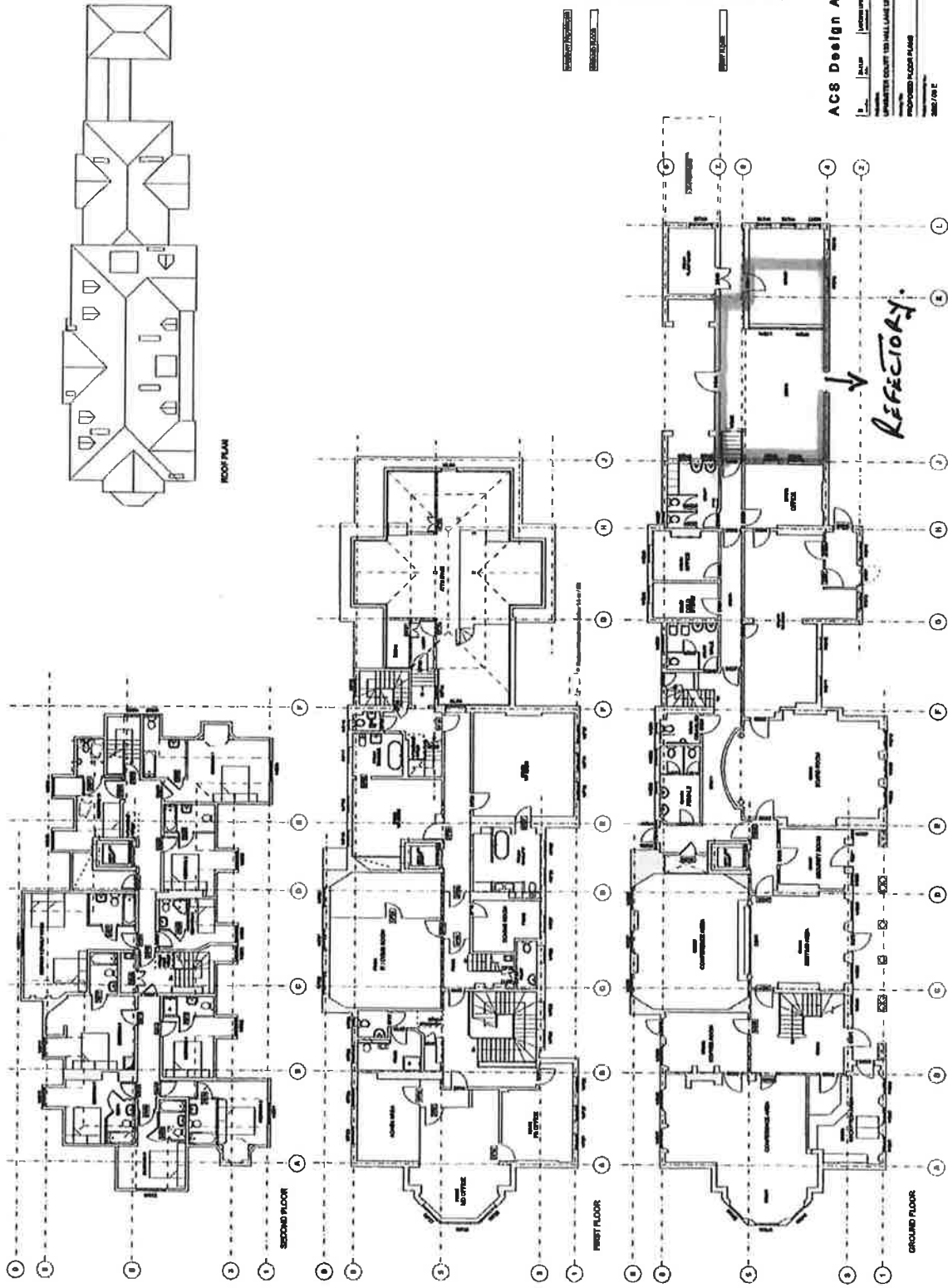
REFLECTORY
 PROPOSED FLOOR PLAN

NO.	DATE	BY	FOR
1	MAY 2006	TC	FOR
2	MAY 2006	TC	FOR
3	MAY 2006	TC	FOR
4	MAY 2006	TC	FOR
5	MAY 2006	TC	FOR

2310 CP 11

Proposed
 Licensed
 AREA.

KEY



- ROOMS TO BE DEMOLISHED
- ROOMS TO BE RECONSTRUCTED
- ROOMS TO BE REFINISHED
- ROOMS TO BE REPAIRED
- ROOMS TO BE MAINTAINED
- ROOMS TO BE PRESERVED
- ROOMS TO BE RELOCATED
- ROOMS TO BE ENLARGED
- ROOMS TO BE REDUCED
- ROOMS TO BE ADDED
- ROOMS TO BE REMOVED
- ROOMS TO BE REDESIGNED
- ROOMS TO BE RECONFIGURED
- ROOMS TO BE RESTRUCTURED
- ROOMS TO BE REFORMED
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LEGAL AND PUBLIC NOTICES

**LONDON BOROUGH OF HAVERING
ROAD TRAFFIC REGULATION ACT 1984, SECTION 14(1)
THE HAVERING (VARIOUS ROADS) HEATH PARK
RAILWAY BRIDGE, ROMFORD (TEMPORARY
PROHIBITION OF TRAFFIC) ORDER 2011**

- The Council of the London Borough of Havering hereby GIVES NOTICE that it intends to make an order the effect of which will be that vehicular traffic will be regulated by temporary restrictions at Victoria Road, Manor Road and Heath Park Road Romford including closure, parking, waiting, 2 metre width and 3 Tonne (Max Gross Weight) weight restrictions which will apply as set out in the schedule below because of the likelihood of serious damage to the highway and due to proposed works to repair and strengthen the bridge and the highway ("The Works").
- The Order would come into force on 10th September 2011 and would be valid for a period potentially in excess of 18 months.
- Alternative routes for vehicles will be available as set out in the Schedule.
- The prohibition will not apply to pedestrians provided that they proceed only on the footways of the affected roads insofar as such access is reasonably practicable having regard to the Works.
- This Notice is published in The London Gazette and Romford Recorder pursuant to the Road Traffic (Temporary Restrictions) Regulations 1992/1215. The Chiefs of Police and Fire Brigade for the Area and are being consulted.
- Persons having a query concerning these Works or this Notice should contact David Balin on 01708 433750.

DATED this 19th day of August 2011
Published in Romford Recorder: 19 August 2011

in Burns, Acting Assistant Chief Executive,
London Borough Of Havering, Town Hall, Main Road, Romford,
RM1 3BD

SCHEDULE

or a period POTENTIALLY IN EXCESS OF 18 MONTHS from 10th September 2011 until the Works are completed.

ROAD	
Heath Park Road	
Weight Limit - 3 Tonne maximum gross weight limit AND	Width Restriction - 2 metres (6' 6") width restriction
Weight and Width restriction to affect both sides from a point 42m east of the eastern kerbline of Manor Road to the eastern kerbline of Manor Road	
Waiting Restriction - On both Sides - "At Any time" waiting restriction from a point 52m east of the eastern kerbline of Manor Road to the eastern kerbline of Manor Road	
Victoria Road	
Weight Limit - Affecting both sides a 3 Tonne maximum gross weight limit	Width Restriction - 2 metres (6' 6") from a point 40m west of the eastern kerbline of Manor Road to the eastern kerbline of Manor Road
Waiting Restrictions - Northern Kerbline - "At Any time" waiting restriction from the eastern kerbline of Manor Road to a point 60 metres west of that kerbline Southern Kerbline - "At Any time" waiting restriction from the eastern kerbline of Manor Road to a point 51 metres west of that kerbline	
Manor Road	
Closure from its junction with Victoria Road to a point 5m south of its junction	
ALTERNATIVE ROUTE	
Brentwood Road, South Street, in both directions.	

**LONDON BOROUGH OF HAVERING
ROAD TRAFFIC REGULATION ACT 1984,
SECTION 14(1) TEMPORARY PROHIBITION OF TRAFFIC -
The Havering Temporary Prohibition of Traffic -
Abbs Cross Gardens, Water Works 2011**

- Notice is given that on the 19th August 2011 the London Borough of Havering made "The Havering Temporary Prohibition of Traffic - Abbs Cross Gardens, Hornchurch Water Main Works Order 2011" ("the Order"), the effect of which will be to prohibit vehicular traffic from entering or proceeding in the lengths of roads specified in column 1 of the table in the Schedule to this Notice, at the times and dates as specified in that table, due to planned works to enable essential drainage work to be carried out in the carriageway in the areas specified;
- The prohibitions would only be operational when traffic signs indicating that such prohibitions are in operation are displayed on the street.
- An exemption would be provided in the Order to permit access to premises on or adjacent to the said roads insofar as such access is reasonably practicable without interference with execution of the said works or compromising the safety of the works and/or road users.
- The Order comes into operation on Monday 29th August 2011 with the works scheduled to commence on Monday 29th August 2011 and expected to be completed within 7 days.
- The prohibition does not apply to pedestrians provided that they proceed only on footways so far as is reasonably practicable having regard to the Works
- Alternative routes for vehicles are available as set out in the Schedule
- Please contact Mr Dean Martin (01708 434645) with any query regarding the Order or should you wish to view the order please attend Mercury House reception (Mercury House, Mercury Gardens, ROMFORD, RM1 3SL - Telephone 01708 433233) and ask for StreetCare.

DATED this 19th day of August 2011
Published in Romford Recorder: 19 August 2011

in Burns, Acting Assistant Chief Executive,
London Borough Of Havering, Town Hall, Main Road,
Romford RM1 3BD

SCHEDULE

ROADS	DURATION	ALTERNATIVE ROUTES
Abbs Cross Gardens from its junction with High Street to its junction with Appleton Way.	For any period between Monday 29th August 2011 at 05:00 am and Monday 5th September 2011 at 04:59 am or up to the time of the completion of the Works, whichever be the sooner	High Street, Abbs Cross Lane, Suttons Avenue, Station Lane plus Appleton Way and Victor Gardens for local traffic

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**LONDON BOROUGH OF HAVERING
THE HAVERING (WAITING AND LOADING RESTRICTION)
(CIVIL ENFORCEMENT AREA)
(NO. 1) (AMENDMENT NO. **) ORDER 200***

- NOTICE IS HEREBY GIVEN that the Council of the London Borough of Havering, hereinafter called the Council, propose to make the above-mentioned Order under sections 6 and 124 of and Part IV of Schedule 8 to the Road Traffic Regulation Act 1984, as amended.
- The general effect of the Order would be to introduce waiting restrictions operative at any time on the length of street specified in the Schedule to this Notice.
- A copy of the proposed Order, of the Order being amended, together with the Council's statement of reasons for proposing to make the Order and plans showing the locations and effects of the Order can be inspected until the end of six weeks from the date on which the Order is made or as the case may be, the Council decides not to make the Order, during normal office hours on Mondays to Fridays inclusive, at Traffic & Parking Control, StreetCare, Mercury House, Mercury Gardens, Romford, Essex RM1 3SL.
- Any person desiring to object to the proposals or make other representation should send a statement in writing of either their objection or representations and the grounds thereof to David Pritchard, Traffic & Parking Control Group Manager, StreetCare, Mercury House, Mercury Gardens, Romford, Essex RM1 3SL, quoting reference LBH/612 to arrive by 9 September 2011.

Dated 19 August 2011
Published in Romford Recorder: 19 August 2011
Ian Burns, Acting Assistant Chief Executive,
London Borough of Havering, Town Hall, Main Road, Romford
RM1 3BD

SCHEDULE

- Abbs Cross Gardens, the north, north-west, west sides, between a point 15 metres north of the northern kerb-line of Victor Approach and a point 5.00 metres west of the western building line of Nos. 4 and 10 Victor Walk.
- Appleton Way
(a) the south-west side, between a point 20 metres west of the western kerb-line of Station Lane and the common rear boundary of Nos. 2 and 4 Woodfield Way;
(b) the south side, between a point 15 metres east of the eastern kerb-line of Victor Gardens and a point 10 metres west of the western kerb-line of Victor Gardens.
- Bruce Avenue
(a) both sides, between the eastern kerb-line of Sandown Avenue and a point 10 metres east of that kerb-line;
(b) both sides, between the western kerb-line of Sandown Avenue and a point 10 metres west of that kerb-line.
- Dorlington Gardens
(a) both sides, between the eastern kerb-line of Sandown Avenue and a point 10 metres east of that kerb-line;
(b) the north side, between the south-western kerb-line of Appleton Way and a point 10 metres west of the western kerb-line of Woodfield Way;
(c) the south side, between the south-western kerb-line of Appleton Way and the eastern boundary of No. 30 Dorlington Gardens.
- Sandown Avenue
(a) both sides
(i) between the northern kerb-line of The Avenue and a point 10 metres north of that kerb-line;
(ii) between the southern kerb-line of Victor Gardens and a point 10 metres south of that kerb-line;
- (b) the east side
(i) between a point 10 metres south of the southern kerb-line of Bruce Avenue and a point 10 metres north of the northern kerb-line of Bruce Avenue;
(ii) between a point 10 metres south of the southern kerb-line of Dorlington Gardens and a point 10 metres north of the northern kerb-line of Dorlington Gardens;
(c) the west side, between a point 10 metres south of the southern kerb-line of Bruce Avenue and a point 10 metres north of the northern kerb-line of Bruce Avenue.

The Avenue, the north side, between a point 10 metres east of the eastern kerb-line of Sandown Avenue and a point 10 metres west of the western kerb-line of Sandown Avenue.

Victor Approach, both sides, between the south-western kerb-line of Abbs Cross Gardens and a point 15 south-west of that kerb-line.

- Victor Gardens
(a) the west side, between the southern kerb-line of Appleton Way and a point 15 metres south of that kerb-line;
(b) the east and north sides, between the southern kerb-line of Appleton Way and the common boundary of Nos. 30 and 32 Victor Gardens;
(c) the south side
(i) between the western kerb-line of Woodfield Way and a point 10 metres west of that kerb-line;
(ii) between a point 10 metres east of the eastern kerb-line of Sandown Avenue and a point 10 metres west of the western kerb-line of Sandown Avenue.

- Woodfield Way
(a) both sides, between the northern kerb-line of Dorlington Gardens and a point 10 metres north of that kerb-line;
(b) the west side, between the southern kerb-line of Victor Gardens and a point 10 metres south of that kerb-line.

NOTICE OF APPLICATION FOR A PREMISES LICENCE UNDER SECTION 17 OF THE LICENSING ACT 2003

APPLICANT: Cromwell Manor (Functions) Limited
PREMISES: Uplminster Court
133 Hall Lane Uplminster Essex RM14 1AL
The proposed licensable activity is: The sale of alcohol from 07.00 am to 02.00 am; the playing of live music from 07.00 am to 02.00 am; the playing of amplified music from 07.00 am to 02.00 am; the playing of recorded music from 07.00 am to 02.00 am; the performance of dance from 07.00 am to 02.00 am; the provision of late night refreshments from 07.00 am to 02.00 am.
Full details of the application can be inspected at the address noted below during normal business hours.
Any representations by an interested party or responsible authority regarding this application can be made to: Licensing Team, Housing & Public Protection London Borough of Havering Mercury House, Mercury Gardens Romford RM1 3SL Website: www.havering.gov.uk
Such representation must be received in writing by: 6th September 2011, clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003.
It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for the offence is £5,000.00.

NOTICE OF APPLICATION TO VARY A PREMISES LICENCE UNDER SECTION 34 OF THE LICENSING ACT 2003

APPLICANT: Gotha Limited
PREMISES: 156-158 High Street, Hornchurch, Essex, RM12 6QX
The proposed variation is: Removal of Conditions to Existing Licence and New Floor Plan
Full details of the application can be inspected at the address noted below during normal business hours.
Any representations by an interested party or responsible authority regarding this application can be made to: Licensing Team, Housing & Public Protection, London Borough of Havering Mercury House, Mercury Gardens, Romford RM1 3SL Website: www.havering.gov.uk
Such representation must be received in writing by: 9/9/11 clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003.
It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for the offence is £5,000.00.

LESLIE WILLIAM CAMP deceased

Pasport to Section 27, Trustee Act 1925 (as amended)
Notice is hereby given that any person having a claim against or an interest in the Estate of the above named, late of Flat 27 Cardamom Court, 1 Grantham Road, Manor Park, London, E12 5LU, who died on 12 March 2011, and whose Will was proved on 25 July 2011, is required to send written particulars to the undersigned by 28 October 2011. After this date the Executor will distribute the Estate among the persons entitled thereto having regard only to the claims and interests of which he receives notice.
Hunt & Hunt, Blackburn House, 22-26 Eastern Road, Romford, Essex RM1 3LT, Ref: GWCAM13/2
Solicitors for the Executor



LEGAL AND PUBLIC NOTICES

**LONDON BOROUGH OF HAVERING
THE HAVERING (FREE PARKING PLACES)
(DISABLED PERSONS)
(AMENDMENT NO. 17) ORDER 2011**

1. NOTICE IS HEREBY GIVEN that the Council of the London Borough of Havering, hereinafter called the Council, on 12 August 2011 made the above-mentioned Order under sections 5 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended.
2. The effect of the Order will be to provide disabled persons parking places, where a vehicle displaying a valid disabled persons badge may be left at any time, on the lengths of streets specified in the Schedule to this Notice.
3. A copy of the Order, which will come into operation on 29 August 2011, of the Order being amended, of the Council's statement of reasons for making the Order and plans showing the locations and effects of the Order can be inspected during normal office hours on Mondays to Fridays inclusive, until the end of six weeks from the date on which the Order was made at Traffic & Parking Control, StreetCare, Mercury House, Mercury Gardens, Romford, Essex RM1 3SL.
4. Any person desiring to question the validity of the Order or of any provision contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984, or that any of the relevant requirements thereof or of any relevant regulations made thereunder has not been complied with in relation to the Order may, within six weeks of the making of the Order, make application for the purpose to the High Court.

Dated 12 August 2011
Published in Romford Recorder: 12 August 2011

Ian Burns, Acting Assistant Chief Executive
London Borough Of Havering, Town Hall, Main Road, Romford
RM1 3BD

SCHEDULE

- Evansdale, the south-west side, from a point 2.2 metres south-east of the common boundary of Nos. 4/6 and 8/10 Evansdale extending south-eastward for a distance of 2.4 metres and at an angle of 45° to the kerb.
- Evansdale, the south-west side, from a point 0.4 metres north-west of the common boundary of Nos. 4/6 and 8/10 Evansdale extending north-westward for a distance of 2.4 metres and at an angle of 45° degrees to the kerb.
- Halnaut Road, the south-west side, from a point 0.2 metres south-east of the common boundary of Nos. 165 and 167 Halnaut Road extending south-eastward for a distance of 5.00 metres.
- Hawkinge Way, the north-east side, from a point 1.2 metres south-east of the common boundary of Nos. 27 and 29 Hawkinge Way extending south-eastward for a distance of 5.50 metres.
- Leyburn Road, the north-west side, from a point 3 metres north-east of the common boundary of Nos. 15/19 and 21/25 Leyburn Road extending north-eastward for a distance of 5.00 metres.

**LONDON BOROUGH OF HAVERING
THE HAVERING (PROHIBITION OF STOPPING OUTSIDE
SCHOOLS)**

(CIVIL ENFORCEMENT AREA) (NO. 1) ORDER 2011*

1. NOTICE IS HEREBY GIVEN that the Council of the London Borough of Havering, hereinafter called the Council, propose to make the above-mentioned Order under sections 6 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended.
2. The effect of the Prohibition of Stopping Outside Schools Order would be to remove the existing school keep clear restrictions on the south-west side of White Hart Lane outside Crownfield Infant and Junior School and to impose new school keep clear no stopping restrictions operative between 8 a.m. and 5 p.m. on Mondays to Fridays inclusive throughout the year on the length of street specified in the Schedule to this Notice.
3. A copy of the proposed Order, of the Order being amended, together with the Council's statement of reasons for proposing to make the Order and plans showing the locations and effects of the Order can be inspected until the end of six weeks from the date on which the Order is made or as the case may be, the Council decides not to make the Order, during normal office hours on Mondays to Fridays inclusive, at Traffic & Engineering, StreetCare, Mercury House, Mercury Gardens, Romford, Essex RM1 3DW.
4. Any person desiring to object to the proposals or make other representation should send a statement in writing of either their objection or representations and the grounds thereof to the Principal Engineer, Traffic & Engineering, StreetCare, Mercury House, Mercury Gardens, Romford, Essex RM1 3DW, quoting reference LBH/610 to arrive by 2 September 2011.

Dated: 12 August 2011
Published in Romford Recorder: 12 August 2011
Ian Burns, Acting Assistant Chief Executive
London Borough of Havering, Town Hall, Main Road, Romford
RM1 3BD

SCHEDULE

White Hart Lane, the south-west side, from a point 2.5 metres south-east of the common boundary of Nos. 70 and 72 White Hart Lane extending southward for a distance of 40 metres.

Transport for London



ROAD TRAFFIC REGULATION ACT 1984

THE A12 GLA ROAD (LONDON BOROUGH OF HAVERING) (TEMPORARY SPEED LIMIT AND PROHIBITION OF TRAFFIC) ORDER 2011

1. Transport for London hereby gives notice that it intends to make the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.
2. The purpose of the Order is to enable Junction Improvement works to take place at or the near A12 Colchester Road Junction with Whitelands Way.
3. The effect of the Order will be to prohibit any vehicle from:
 - (1) entering, exiting or proceeding on either carriageway of A12 Colchester Road between its junctions with Gubbins Lane and Gallows Corner Roundabout,
 - (2) travelling at a speed in excess of 30mph on A12 Colchester Road between a point opposite the extended western kerb line of Gubbins Lane and a point opposite the extended western kerb line of the triangular traffic island situated at the junction of A12 Colchester Road with Gallows Corner Roundabout.

The Order will be effective at certain times from 00.01 hours on the 1st September 2011 until 23.59 hours on the 31st March 2012, or when the works have been completed whichever is the sooner. The prohibitions will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

4. The prohibitions mentioned in article 3 (1) only will not apply in respect of:
 - (1) any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
 - (2) anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.
5. At such times as the traffic prohibitions are in force an alternative route will be indicated by traffic signs via (1) A12 Colchester Road, Bryant Avenue (2) A12 Colchester Road, Whitelands Way (3) A12 Colchester Road, Gooshays Drive, Faringdon Avenue, Ashton Road (4) Gallows Corner Roundabout, Straight Road, Faringdon Avenue, Gooshays Drive (5) Gubbins Lane, Squirrels Heath Road, A127 Southend Arterial Road.

Dated this 12th day of August 2011
Roger Pys
Forward Planning Manager, Transport for London
Palestra, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON

**LONDON BOROUGH OF HAVERING
ROAD TRAFFIC REGULATION ACT 1984, SECTION 14(1)
TEMPORARY ROAD CLOSURE - MOSS LANE
- RM1 2PT**

1. The Council of the London Borough of Havering HEREBY GIVES NOTICE that due to essential works to enable MAINS WATER WORKS (the "Works") to be carried out in and next to the carriageway during the period stated in the proposed order at MOSS LANE, it intends to make an Order, the effect of which will be to prohibit vehicular traffic from entering or proceeding in the length of road specified in the Schedule below, during the period stated in the Schedule below.
2. Alternative routes for vehicles will be available as set out in the Schedule.
3. The measures under the Order will not apply to pedestrians, access will be permitted for residents in this section and cyclists to the extent that the Schedule specifies and safety permits from time to time.

DATED this 6th day of August 2011
Published in Romford Recorder: 12 August 2011
Ian Burns, Acting Assistant Chief Executive
London Borough Of Havering, Town Hall, Main Road, Romford
RM1 3BD

SCHEDULE

ROADS	Duration	ALTERNATIVE ROUTES
Moss Lane CLOSED from the near of 83 and 87 Albert Road to the front of 11 Moss Lane	For a period between Monday 5th September 2011 at 05.00 am and Monday 12th September at 04.59 am or up to the time of the completion of the Works, whichever be the sooner	Albert Road Boundary Road - Brentwood Road

Transport for London



ROAD TRAFFIC REGULATION ACT 1984

THE A13 GLA ROAD (THAMES GATEWAY, LONDON BOROUGH OF HAVERING) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2011

1. Transport for London hereby gives notice that it intends to make the above named Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.
2. The purpose of the Order is to enable overhead high voltage cable replacement and carriageway works to be carried out on the A13 Thames Gateway.
3. The effect of the Order will be to prohibit any vehicle from:
 - (1) entering, exiting or proceeding on the eastbound carriageway of A13 Thames Gateway between the easternmost nosing of the unnamed off slip road connecting the eastbound carriageway of A13 Thames Gateway with A1311 Marsh Way at the junction commonly known as the Marsh Way Intersection and its junction with the unnamed on slip road connecting A1306 New Road /London Road with the eastbound carriageway of A13 Thames Gateway at the junction commonly known as the Wennington Intersection;
 - (2) entering, exiting or proceeding on the unnamed eastbound on slip road connecting A1311 Marsh Way with the eastbound carriageway of A13 Thames Gateway at the junction commonly known as the Marsh Way Intersection;
 - (3) entering, exiting or proceeding on the westbound carriageway of A13 Thames Gateway between the westernmost nosing of the unnamed off slip road connecting A13 Thames Gateway with A1306 London Road at the junction commonly known as the Wennington Intersection and its junction with the unnamed on slip road connecting the westbound carriageway of A13 Thames Gateway with A1311 Marsh Way at the junction commonly known as the Marsh Way Intersection;
 - (4) entering, exiting or proceeding on the unnamed on slip road connecting A1306 London Road with the westbound carriageway of A13 Thames Gateway at the junction commonly known as the Wennington Intersection.
 - (5) entering, exiting or proceeding on the eastbound and westbound unnamed on slip roads connecting A13 Thames Gateway with Ferry Lane.

The Order will be effective at certain times between 21st August 2011 and 21st August 2012 each night 12:01 AM to 5:00 AM or when the works have been completed whichever is the sooner. The prohibitions will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

4. The prohibitions will not apply in respect of:
 - (1) any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
 - (2) anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.
5. At such times as the prohibition are in force an alternative route will be indicated by traffic signs via A1311 Marsh Way, A1306 New Road or reverse to normal route of travel.

Dated this 12th day of August 2011
Andy Best
Head of Highways, Transport for London
Palestra, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON

**APPLICANT : Cromwell Manor (Functions) Limited
PREMISES : Uppminster Court
183 Hall Lane Uppminster Essex RM14 1AL**

The proposed licensable activity is: The sale of alcohol from 07.00 am to 02.00 am; the playing of live music from 07.00 am to 02.00 am; the playing of amplified music from 07.00 am to 02.00 am; the performance of dance from 07.00 am to 02.00 am; the provision of late night refreshments from 07.00 am to 02.00 am.

Full details of the application can be inspected at the address noted below during normal business hours.

Any representations by an interested party or responsible authority regarding this application can be made to:

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

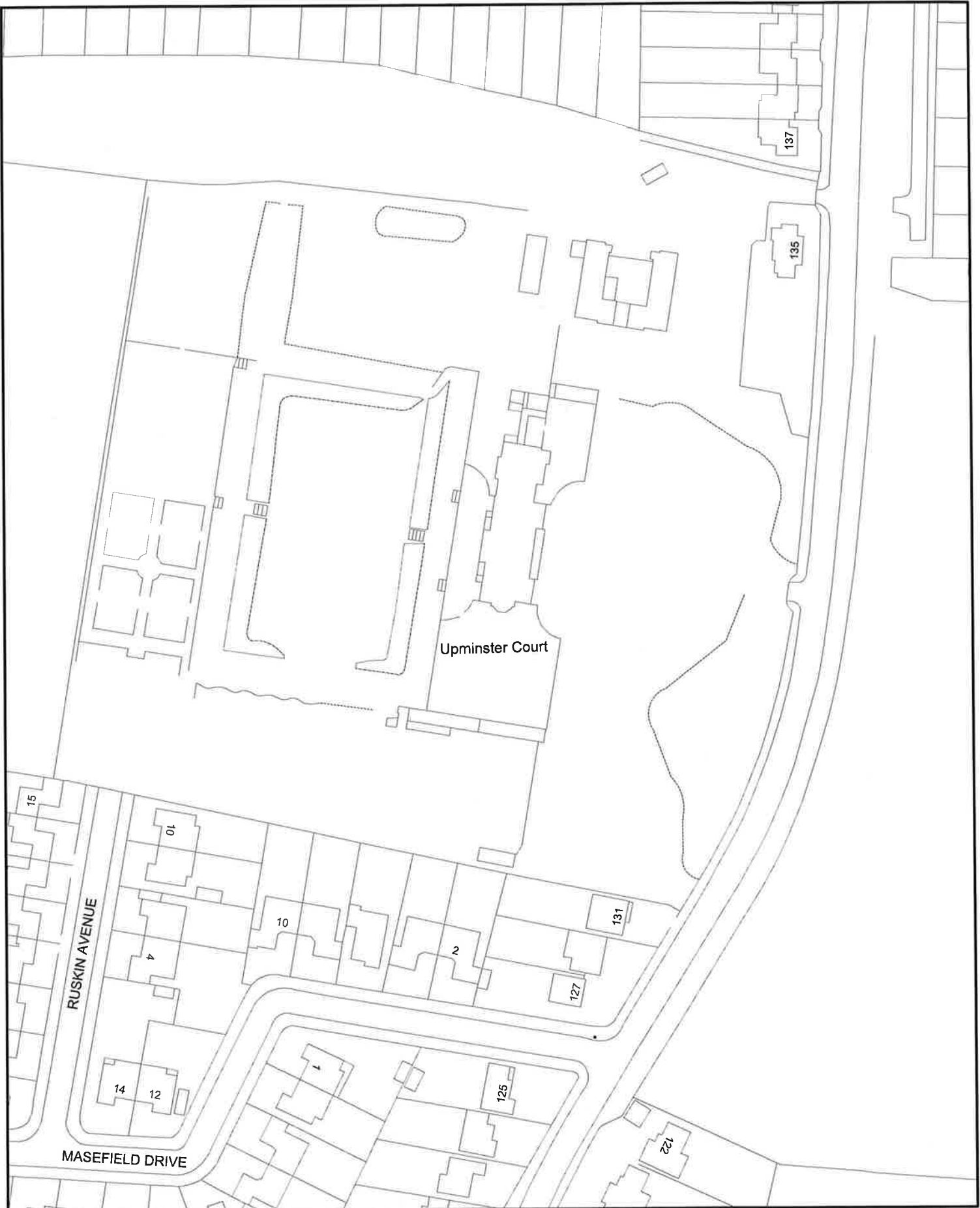
Website: www.havering.gov.uk

Such representation must be received in writing by 5th September 2011, clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003.



Licensing Sub-Committee

Appendix 2 - Map of local area



Upminster Court

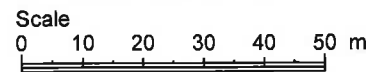
Map Reference: TQ5687NW







Scale @ A4 1:1250
Date: 17/08/2011



London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

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Licensing Sub-Committee

Appendix 3 - Representations

Paul Campbell

From: Licensing
Sent: 17 August 2011 13:57
To: Paul Campbell
Subject: FW: APPLICANT: CROMWELL MANOR (FUNCTIONS) LIMITED

From: Harrington, Elizabeth [mailto:Elizabeth.Harrington@bayernlb.co.uk]
Sent: 17 August 2011 12:03
To: Licensing
Cc: ron.ower@havering.gov.uk; CouncillorLinda Van den Hende; CouncillorLinda Hawthorn; CouncillorGillian Ford; CouncillorClarence Barrett; CouncillorJune Alexander; Scott Harrington
Subject: APPLICANT: CROMWELL MANOR (FUNCTIONS) LIMITED

Dear Mr Campbell,

Please consider this e-mail as a formal representation against the licensing request by the above applicant for

Upminster Court.
133 Hall Lane,
Upminster,
Essex
RM14 1AL

We live in River Drive, a quiet residential road on the outskirts of Upminster which backs on to Upminster Court. We were very disturbed to see the Licensing application for this venue that's use, we thought was to be offices and a conferencing centre.

All I can envisage with this request is disruption and disturbance to the area and distress it will cause to the elderly residence and those of us with young children whose bedrooms back on to the venue.

With the licensing request we are also concerned that there could be nearly all day drinking, increasing the chance of revellers disturbing the local area day and night.

In addition to the licensing issues the amplified music will reverberate around the Ingrabourne valley to which this venue over looks, causing disturbance to the whole of the local area.

Although the licensing finishes at 2am we are going to have the disturbance of the clear up process and delivery of goods and cars leaving the venue to collect the attendees to any event and also the entertainers and there equipment.

The request for provision for late night refreshments will also cause cooking smells that will encourage the local wildlife to which we have a problem with rats that come up from the river Ingrabourne.

So what was once a listed building owned by the local council and restored in a sympathetic way will now be used as an entertainment venue to the detriment to the building and the local area.

Kind regards

Elizabeth Harrington
27 River Drive,
Upminster
Essex
RM14 1AR

Day time Telephone: +44 (0)20 7955 5793
Home Telephone: 01708 223500
Mobile Telephone: 07887647968
e-mail: elizabeth.harrington@bayernlb.co.uk

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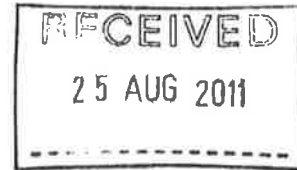
Commercial Register: Bayerische Landesbank London Branch registered in England and Wales.

Registration number: BR1571 / FC9267 Head Office incorporated in Germany.

73295

18, Bourne End, Hornchurch, Essex. RM11 3AH.

Licensing Team,
Housing and Public Protection,
LB of Havering,
Mercury House,
Mercury Gardens,
Romford,
RM1 3RX



23rd August 2011.

Dear Sirs,

Upminster Court –licence application by Cromwell Manor (Functions) Ltd.,

I refer to the above captioned and request that my objections, as a local resident that will be affected by the proposals, to be taken into consideration when you review this request .

1) Prevention of Crime and Disorder.

Hornchurch and Upminster districts already have more than sufficient licensed drinking and music premises at which the local police already struggle to keep order.

Upminster Court is some distance away from any major police or fire service presence and so Public Safety cannot be promptly protected should the need arise.

Sadly, these types of venues always attract drugs, even if they have the best management and security.

Emerson Park School virtually backs onto the Upminster Court land and is within sight of the schoolchildren from the rear.

This drugs concern alone, let alone the sight of alcohol being consumed, would have a bad effect on the school children and should be considered under the Protection of Children from Harm regulations.

2) The Prevention of Public Nuisance.

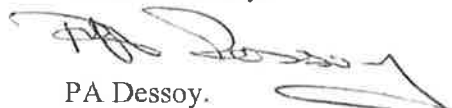
It is unreasonable to expect the residents and school nearby to accept the Public Nuisance of live and amplified music. In fact it should be noted that Essex Council themselves came under severe criticism by creating noise pollution some years ago when they hosted the Essex Business Awards at this location.

The noise pollution would be a distraction for the schoolchildren and detrimental to their education and well as distressing for the local residents of the area.

The general disturbance and noise pollution created would also be very detrimental to the wildlife and horses that graze on the nearby green belt land

I know my concerns are echoed by my neighbours and trust these concerns are given the full weight of your considered opinions.

Yours faithfully,

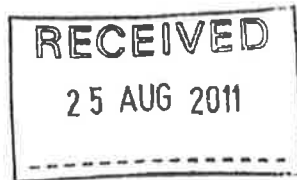
A handwritten signature in black ink, appearing to read 'PA Dessoy', with a stylized flourish at the end.

PA Dessoy.

208. Wingletye Lane,
HORNCHURCH,
ESSEX.

RM 11 3AL.

28-8-2011.



Dear Sir / Madam,

We have objection to the granting of an application for
Upminster Court (Cromwell Manor Functions) Ltd to hold a
licence from 7am - 2am the next day, 7 days per week,
365 days per year for the sale of alcohol, the playing of
live, recorded and amplified music ~ the performance of
dance - the provision of late night refreshments.

Upminster Court is across the valley from our home and
the content of the above application would be a PUBLIC
NOISANCE and we seek to prevent this, particularly
as far as LOUD MUSIC IS CONCERNED where we live.

Upminster is a good area which the residents take
pride in and the last thing needed in this area and in
our "broken society" at the moment is an arena for
people to "let off steam", particularly looking at the
hours it will happen in.

We are trying to mend society and it would be a

good idea for Cromwell Manor (Functions) Ltd., to realise this when looking at the application & to help.

My husband and I strongly OBJECT to this application on the grounds of it being a PUBLIC NUISANCE and on the grounds of the Prevention of CRIME & DISORDER

Yours faithfully,

Jenny Clark (Mrs)

Pastoral Assistant - St. Andrew's
Church (HORNCHURCH)

4 Masefield drive
Upminster
Essex
RM14 1AY

22nd August 2011

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex
RM1 3RX

To Whom it may concern

Dear Sirs

RE: Licence application made by Cromwell Manor (Functions) Limited for part of Upminster Court

I noticed in the Romford recorder dated 12th August 2011 that an application has been made by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court from 07.00am to 02.00am the next day, 7 days per week, 365 days per year for: the sale of alcohol, the playing of live, recorded and amplified music, the performance of dance and the provision of late night refreshments.

I am a man living alone in my mid eighties and as my property backs onto Upminster Court, I am obviously very concerned about this proposal. Therefore please accept my objection to the proposals herewith:

The Prevention of Crime & Disorder

- It seems as though the car park will be directly behind my property. This is of great concern to me because this area will be open for loitering and potential criminal activity late at night. This could be intimidating for a man of my age.
- There were previously trees at the back of my property on the land of Upminster Court, which if still there would provide some shield to possible intruders. These trees were taken down some time ago, and so now there would be easy access onto my property by potential criminals considering many of these people could be under the influence of alcohol consumed at Upminster Court.

The Prevention of Public Nuisance

- As mentioned above, there were previously trees at the back of my property, which have been taken down by the council. Therefore my property is completely open to the noise pollution that this proposal would create.
- I am concerned about the disturbance to me caused by the volume of entertainments during the proposed opening hours (closing at 02.00am).

- As mentioned above, the car park will be directly behind my property, and as the application is proposing a finishing time of 02.00am, it seems likely that my sleep will be considerably disrupted given the proximity of my bungalow to the car park.

Please take my above points into consideration, and do not allow this mindless proposal to go ahead.

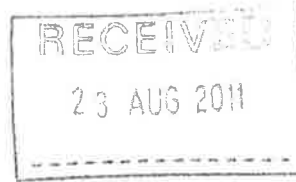
Yours faithfully

Mr Charles Martin

A handwritten signature in cursive script, reading "C. G. Martin", with a horizontal line underneath.

N J & E J Harris
134 Hall Lane
Upminster
Essex RM14 1AL
01708 227776

The Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX



21st. August 2011

Dear Sirs

**Re. Upminster Court, Proposed License Application for numerous functions by
Cromwell Manor (Functions) Ltd.**

With regard to the above Application we have serious reservations concerning the the potential Nuisance and possibly Crime or Disorder if the Applicant is given Carte Blanche to operate as it wishes from 7am. To 2am. for 365 days a year. There can be little justification for such wide ranging activities being allowed without a clear understanding of the controls necessary to ensure the neighbourhood is protected from severe intrusion.

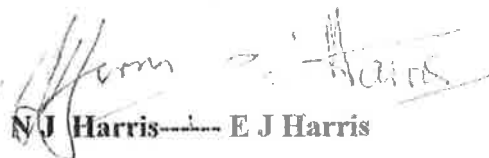
Very careful vetting should be undertaken by the Licensing Team as to the controls needed if Public Nuisance Prevention is to be effective.

Living so close to Upminster Court we would be affected by late night noise.

We would be very concerned in the event of a function being gatecrashed by unruly elements with potential for crime & disorder.

Without specific Local Authority Licensing controls, the application as submitted should be rejected.

Yours faithfully


N J Harris ----- E J Harris

11 Rayburn Road
Hornchurch
Essex
RM11 3AP

22nd August 22, 2011

Licensing Team,
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir/Madam,

I would like to **object** to the granting of the application on page 51 of the Romford Recorder on 12th August 2011 stating that an application has been made by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court from 7am to 2am, 7 days per week, 365 days per year for the sale of alcohol-the playing of live, recorded and amplified music-the performance of dance-the provision of late night refreshments.

I would like to object under the 'Prevention of Public Nuisance' due to the excessive noise being carried across the valley and causing disturbance.

Kind Regards


Mr Manly



Mr & Mrs LUCKINGS
40 SPENSER CRESCENT
UPMINSTER
RH16 1AW

Dear Sir / Madam

RE: UPMINSTER COURT - PREMISES
LICENCE APPLICATION

We wish to object to the above application by Cromwell Manor (Funchow) Ltd for the following reasons.

The Prevention of Public Nuisance.

We would like to know what provisions have been made re soundproofing in this application as amplified music would need to be controlled. Also as the licence is to allow the consumption of alcohol, groups of people will be able to congregate outside until early hours causing noise disturbance.

The Prevention of Crime & Disorder

We are also concerned that after alcohol has been consumed until the early hours,

inued . . .

by large groups of people, There will be probable vandalism to our homes and cars. Also possible trouble on the streets ie: fighting and intimidation.

We are deeply upset at the prospect of our lives being affected in this way as we have enjoyed ~~an~~ quiet and peaceful life in our street for many years.

Yours faithfully

Mrs M Wadkinp.
Mr S Wadkinp



24 Spenser Crescent
Upminster
Essex
RM14 1AN
01708 222643
August 19, 2011

Re: Objection to license for Upminster Court by Cromwell Manor (Functions) Limited

Dear Sir / Madam,

I wish to object to the granting of the above license application that published in the Romford Recorder on August 12, 2011. My reason for this is the prevention of public nuisance. My house looks directly over Upminster Court and therefore the noise levels created by licensing live, recorded or amplified music until 2:00 a.m. 7 days per week would cause considerable nuisance to my wife and I and all other residents in the surrounding area.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "A. Adams". The signature is written in a cursive style with a large initial "A".

Andrew Adams

19 Fleet Avenue
Upminster
RM14 1PZ

Ref: 10559

3rd Sept. 2011

~~Dear Sir / Madam~~

I wish to object to the licensing application made by Cromwell Manor (Functions) Ltd at Upminster Court.

We live very close to Upminster Court and are worried about crime that may be instigated in the area, noise, public safety and children in area if alcohol is sold from this venue.

Parking will be another issue altogether.

Yours faithfully,

S.T.J + G.E. Rowe

MR S. ROWE + MRS G. ROWE



CONDITIONS RELATING TO THE PREVENTION OF PUBLIC NUISANCE

General

Advice should be sought from the relevant Responsible Authorities prior to application. The Responsible Authority may wish conditions from the pool of conditions to be applied to a licence issued to a premise or that the wording be varied from that published in the general pool of conditions to fit the individual requirements of that premise.

Applicants may wish to include conditions in their Operating Schedule to satisfy each of the four licensing objectives. Applicants should include conditions, which are appropriate to the size of the premises and relevant to the location of the premises and type of licensable activity carried out. Applicants should expand on how they will implement each of the conditions.

Noise and Vibration

In certain premises a noise impact assessment of the licensable activities at the premises should be carried out to the satisfaction of the licensing authority. Proposed steps to prevent noise must, if necessary, also be submitted for inclusion within the operating schedule.

PN1 No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

PN2 The premises shall be arranged to minimise the risk of noise nuisance to nearby properties.

PN3 A Sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of the authorised officer of the Public Protection service to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter shall then be secured to the satisfaction of the authorised officer. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement of the Public Protection service.

PN4 No [Regulated Entertainment] shall take place until a scheme of soundproofing the [relevant parts] of the premises has been submitted to and approved by the Licensing Authority. No regulated entertainment may take place until the LLA provide written confirmation that the work has been completed to the LLA's satisfaction.

PN5 A [*sound trap lobby / acoustic door / automatic door closer*] shall be installed to [*describe the location*].

PN6 [*Openings / specify*] in the external fabric of the premises must be

- acoustically sealed to the satisfaction of the Licensing Authority.
- PN7 All [external doors / windows] must be kept closed, other than for access and egress, in all rooms when events involving amplified music or speech are taking place.
- PN8 An alarm shall be fitted to [all external windows / fire doors] which alerts staff when [they / it] are opened without authorisation.
- PN9 A circuit cut off device shall be fitted to the [door] which automatically switches off the sound system when the door is opened. This device shall be tested each day prior to entertainment commencing and a written record of such testing shall be maintained on the premises.
- PN10 No music or speech shall be relayed via external speakers other than for events with the prior written approval of the Licensing Authority.
- PN11 Prominent, clear notices shall be displayed at [all exits / in the beer garden] requesting that customers respect the needs of local residents and leave the premises and the area quietly.
- PN12 The [garden / patio] must not be used by customers after the hours of [hh:mm] and [hh:mm].
- PN13 Entertainment is to be held internally only and no music or speakers shall be provided to external areas of the premises.
- PN14 No inflatable play equipment shall be used without the prior written agreement of the Licensing Authority with respect to its hours of use and other conditions as may be appropriate.
- PN15 The [car park/ garden] shall be managed to ensure that it is not used for [ball games /skateboarding/ other noisy recreational activities]
- PN16 Disposal of waste bottles into external receptacles where the noise will be audible to neighbouring properties must not occur between [hh:mm] and [hh:mm].
- PN17 Arrangements must be put in place to ensure that waste collection contractors do not collect refuse between [hh:mm] and [hh:mm].
- PN18 Staff shall be given adequate training to prevent them causing unnecessary noise when they leave the premises and prominent, clear notices displayed at all points where staff leave the building must instruct them to respect the needs of local residents and leave the premises and the area quietly.

- PN19 The Designated Premises Supervisor or a nominated representative shall receive and respond to complaints throughout the duration of all Regulated Entertainment.
- PN20 No fireworks or other pyrotechnics shall be used other than with the prior written consent of the Licensing Authority.
- PN21 The Licence Holder shall have full control over the sound amplification equipment to the main stage. The volume shall be adjusted according to the requirements of the Licensing Authority / Responsible Authority.
- PN22 The specification, and orientation of all speakers shall be agreed with the Licensing Authority / Responsible Authority.

Light Pollution

In certain premises where existing legislation does not provide adequately for the prevention of public nuisance, consideration will be given to conditions that ensure that flashing or particularly bright lights on or outside licensed premises do not cause a nuisance to nearby properties. The imposition of such conditions will be balanced against the benefits to the prevention of crime and disorder of bright lighting in certain places.

- PN23 Any artificial lighting on the premises must not cause nuisance due to glare unless it is considered necessary by Havering Police to prevent crime and disorder.

Licensing Team
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Mr and Mrs Walker
131 Hall Lane
Upminster
RM14 1AL

Date: 31st August 2011
Ref Number: 10559

Letter of Objection – Upminster Court Premises Licence application.

Please take this letter as Objection to the application by Upminster Court for the Premises Licence under the heading of **The prevention of Public Nuisance.**

As a resident bordering with very close proximity to the Court this would not be acceptable in relation to noise pollution and the selling of alcohol. The Court has a very highly elevated position within the local area, and any noise would carry across a vast residential area. This will then have a detrimental effect for a large amount of the community. In relation to our standard of living this would also have a major detrimental effect on us. With the application being for 365 days a year, and up to 2am (2.30 for individuals leaving the premises) People will also be leaving the facility in the early hours of the morning and having the parking to the side of the property will affect us greatly as our property backs on the parking area this in its self will create noise for ourselves. We are also concerned with people being outside smoking, creating noise with chatting, laughter and drinking alcohol.

In relation to the music of all types this will again create its own problems of noise, again this will carry across a vast area of Upminster. We note in the application there is no mention of sound proofing, sound limiting devises, windows being opened or air conditioning.

(In past the premises has been used for the Essex awards celebration and all residents in the area where affected, and this can be used as reference as to how noise carries from this venue).

We note that the applicant states that noise will maintained at socially acceptable levels which we feel is totally meaningless and vague as every person perception of acceptable can differ, for someone in the premises is not the same as our perception at rest within our own home.

Both being in work, we do not want this to affect our performance within our jobs, with the lack of rest and peace.

We have also viewed Havering Councils own ethos and conditions for applications for the prevention of public nuisance, which we have attached. (and highlighted) We

feel the application does not fulfil the set guidelines. (We would also like to point out the nearest police station is Romford).

We are concerned that the roof garden, which is clearly visible from our home, will be used for events, which will again generate noise. As no soundproofing can be applied to this part of the premises.

The Council must take into account this area is totally residential, and residents should not be subjected to this kind of disturbance. Many people in the area feel this will have a huge impact to their daily lives, for example in relation to work and children. A large amount of residents have lived in the area for a long time and enjoy what Upminster brings, a community feel and consideration for others are all part of this. Of which all of the above affects us.

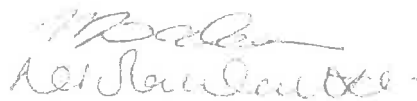
In regard to alcohol being sold on the premise this will also exacerbate the noise situation, and the influence of people within the establishment. Although the application states that the use of the refectory area will be used for this purpose, there again no restriction on other areas of the premises being used i.e. the roof garden and outside areas. We would also draw your attention to the outside element of the refectory area being the herb garden, as the application states indoors activities only, however the application applied for does not restrict any outside use.

With the application being made in the name of Cromwell Manor (part of the Uniserve group), to highlight their good relationship with Basildon council, this bears no relevance to this application as Cromwell Manor is set within 23 acres of land and adjacent to the 125 acres Wat Tyler Country Park and Pitsea rail station, with very few residential properties any where near it. Thus there will be very few issues or complaints. Unlike Upminster Court which has a very large amount of residents and some boarding the property itself, us being one of them. The licence would also be able to be sold on if the owners so wished

The applications, which have already been passed in relation to the renovations undertaken, have all been in conjunction with the Court being used as a training centre.

We feel that any one off functions should be applied for separately rather than this application being a blanket all in, all year, all day.

We have attended an organised residents meeting and know of many other which have taken part on this matter and we would like Havering Council to seriously take this as a massive collective objection.



Mr and Mrs Walker

*129 Hall Lane
Upminster
Essex, RM14 1AL*

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex, RM1 3RX



25 August 2011

Dear Sir / Madam

Re: Objection to Licensing Application for Upminster Court, 133 Hall Lane

I strongly object to the licensing application submitted by Cromwell Manor (Functions) Ltd in respect of Upminster Court, 133 Hall Lane, Upminster, Essex.

My mother – Eileen Kingston has lived at the family home at 129 Hall Lane, Upminster since 1953 and has recently endured both noise and disturbance as a result of the recent refurbishment of the Court.

Whilst recognising that the grounds on which objections to the licensing application can be submitted are restricted, I wish to make the following points:

- A. Cromwell Manor's current function facility at Pitsea, Essex is located in a **non-residential** area, set in a 23 acre estate. Upminster Court is situated in a residential area;
- B. There appears to be a significant number of contradictions within the licensing application;
- C. There are a number of clauses/requirements specified in the Havering Licensing Policy which do not appear to be met in the application;
- D. As indicated in Point A above, Upminster Court is located within a residential area, with the grounds of the court being bordered on **three** sides (Hall Lane, Masefield Drive/Ruskin Ave and River Drive) by heavily populated residential dwellings, where a significant number of the population are senior citizens.

*REP RECEIVED BY
MOTHER DEWANT OF
129 HALL LANE*

15 Ruskin Avenue
Upminster
Essex
RM14 1AZ
23rd August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir,

RE: Prevention of Public Nuisance

On returning from holiday we were shocked when reading a section from an earlier edition of the 'Romford Recorder' which our daughter had saved for us to see.

This gave details of an application by 'Cromwell Manor (Functions) Ltd.' for a licence for part of Upminster Court from 7am to 2am the next day (any period, possibly seven days per week, three-hundred and sixty five days per year) for the sale of alcohol, the playing of live recorded and amplified music, the performance of dance, and the provision of late night refreshment.

We well remember some years back (when owned by Havering Council) a function was held there. There was loud noise pollution (songs and music) until the early hours followed by the noise of car doors being slammed and cars driving off. We, and no doubt other residents in the vicinity, got very little sleep that night.

One of the main attractions of buying this house was its exceptional quiet location. Therefore, we raised no objection to the refurbishment of Upminster Court by the new owners, Uniserve, on the understanding it was to be their International Headquarters, where their business associates from overseas would be accommodated and provided with sports facilities etc., there being no indication that there would be an application for the all inclusive license proposed.

Incidentally whilst it is now several months since the tennis courts were marked out no nets or surround fences have been installed. Instead it appears that a wide entrance with stone Lions at each side has been constructed leading from the car park. Are the proposed tennis courts to be used as an overflow car park? If so this would result in the noise of cars leaving in the early hours being even closer to our house

Therefore, we must strongly object to the granting of this license on the grounds that it would result in Public Nuisance by preventing the quiet enjoyment of our garden and continuing to enjoy peaceful night's sleep.

Yours faithfully,

Mr.H.F.Howe and Mrs B.L.Howe

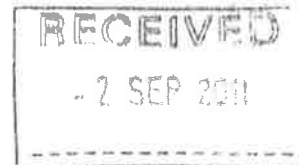
32, Wych Elm Road,
HORNCHURCH,
Essex.
RM11 3AB.

Date

E-mail Address –
Tel. No: 01708501223

Licensing Team,
Housing and Public Protection,

London Borough of Havering,
Mercury House,
Mercury Gardens,
ROMFORD.
RM1 3RX



Re: Upminster Court, Hall Lane, Upminster.
Application by Cromwell Manor (Functions) Ltd., for a licence for part of the above from 7a.m. to 2a.m. the next day, 7 days per week, 365 days per year for :- The sale of alcohol – the playing of live, recorded and amplified music – the performance of dance – the provision of late night refreshments.

I object to the grant of a licence for any of the purposes specified in the application. Such an enterprise is unsuitable for this area, and in my experience, has the potential for public nuisance. The hours of operation would be extended beyond the stated times, because of the early arrival of staff and customers, and departure of customers and staff at the cessation of proceedings. The departure of customers at such an early time of the day is most likely to create disturbance.

Sound from certain music, such as Steel Bands, vocal announcements etc. over audio systems, can be very penetrating and extend over a wide area.

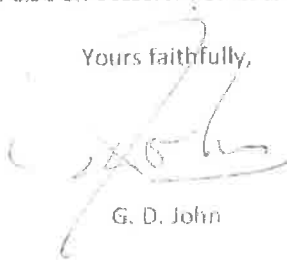
Should the Council be minded to grant a licence, the hours of operations be reduced

1. Minimum age for admission – 18 years.
2. Member of Management to be present at all times to supervise proceedings.
3. A Sound Limiting Device to be installed to control all audio equipment. The device to limit the maximum sound emitted. The device to be locked, and positioned, so as to be under the strict control of the management.
4. The Maximum Sound Level to be determined by the Licensing Authority.
5. The playing of live, recorded and amplified music – the performance dance, be permitted as follows:-
 - a. Sunday to Thursday (inclusive) 5.0 pm to 11.0 pm.
 - b. Friday to Saturday (inclusive) 1.0 pm. to 12.0 pm. (midnight)
6. The sale of alcohol, and the provision of late night refreshments, be permitted as follows:-
 - a. Monday to Thursday (inclusive) 5.0 pm. to 10.30pm
 - b. Friday to Sunday (inclusive) 1.0pm. to 11.30pm.

7. All customers be required to vacate the premises within one hour of licensed period having ended.
8. All the above entertainments, sale of alcohol, and sale of late night refreshments are licensed for within the building, and do not apply to the exterior of the premises.

Finally, should the premises be licensed in accord with the application, I shall make sure that I shall make sure that I shall be someplace else on occasions such as Christmas, and New Year!

Yours faithfully,

A handwritten signature in dark ink, appearing to read "G. D. John", written over a horizontal line.

G. D. John

To
PLANNING DEPT./LICENCING DEPT.
LONDON BOROUGH OF HAVERING,
MERCURY HOUSE,
ROMFORD.

21, RIVER DRIVE,
UPMINSTER, ESSEX,
RM14 1AR.
23 AUG 2011.

RE: PREMISES LICENCE APPLICATION,
UPMINSTER COURT.

To
WHOM IT MAY CONCERN.

We would like to state our objections to the licence application from Upminster Court, Hall Lane, Upminster, for the sale and consumption of alcohol, playing of amplified music and provision of refreshments.

We strongly object to the above because of

- (i) alcohol and loud music at night can cause crime and disorder, it is known that too much alcohol consumption leads to crime and fuels disorder
- (ii) alcohol and loud music clearly cause a public nuisance. We would like to live in an area that is quiet, not one that one can hear rowdy music and general uproar at some ungodly hour until 2am.
- (iii) we have young children, playing of loud music and consumption of alcohol is likely to cause them harm by disturbing their sleep patterns since their bedrooms back directly onto Upminster Court, As they get older and need to study, the public nuisance the noise and uproar would cause would be unbearable.

(iv) consumption of alcohol and playing of loud music at Upminster Court, is likely to lead crime, since our property backs directly onto the premises, it is likely that this poses a security risk to our property.

(v) At the moment, we can leave our children in the garden knowing there is a minimal risk to them playing. People who have access to alcohol and are generally rowdy at Upminster Court (i.e. private parties, functions etc) will reduce the protection from harm of my children. I would feel they are more at risk of harm, with the granting of this licence.

In summary, we strongly object to the licence application since this is primarily a residential area, not an entertainment area. The granting of this licence will

- 1) Increase public disorder (as highlighted by recent riots). alcohol without doubt causes disorder.
- 2) Increase public nuisance, who would like rowdy music being played on their doorstep until 2am.
- 3) Increase harm to my young children by disturbing their sleep and increasing risk by strangers wandering around our back garden.
- 4) Cause a disturbance to our own leisure and relaxing activities by destroying the peace and quiet we currently have.

I/We urge you to refuse this alcohol and entertainment licence for reasons listed above.

I know without a shadow of a doubt, that the council members who decide on this matter, would not like this to happen on their doorstep and therefore neither would we.

I Thank You in advance for your time.

Yours Sincerely



MR. SANTU DAVE



MRS. ARCHI DAVE

21. RIVER DRIVE
UPMINSTER.
RM14 1AR

*Saffron, 10 River Drive, Upminster, Essex, RM14 1AS
Telephone 01708 225845.*

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

22nd August 2011

**Licence Application Upminster Court 133 Hall Lane Upminster Essex
RM14 1AL**

Dear Sirs

I wish to object to a licence being granted under The Prevention of Public Nuisance. I am directly affected as my home is within 200 yards of Upminster Court

It is quite inappropriate for a property to be allowed to serve alcohol, to play live and recorded music, amplified music and the performance of dance in a property that is in the heart of a residential area.

The requested permitted hours of 7am–2am for these activities are anti social and outside of any previous use of the building.

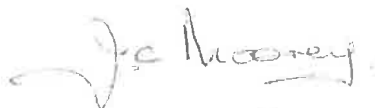
Residents were assured that the property would be used as a training centre for Uniserve clients and at no time was mention ever made of a requirement for sale of alcohol and for music and dancing.

Under Public Safety, Rather than a small number of staff and visitors using the property, there will now be considerably more visitors attending events and exiting the property onto Hall Lane up till the early hours of the morning. The site is on a dangerous and busy bend.

Under Protection of Children from Harm, The surrounding properties are homes for many young children, whose rest and study would be disrupted by amplified and live music being played up till 2am. My grandchildren would certainly be affected.

I strongly ask that the applications be refused.

Yours faithfully



Jane Mooney (Mrs)

Mrs CHRISTIANE HOSSAIN
176 Severn Drive
RH14 1PW Uptonwater.

Uptonwater
21.8.2011

to the Council,

I wish to
object to the granting of the application
about the Uptonwater Court Hall for a
licence for part of Uptonwater Court starting
from 07.00 am to 02.00 am the next day
7 days per week
365 days per year

For a licence for
- sale of alcohol
- licensed &
amplified
music
- performance of
dance
- late night
refreshments

This way does not fit our quiet and tranquil
environment; the part of Uptonwater has three
schools, a community centre and a clinic.

This project will increase the traffic in Severn
drive, car pollution, noise pollution, and our safety
on our pavements. Yours sincerely
Christiane Hossain

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens, Romford
RM1 3RX

22nd August 2011

From;
Mr & Mrs I S Drew
142 Severn Drive
Upminster
RM14 1PW



Dear Sir

Re; **Premises License Application for Upminster Court, Hall Lane Upminster**

It has come to our attention that a Premises License Application has been applied for in connection with the above property.

As local residents we would like to record our objections to the granting of a license that would allow the sale of alcohol and the playing of live, recorded and amplified music from 07-00AM to 2-00AM, 7 days a week.

The Prevention of Crime and Disorder.

We believe by letting these premises sell alcohol there would be more cases of crime in our area. The throwing of bottles and breaking glass either on our properties or in the streets and roads which would in turn cause traffic accidents and alarm many residents who are getting on in years.

Public Safety

With so many more people roaming the streets around this area and beyond, the noise would increase residents anguish to their safety and possible break-ins would rise.

The Prevention of Public Nuisance

We believe this could cause a public nuisance in an area that is regarded as a quiet residential area, and with the loud noise from the venue and people leaving at unsociable hours it would make sleeping a problem as this is open 7 days a week, 19 hours a day.

The Protection of Children from Harm

We believe that with such a venue in a residential area this could encourage underage children to go to such a place, and be able to purchase alcohol. Added to this is the possible problem of drug usage and this would be a great concern to all residents in the area as we believe that this is one of the main things that parents are concerned about.

We trust that our concerns are considered and taken into account before deciding the outcome of this application

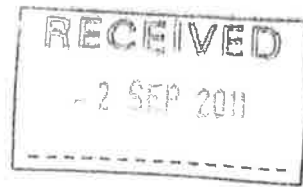
Yours Sincerely

A handwritten signature in black ink, appearing to be "I S Drew".

Mr I S Drew

A handwritten signature in black ink, appearing to be "M Drew".

Mrs M Drew



125 Hall Lane
Upminster
Essex
RM14 1AU

01708 226137

September 1st 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Romford
RM1 3RX

Dear Sir

Prevention of Public Nuisance

I wish to object to the granting of the licences applied for by Cromwell Manor (Functions) Limited for Upminster Court in the present form.

I consider that allowing licensing for alcohol and food and particularly music of any kind for such extremely long hours would create a Public Nuisance in what is essentially a quiet residential neighbourhood.

I realise that Uniserve have a case for requiring certain licensing for use in their company activities, but think that this should be strictly controlled in time and the number of days allowed.

I know that Cromwell Manor in other premises use them to promote public functions. I consider that any licences granted for Upminster Court should be for the sole use of Uniserve in its business and not for any public functions.

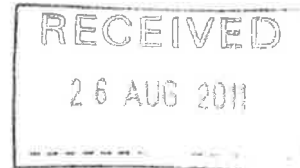
Yours faithfully

A handwritten signature in cursive script that reads "W. J. Adams".

Mrs W J Adams

Mr & Mrs V Hunnable
19 River Drive
Upminster
RM14 2AR

Licencing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX



RE : THE PREVENTION OF PUBLIC NUISANCE – UPMINSTER COURT

Dear Sirs

I write with regard to the planning application submitted by Cromwell Manor (Functions) Ltd for a licence for Upminster Court. The licence is requesting the right to sell alcohol, play live, recorded and amplified music, the performance of dance and the provision of late night refreshments, between 7am – **2am** (the following day).

I strongly object to this application and ask that you consider the points set out below when you make your decision. This application has the potential to make life hell for the many residents who live in the roads surrounding this venue.

I am a resident of a property which backs onto the grounds of Upminster Court. River Drive is a very quiet residential road – as are all the surrounding roads. There are a high percentage of retired couples and also families with young children living in this area. The suggestion that there could be **amplified** music and the sale of alcohol between the hours of 7am to **2am** in the morning is completely unacceptable for residents. I would expect that this is the type of licence which is granted to a nightclub. Even most wedding venues do not have licences which run past 11.30pm. Amplified music late into the night in the middle of such a quiet residential area would show an outrageous lack of consideration of the quality of life of all the residents in the surrounding streets.

The venue itself is positioned on the brow of a hill, and as I've explained, is in a particularly quiet area of Upminster. There are no natural barriers to contain any sound. Music played and the voices of guests will carry a long way in this environment. In addition to this the guests will be able to drink alcohol until 2am. Even if everyone were contained indoors - with no open doors or windows – as can clearly not be expected – the noise of the music would alone make residents' lives hell. In reality guests could be drinking in the grounds, and even listening to music in the grounds – just behind people's homes.

We moved to this area, because we knew it was quiet and peaceful. If this application is approved, it will destroy the quality of life that we currently enjoy. Please consider how you would feel if this were happening behind your parents house, or to your own home.

I look forward to hearing your thoughts. Feel free to contact me on 07747 867638 if you have any questions. You are very welcome to come and visit our home and I'm sure those of our neighbours if it will help you to understand the close proximity of the house and grounds, and for you to experience how peaceful this neighbourhood is. Upminster Court literally sits in the middle of it - any decision you take will impact the lives of the hundreds of people who live here.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Victor Hunnab', with a long horizontal flourish extending to the right.

Victor Hunnab

Upminster Court License Application

UniServe
Your global business

In response to a letter and rumours that are being circulated about the use of Upminster Court - Upminster Court is not a night club and we trust that this email exchange confirms matters.

From: Dan Liddell
Sent: 16 August 2011 10:52
To: Gillian Ford@gathering.gov.uk
Cc: Sally Gale; Barry Tuck
Subject: Re: License

Gillian

Thank you for your email and sorry for not coming back quicker but I hope Barry and Sally have explained the position. The only thing I would add is we have planning permission for a Corporate HQ and Training centre and that is exactly what the building will be used for. If we had any objections to use it for anything else we would have applied for planning permission on a different basis.

I own and run many businesses ranging from Transport, Customs, Compliance, Web Management, Recycling, Supply Chain Consultancy and Events and they all operate out of their own facilities that are fit for purpose.

I would appreciate if you can tell whoever is confused about the use of Upminster Court to refer to the planning permission and to our statement of use as nothing has changed and it will be a corporate facility. I would also like to point out that we have done everything we said we would do and more. Upminster Court is a stunning restoration and the local residents should be grateful that we have taken so much care and spent so much money as I doubt anyone else would have done the same.

It is a shame that some people doubt our integrity after all that has been done but I appreciate you letting us know and if you think we should do anything more I would be grateful for your suggestions.

Thanks Jane

PS I would also like to point out that every University in the country has a bar and licence to serve alcohol.

From: Barry Tuck

180 Hall Lane

Upminster

Essex RM14 1AT

REFERENCE: - UPMINSTER COURT

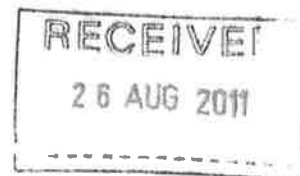
PREMISES APPLICATION

In reference to the above application, I wish to strongly object to this, under the Prevention of Public Nuisance. The potential noise level, particularly at the times they have stated, is completely unacceptable to all residence in the surrounding areas.

This application is not conducive with the original plans and therefore should not be granted.

Yours Sincerely

Mr & Mrs C Pinder



Lisa Jenkinson
4 Spenser Crescent
Upminster
RM14 1AN

05 September 2011

Licensing Team
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Licensing Sub-Committee,

**RE: UPMINSTER COURT LICENSING APPLICATION - REFERENCE
10559**

I wish to advise you of my strong objection to the above licensing application for Upminster Court on the basis The Protection of Children From Harm and The Prevention of Public Nuisance.

I am currently pregnant and already have a young child of 2 years old whom is an extremely light sleeper.

As you can imagine, having two young children under three years being subjected to constant noise such as loud music and groups of intoxicated people shouting at each other as well as the starting up of cars at a time which will be inevitably later than 2 am whilst going on all night from 7 p.m. fills my partner and I with dread.

It is hard enough trying to cope with two young children without having to cope whilst suffering from sleep deprivation.

My partner and I also foresee our children suffering from sleep deprivation which will affect their schoolwork and general well-being.

I have requested Councillor Clarence Barrett to speak on my partner and I's behalf as we are unable to attend on Tuesday 27th September.

Yours sincerely,



Lisa Jenkinson

140 Hall Lane
Upminster
Essex RM14 1AL
Tel & Fax: 01708 222482

Licencing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

1 September 2011

Dear Sirs

Upminster Court Extended Late Night Licence Application

I and my wife hereby object to the granting of an extended late night licence to 2.00am for the above named property.

Upminster Court is situated in a residential area and the allowing of functions to run until the early hours of the morning will substantially increase noise with taxis arriving and departing and attendees own cars departing additionally those leaving on foot in groups tend to be very noisy having spent their evening in an environment with amplified music and drinking alcohol.

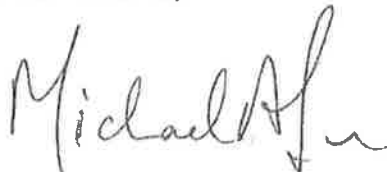
It is my understanding that there are no licensed establishments in Upminster operating with an extended licence these being confined to Hornchurch and Romford which is advantageous to the police by limiting the physical area where such premises operate.

There are no commercially licenced properties close by Upminster Court the nearest being approximately three quarters of a mile away in central Upminster it will therefore be more difficult to police this venue in the event of any disorder.

The availability of off street parking is strictly limited in the evening this will lead to a considerable increase in on street parking causing nuisance to the residents in the area going about their normal journeys.

I trust you will take this objection into consideration when considering the application.

Yours faithfully



Michael A Sonn



Valerie K Sonn

Licensing team
Housing & public protection
London borough of Havering
Mercury house
Mercury chambers
Romford
Essex
RM1 3EX

MR STEPHEN & HAYLEY KEATING
37 RIVER DRIVE
UPMINSTER
ESSEX
RM14 1AR
31 AUGUST 2011

Dear Licensing team

I wish to object to the Licensing of Upminster Court and the applications received by Camwell Manor (functions) LTD for a license for part of Upminster court from 7pm to 2am the next day 7 days a week 365 days per year for the sale of alcohol - the playing of live recorded and amplified music - the performance of dance & the provision of late night refreshments.

I object for the following reasons:
Prevention of crime & disorder - playing late night music to drink fueled revelers (alcoholic) could be a catalyst for crime in the area just like any other public house at kicking out time


The prevention of public nuisance & also could harm my children (protection of children from harm), because late night music after 7pm which is their bed time would keep them awake. Sound travels very easily in the area out the back

of the upminster court building to
the bedrooms in my house down river
drive, which is not acceptable.

Sleep deprivation for children
of the ages of 3 & 4 which is
the ages of my two children is not
acceptable and could cause them
great harm & distress. Not to
mention myself & my wife.

No mention in the application
to sound proofing & therefore from
many people that we have would
not have lives utterly miserable
with lack of sleep (prevention of
public nuisance).

Yours Sincerely


MR Stephen Keating

31 AUG 2011

212. Wingleby Lane
HORNCHURCH.
ESSEX

RM11 3AL

3/9/11

UPMINSTER COURT.
Prevention of Public Nuisance

Dear Sir/Madam.

I'm writing NUT objection to the application made by CREMWEEN MANOR (FUNCTIONS) LTD for a licence for Part of UPMINSTER COURT from 07.00am to 02.00am the next day 7 days per week 365 days per year. For the Sale of alcohol - the playing of live recorded and amplified music - the performance of dance - the provision of late night refreshments. I believe this would negatively affect my neighbourhood. In particular prevention of public nuisance to.

- 1) Residential homes.
- 2) Street drinking

The number of people being disgorged onto
the street in the early hours of the morning
will cause noise + disturbance to
residents in residential street
adjoining and leading off from
Hall Lane.

For the reasons outlined above
I find the proposed alcohol licence
and playing of live recorded and
amplified music at UPMWSBEE COURT
to be contradictory to the objective
of Havering Council with regard
to the prevention of public nuisance

Yours faithfully

Lorraine Dixon



Richard E. Cross
28 Holden Way
Upminster
RM14 1BT

3rd September 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir / Madam

Re. Licence Application. Upminster Court, Hall Lane, Upminster.

I understand that a Licence Application has been made to Havering Council for not only an application to sell alcohol on the premise but also a music and entertainment licence as well as late night refreshments.

As the premises are to be used as a company training centre with residential accommodation I can understand that it would be acceptable and understandable for the facilities to have provision for the limited use of those employed and residents there at the centre to have a licenced facility. However I strongly object and can find no justifiable reason that a late night refreshment licence with associated provision for entertainment to be granted for the premises.

I do feel that the local residents may have been totally misled as to the use of the premises and should the original application have been more specific for other use it would have been strongly contested had it been known such a facility were to be used as a full commercial venue for functions with entertainment.

This application should only provide for restricted hours (no later than 12 midnight) and alcohol purchased, to only be consumed on the premises or terrace immediately outside the building and clearly defined and marked on the plans.

To allow for any other licence would not be suitable for the residential area, it could constitute a public nuisance and the increased traffic by foot and vehicle would be a burden. It is my understanding that similar local applications in the past have been refused.

Yours faithfully

Gillian M. Cross SRN

Ian and Debbie Hedges

10 Dart Close

Upminster

Essex

RM14 1PR

3rd September 2011

Dear Sirs

Regarding ref 10559 – Upminster Court Development

When we saw the original plans to develop Upminster Court to be the main headquarters and training centre for Uniserve Group, we welcomed the considerate plans to restore the buildings to their former glory. Whilst there may have been a slight increase in traffic, we were willing to accept this, as we expected the centre would operate during normal business hours only. However, it has come to our attention that Cromwell Manor functions have now submitted an application to turn the property into what can only be described as a nightclub. Selling alcohol, and playing loud amplified music until 2am, 7 days a week, 365 days a year.

Such a proposal is completely outrageous for a quiet residential area, so the proposal should be rejected on this basis, which we believe you refer to as Prevention of a public Nuisance.

We feel that we have been deceived, as if this was the intention from the original proposal, we would have objected when the original plans were submitted. We can only assume the developers acted in this underhand way as they knew the residents of Upminster have no wish to suffer late night noise and disorder.

If you need any further justification to be added to our objection, please let us know, but surely this letter in conjunction with all the other local resident objections should be sufficient for you to reject the proposal completely.

Yours sincerely



Ian and Debbie Hedges



149, Hall Lane,

Upminster

Essex

R.M.17 1A X

31.8.11

Dear Sir or Madam,

I am writing to strongly object at the application to license Upminster Court with permission to give them late night drinking, dancing & food. There are too many private houses and grounds within their vicinity with whom the noise would be intolerable. Many of us have grandchildren who have sleep-overs and I like the last 'drinks / barbeque / dance' evening must wake up distressed and unable to sleep through the noise.

Please may this end of Upminster remain as peaceful as possible

In anticipation of your kindness to its residents,

Jean Smith

149 Hall Lane,

Upminster.

R. M 14 IAX.

31. 8. 11.

Dear Sir,

I am writing in respect of the application made by Cromwell Manor (Functions) Ltd for a premises licence in respect of sale of alcohol, playing of live music, performance of dance and provision of late-night refreshments, relating to part of Upminster Court.

I wish to object to the granting of this licence because of its noise and public nuisance potential. This is a quiet and respectable neighbourhood and I have worked hard in order to afford to live here. I do not therefore want any repeat of the noise - music and shouting - which continued into the early hours of the morning following an Essex Business Awards ceremony at Upminster Court a few years ago.

It is great to see Upminster Court being refurbished so tastefully but it would be most distressing if functions etc. held there in future years were to lead to unacceptable levels of noise and I therefore object to the granting of the licence.

Yours faithfully,

R. M. Smith.

RESIDENT.

31st AUGUST. 2011.

44. RIVER DRIVE
UPMINSTER RM14 1AS.

The Licensing Officer
London Borough of Havering
Town Hall LONDON.
RM1 3BD.

Upminster Court.

When Mr Liddell addressed a meeting of the Residents Association regarding his purchase and developing of Upminster Court, he made no mention of liquor licensing or use of the property for receptions, parties, and amplified music from 7 AM to 2 AM the following day for 365 days of the year. We feel that the new proposal uses of the property constitutes an offence pertaining to the Noise Abatement Notices, hugely affecting houses and bungalows in Margfield, Rustin, Spencer roads and also the Eastern side of Hall Lane and River Drive. These properties are built in a valley which will exacerbate amplified music particularly. Also an increase in traffic.

In my opinion - Mr Liddell as a
Director of both Universe (Holdings) and
Crownwell Motors has misled local
residents on this issue and we
object most strongly against this
proposal.

De Brown

D. E. BROWN.

Don A. N. Brown (Mrs).

Doris A. N. BROWN.

To

LICENSING TEAM
HOUSING AND PUBLIC PROTECTION
LONDON BOROUGH OF HAVERING
MERCURY HOUSE
MERCURY GARDENS
ROMFORD RM1 3RX

7 RIVER DRIVE
UPMINSTER
ESSEX
RM14 1AR

25/8/2011

Dear Sirs,

LICENCE APPLICATION - UPMINSTER COURT
133 HALL LANE UPMINSTER ESSEX RM14 1AL

I wish to object to the above mentioned licence being granted. My property adjoins the grounds of Upminster Court.

I object to the application being granted on the grounds of the prevention of Public Nuisance. The noise created by the playing of live, recorded and amplified music would be a considerable nuisance to the residents in the area local to Upminster Court. This would be made even worse if this was allowed to be played to 2 a.m.

The sale of alcohol at Upminster Court could be a cause of disorder both within the grounds of the Court and outside in Hall Lane. There is a potential effect on Public Safety as there would be more visitors attending the Court and leaving in the early hours of the morning.

Residents were assured by the owner of Upminster Court that the property would be used as a training centre. At no time has there been mention of the intention to sell alcohol and allow music and dancing.

It is therefore inappropriate for a property to be allowed to sell alcohol and play music in the heart of a quiet residential area.

I strongly ask that the Application be refused.

yours faithfully,


TERRY WILLIAM

TO
/ THE LICENSING TEAM
LONDON BOROUGH OF HAVERING.

RE: LICENSE APPLICATION FOR PART OF
UPMINSTER COURT
BY CRONWELL MANOR (FUNCTIONS) LTD

I STRONGLY OBJECT TO THIS BEING GRANTED
ON THE GROUNDS THAT THERE WILL BE VERY
LATE NIGHT DRINKING, NOISE, ROWDYISM AND
POSSIBLY PUBLIC DISORDER. I CAN IMAGINE
THE DISTURBING NOISE LEVEL WHEN PEOPLE
ARE LEAVING IN THE LATE AND EARLY
HOURS, THEN SURELY THIS WOULD BE A
PUBLIC NUISANCE AND SAFETY ISSUE.

YOUR SINCERELY



MR. D. S. EDKINS
58 AVON RD
UPMINSTER
RM14 1RE

Mrs & Mrs J F Reynolds
73 Fleet Avenue
Upminster
Essex
RM14 1PZ

31st August 2011

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs

**OBJECTION TO: Licence Application / Upminster Court - Cromwell Manor
(Functions) Limited**

We write to express our objection to the granting of a Licence in respect of the above property on grounds of "Prevention of Public Nuisance" & "The Prevention of Crime & Disorder.

Firstly, even though we are a further distance away from Upminster Court than others, we still strongly believe that the effect of noise pollution would impact us and what is a substantial residential area.

A relative lives equidistant from another venue with licensing and you can hear both the music and the announcements to the extent that every word is crystal clear! That venue has a limited number of events whereas it appears that Upminster Court plan on holding regular live, recorded and amplified music events/dance and they are applying for a licence from 7am to 2am, 7 days per week, 365 days per year without any provision for sound proofing.

We believe we are entitled to use our property and garden without disturbance of this nature and that this kind of noise pollution infringes on our ability to do so.

We are also already personally experiencing problems with local groups of youths and under age drinking in our area which the police are struggling to deal with. They segregate in the local parks/playing fields which are very close to this venue. There is broken glass, empty bottle and tin cans everywhere from the consumption of alcohol. We believe that another outlet for the sale of alcohol will only add to a problem that is already clearly evident.

We are also furious that we were led to believe that this company purchased this property to use as "its state-of-the-art International HQ from which it can develop its global business interests". This licence does not reflect that and should not be approved in what is a substantial residential area.

Please accept this letter as registration of our objection to this licence for which we appreciate your consideration of our concerns.

Yours faithfully



.....
Mrs Sharon Reynolds

&



.....
Mr John Reynolds

Licensing Team
Housing & Public Protection,
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX.

7, River Drive
Upminster
RM14 1AR
25th August 2011

Dear Sirs,
Licensing Act 2003
Premises Licence Application - Upminster Court
Hall Lane, Upminster, RM14 1AE

As my property adjoins the grounds of Upminster Court, I am writing to object to the above-mentioned Licence being granted. I object firstly on the grounds of the Prevention of public nuisance. Hall Lane and the surrounding streets consist of residential properties, to grant a Licence allowing the playing of live music, amplified music and recorded music from 7.00 am to 2.00 a.m would be a considerable public nuisance, it appears that the intention could be that music would be played from morning, afternoon and evening through to 2.00 am. There has been recent reports in the media regarding the enforcement of Noise Abatement Orders by Councils regarding residential properties playing loud music into the early hours, and it seems somewhat bizarre that a Licence could be granted to a non-residential property which would have the same detrimental noise/public nuisance affect on the surrounding area.

Secondly there is also the concern about the intention to sell alcohol, as the Court has extensive grounds this also could cause not only a public nuisance but a potential crime and disorder issue bearing in mind the close proximity of

Page 2

houses and gardens in the area that back onto
Upminster Court. Also the coming and going of
visitors attending the Court would affect Hall Lane
itself and could encourage undesirable elements of
society who may be attracted by the sound of music
to try and gain access to the Court, and this
could lead to a public safety issue.

Although we do not have many visits from children
ourselves, I realise there is concern from neighbours
who do feel that their children and grandchildren need
to be protected from any noise and harm that could
occur through the granting of such a Licence.

I feel that we are very fortunate, in the
present times we live in, to reside in a quiet
and respectful residential area and would wish to
protect that environment, so feel very strongly
that the granting of such a Licence would
jeopardise the peace and safety of our area
and hope that the Application will be refused.

Yours faithfully

Barbara G. Williams (Mrs)

10. QUELPER ROAD
UPMUSTER
ESSEX RM141RT
TAD. CITOS 229368.

29th Aug 2011.

With reference to
UNISERVE - USE OF UPMUSTER
COURT.

We understand from the News
Paper that is going to be a
complete ban placed for the use
of Upmuster Court and our view
is one of complete horror in
allowing this to happen.

The Prevention of Crime and Disorder
When people are under the
influence of drink, certain things

May happen and cause trouble
for the surrounding area.
For instance houses, houses,
gates, gates, beams used by
the users can be used also by
the users of the court for, fights
arguments and disturbances.

Public Safety

In school holidays, Saturdays
Sundays the field opposite the
Court is used by organized
children's games, football, Rugby etc.
The parking at these times is ~~already~~
has already an overflow on to the
side streets which was not built
wide enough to take fire engines
Ambulances or any of the other
larger vehicles that might be needed.
With the traffic using Hill Lane
when the A127 or A125 have accidents.

This was meant to be the
traffic

Public Nuisance

The positioning of Upminster Road
is such, from all directions
Buses from Roughton Road give the
City and the parts of London, have
easy access. The large trucks in
these areas will be encouraged
to come to Upminster especially because
of the opening hour of Upminster
Road.

Many nuisances will be -
Noise - Rubbish - Buses - Pollution
unless the streets are cleaned
every day. The accidents will be many.
The noise and pollution will explain
itself when it happens, but we
hope this can be prevented
by not allowing this type of

Licensing of any type that will
definitely charge up ~~the~~ from
the ~~level~~ area it is

Yours Truly
Mr + Mrs P. Payne

MR + MRS P. PAYNE

MTC + Mrs L Maxwell
8 Chelmer Road
Upminster
Essex RM14 1QT.
23 5-11

London Borough of Havering
Licensing Team
Planning and Public Protection
Mercury House
Mercury Gardens
Romford RM13RX

Dear Sir

With reference to application made by
Cornwell Manor (Functions) Ltd for a licence
for part of Upminster Court, Keel Lane,
Upminster from 7pm to 2pm - 365 days a
year for the playing of live music and
recorded and both being amplified, also
~~for~~ for the sale of alcohol, the performance
of dance and the provision of late night
refreshments

Please take our strong objection to
this as this is a ~~quiet~~ quiet residential
area and will affect it by extreme noise
and public safety. Having lived here
for 30 years in a quiet environment
we oppose application to what will be
a public nuisance and could also be
a danger to children and encourage
drugs and drink as there is a
recreation ground directly opposite. It
will ruin a lovely residential area
Yours faithfully
ZIL Maxwell *ZIL Maxwell*

27 Chelmer Road

Upminster

RM14 1QT

30th August 2011

Dear Sirs,

Re Application by Cromwell Manor (Furniture) Ltd

We wish to raise objections to the above proposed Planning Application on the grounds:-

(1) Prevention of Public Nuisance

This is a very quiet area. At night sound travels a long way and the many elderly and young families in the surrounding area will be greatly disturbed.

(2) Public safety

The only access is via Hall Lane. A considerable number of cars would cause ^{more} congestion in an already busy road - where said congestion frequently occurs. Again, there is the question of the noise factor late at night.

Yours faithfully

RW Atkinson

DF Harding

28 River Drive
Upminster
Essex RM14 1AS
30 August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

UPMINSTER COURT LICENCE APPLICATION

Dear Sir,

I live some 100 yds from the edge of Upminster Court and wish to object to this licencing application on the grounds of the Prevention of Public Nuisance.

I live in a quiet residential area and any noise will affect my quality of life. I do not want to hear any noise from this premises.

It is not clear, in this application, what they intend to do over there.

Yours Faithfully,



(F Kelly)

22/08/2011

RE: PLANNING APPLICATION FOR UPMINSTER COURT, FORMAL OBJECTION DUE TO THE PREVENTION OF PUBLIC NUISANCE

To Whom It May Concern

This is a formal objection against the proposed application by Cromwell Manor (Functions) Limited for a license for part of Upminster Court from 7.00am – 2.00am the next day, 7 days a week, 365 days a year for the sale of alcohol, the playing of live recorded and amplified music, the performance of dance and the provision of late night refreshments.

I live approximately 1000 yards from the building at 143 Severn drive, Upminster, RM14 1PP and am extremely concerned about the impact this application would have if granted. The live music will be a nuisance and due to the proposed times could go on until the early hours of the morning which will impact ours and our baby sons sleep. I am also concerned about the noise that would be made due to people being able to purchase alcohol and potentially leaving intoxicated. Upminster is a quiet residential area and when events have been run in the past, they have caused considerable disturbances which I have been happy to accommodate on a one off basis. However, if this was on a regular basis, it could make living in this area a nightmare.

I would be grateful if you could take into account my concerns when looking at the application and please keep me informed on developments, including rejections, resubmissions/ alterations to the plan etc.

Yours sincerely,



Heather Stubberfield

Tel: 07956 206663

Dear Sir

29 August 2011

**Upminster Court
Licence Application by
Cromwell Manor (Functions) Ltd**

I write to object to the granting of a Licence to this Company in the form set out in its application.

There are many people in this area who feel they have been duped in the re-development of these premises. In retrospect, after the building lying idle, following its use as a Council Respite Care Home, the proposals by Uniserve were welcomed, particularly so as their MD, Iain Liddell, circulated all in the area stating that he was a local resident, would do nothing to harm the environment and set out his detailed proposals for the property. He subsequently attended a Residents' meeting and satisfied everyone as to his good intentions so much so that those of us who were at first worried about the numbers of people and cars had our fears allayed and we raised no objections. As MD of both Uniserve and Cromwell, Mr Liddell made no mention of his liquor proposals although he would undoubtedly have already formulated these.

Now that the works are nearing completion, we are suddenly faced with a Licence application which, not only heralds a considerable intensification of people and vehicles entering or leaving the site but introduces a much more worrying aspect, that of noise nuisance and we are not talking of one-off events but everyday, 7am to 2am the next day for everyday of the year. I live some 400-500 yards from that part of the building intended to be used for the jollifications and could be thought to be outside the 'zone of offence' but may I point out that, as this is a valley, we do 'suffer' amplified noise from Emerson Park School, off Wingletye Lane, when they have Sports Days and associated gigs but these are so few and far between that no one can object.

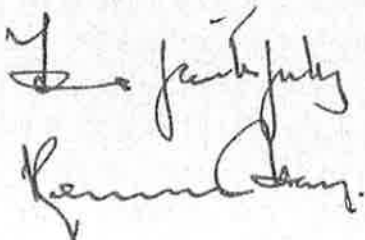
This application, however, is for premises virtually at the ends of gardens of neighbours in Hall Lane, on either side of the Court, and at the eastern end of River Drive, as well as being

in the vicinity of properties in Masefield, Ruskin, Spenser, and on the eastern side of Hall Lane. Why the dining of Conference-attendees in the evenings should require a liquor licence from 7am for 19 hours daily with accompanying amplified music is beyond comprehension. And, if there are just 18 bedrooms involving, with others, some 50 or so people attending evening events, where is the necessity for amplified music.

Further, one cannot believe that the Cromwell Manor staff, nor the others attending, such as the Uniserve officials, will live on site so are we to expect a discharge of any number of cars onto Hall Lane at 2 to 3 each morning? And on warmer summer nights can we expect the windows to be opened allowing an increase in noise? You will be aware that there were 3,608 Noise Abatement Notices served by the 33 London Boroughs in 2010 and I would submit that to grant this Licence would just be increasing the risk of you and your Officers having to 'shut the stable door....'

I am aware that Mr Liddell has told one of the local Councillors that there is no intention to conduct wedding parties and other non-Company events but reference to Cromwell's entry on the Internet clearly states Weddings, Wedding Venue, Wedding Reception. Mr Liddell, as the Director of both Uniserve and Cromwell states that the latter holds a Licence from Basildon Council and can demonstrate that they have managed their Pitsea premises over 15 years with no problems with the local community. This is not surprising as those premises are out on Pitsea Marshes adjacent to Wat Tyler Country Park with, as far as I could see, no habitable premises in the vicinity.

I should be grateful if you would place these objections before Havering Council's Licensing Committee



The Licensing Officer
London Borough of Havering
Town Hall
Romford RM1 3BD

RECEIVED
23 AUG 2011

14 Rayburn Rd
Hornchurch
RM11 3AP
22/8/11

Licensing Team
Housing and Public Protection
L.B.H

RE PREMISES LICENCE APPLICATION
UPHINSTER COURT HALL HANE

Dear Sirs,
I object to the above application,
on the grounds that the noise pollution
will threaten the prevention of Public
nuisance.

Yours Sincerely



H. E. WRIGHT

**44 Holden Way,
Upminster, Essex RM14 1BT
01708 640960**

31st August 2011.

Licensing Department
Housing and Public Protection
London Borough of Havering
Mercury House
ROMFORD RMI 3RX



Dear Sirs,

***Re: Upminster Court – Application for a licence from Cromwell Manor
(Functions) Limited***

I am writing to express my objection to the above licence application on the basis of prevention of public nuisance.

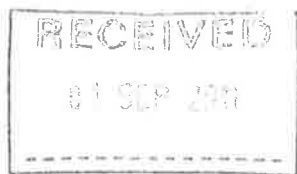
I consider that should the licence be granted then considerable disturbance will be given to surrounding properties from noise.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "G.M. Woolnough". The signature is written in black ink and is positioned above the typed name.

G.M. Woolnough (Mrs)

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX



98 Hall Lane
Upminster
RM14 1AQ
01708 229584

30th August 2011

Dear Sirs

RE: Application by Cromwell Manor (function) Ltd for a license for part of Upminster Court for the sale of alcohol, playing of live, recorded and amplified music, the performance of dance and the provision of late night refreshments.

Following an application from Cromwell Manor (Functions) Limited for a licence for the sale of alcohol, the playing of live, recorded and amplified music for 19 hours a day, 7 days a week, 365 days a year, there are now a number of residents within the Hall Lane area who are presuming that part of Upminster Court is to become some sort of social/night club and is not going to be wholly used as the International Headquarters of Uniserve. This suggests that the original application by Uniserve was at best misleading and at worst spurious.

Whether this is true or not, neither Uniserve nor Cromwell Manor (Functions) has had the wisdom, or sense to inform local residents of their intentions and obviously there is now a concerted effort to have this application rejected.

What appears as a somewhat surreptitious licence application by Cromwell Manor (Functions) has also added support to residents' views.

Obviously the original publicised intention for Upminster Court was welcomed by residents as an improvement to the local environment as the building and surrounding area had been neglected by the council.

However, given that residents have no further knowledge of the intentions of Uniserve or Cromwell Manor I must add my name to the list of objectors for the following reasons.

1. The area is residential and the noise would be unacceptable and a Public Nuisance given that no reference has been made to how noise would be attenuated and considering alcohol may be consumed anywhere on the premises which is partly an open area.
2. Drunken behaviour is always rowdy and would be a danger to children using the park opposite and people living adjacent and returning home late.
3. Any disturbance requiring a police presence would have to come from outside the area as Upminster no longer has a 24 hour police station. This would contribute to noise being made by police sirens in the early hours of the morning and also adding pressure to an overworked police force dealing with similar rowdy and drunken behaviour in Romford and Hornchurch.
4. The original consent was for a "State of the Art" International HQ for Uniserve. This new application suggests a totally different use and was used solely as a ploy for this latest application.

Yours faithfully


Robert H Ramsay

RECEIVED

23 AUG 2011

210 SEVERN DRIVE
UPMINSTER
ESSEX
RM14 1PN

01708 228232

Sirs,

20 Aug. 11

My wife and I object most strongly to a licence being issued to Lornwell Manor (Functions) Ltd for the sale of alcohol, the playing of live recorded and amplified music and the provision of late night refreshments. Such a licence would, in our view, encourage the disgusting actions which have filled the news in recent weeks, ie gangs of youths would gather, create havoc, thugery and, without doubt, encourage harm to our children.

Yours sincerely

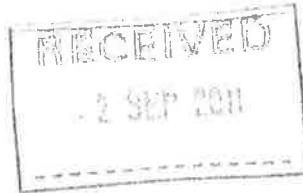
J. H. H. H.

Learning Team,
Housing and Social Protection.

L. B. H.

Housing Officer
Housing Gardens

Hamford RM13 3AX



5 River Drive,
Upminster,
Essex.
RM14 1AR
31st August 2011

Dear Sirs,

License application: Cromwell Manor (Functions) Ltd at Upminster Court, 133 Hall Lane, Upminster REF 10559

I am writing to you regarding the license application for alcohol and live/recorded music, as noted above. Whilst I am very pleased that Uniserve has decided to take over Upminster Court and restore it, and make good use of a grand local building that had been suffering a little from some neglect of late, I am very worried that the granting of this license will have a markedly detrimental effect to myself and my family, as our house and garden backs on to Upminster Court. The positioning of Upminster Court in the midst of a wholly residential area makes it totally unsuitable for the noise generated from the regular playing of loud amplified music mixed with the serving of alcohol until the early hours.

I totally understand that Uniserve must be able to cater for any visiting staff to a high standard, especially as the site is the international HQ of the company, but I am unable to see why such a broad license should be granted. As I understand it, the granting of the license that they are requesting would allow the sale and consumption of alcohol anywhere in the grounds and the playing of live/amplified/recorded music, all from 7.00am to 2.00am, 365 days a year. Surely, this goes way beyond the provision of food & drink, and a little entertainment in a dining room & bar for some executives on a business trip?

The other point that worries me is that the application is in the name of Cromwell Manor (Functions) Ltd., I don't know what their involvement is with Inserve or the running of Upminster Court, but they are a wedding venue company. With the granting of this broad license to them, I am concerned that, even if the intent is for Inserve to just cater for in-house employees at the moment, the license is so wide that the applicant would be able to branch out to using Upminster Court for other forms of corporate function/wedding events without the need for applying for an extension to the current license, if they so wished.

The distinctive layout of the grounds, sloping down into the Ingrebourne valley, means that any loud noise, music, etc., carries a long way and echoes around the surrounding properties. I know this first hand, as, when Havering Council hosted the Havering Business Awards at Upminster Court (I think that it was in 2005), the noise was terrible and went on until the early hours. Whilst my children are older now, at the time it did disturb them. However, as this was a "one-off" (and at the weekend, I believe), I did not feel that it was unreasonable for

a neighbour to have the odd "noisy night", in the same way someone may have the occasional house party .

However, the noise generated from excessively loud music regularly played into the early hours for in-house use or for functions, either corporate or weddings, is a very different proposition and is unacceptable in a residential area, and, in my opinion, a license should not be issued without significant restriction/modification to take into account the location of the premises.

I hope that the Council would consider the points that I have made and decline this license in its current form on the grounds of the prevention of public nuisance under the Licensing Act 2003.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gary Blythe', written in a cursive style.

Gary Blythe

7 Ruskin Avenue
Upminster
Essex
RM14 1AZ

Mr Paul Campbell
Licensing Officer
Licensing Department
London Borough of Havering

6 September 2011

Dear Mr Campbell

Re: Application for premises licence by Cromwell Manor (Functions) Ltd in relation to Upminster Court, 133 Hall Lane, Upminster, Essex RM14 1AL.

I wish to object to the aforesaid application for a premises licence. The grounds of my objection are as follows.

1. *Prevention of public nuisance.*

I live at 7 Ruskin Avenue which is within a very short distance of the premises. The character of the area is presently peaceful and residential. There are no other licensed premises in the vicinity. The proposal involves the use of the premises from 7 a.m. until 2 a.m. seven days per week and provision is applied for with respect to the playing of live and recorded music, together with the supply of alcohol. The premises are significant in scale, with the potential that they may be used by a large number of people.

The area is particularly open and noise sensitive and there is the significant likelihood of disturbance to the surrounding area, especially given that the application contemplates 2 a.m. operation.

The application states that "all attendees are known to us", however it is impossible to see how any such control can be applied to all attendees at the premises. Further, it is stated that "music levels will be maintained to socially acceptable levels", but no parameters are specified and the application is silent as the noise proofing dynamics of the premises. It is

also unclear what experience the applicants have in the management of such premises and the nature and extent of the training and expertise of the applicant's management and employees in the operation of licensed premises.

Moreover, the site is in a remote location with no direct public transport. There is the obvious risk of individuals leaving the premises and looking for transport in a residential area with the attendant likelihood of disturbance in the vicinity; equally, there is the real likelihood of disturbance from the use of a large number of private vehicles attending and departing the premises until the early hours of the morning.

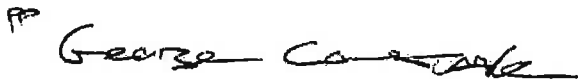
These matters are to be contrasted with the recent and prolonged use of the premises as the head office of Uniserve Group, where no such noise or disturbance arose. The impact of the change in the use of the premises will be all the more noticeable in this quiet and peaceful location.

2. Crime and disorder.

I repeat the points set out above. There is no detail submitted as the applicant's experience in managing licensed premises, nor is there any detail as to the number and training of staff. The premises is remote from the nearest police station and I am concerned about the ability of the applicants to control the behaviour of individuals upon leaving the premises.

Finally, if the council is considering the grant of a licence in these circumstances I would encourage the imposition of very restrictive conditions to limit the adverse effects of this proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to read "George Constable". To the left of the signature, there are two small, handwritten initials "GC".

Mr George Constable

111 Marlborough Gardens

Upminster

Essex

RM14 1SR

22 August 2011



Licensing Team

Housing and Public Protection

London Borough of Havering

Mercury House

Mercury Gardens

Romford

RM1 3 RX

Planning Application by Cromwell (Manor Functions) Ltd
For a licenced part of Upminster Court,
The Sale of Alcohol - playing of live,
recorded and amplified music
the performance of dance
the provision of late night
refreshment

I strongly object to the above application on the grounds of "Prevention of Public Nuisance"
Because the noise that will be emitted will travel across the playing fields and spoil our
tranquil environment.

We have had past experience of this type of nuisance coming from Upminster Court when
it hosted the Essex Buisness Awards ceremony a few years ago.

Yours faithfully

A handwritten signature in cursive script that reads "Charles Samuels".

Charles Samuels

11 Rayburn Road
Hornchurch
Essex
RM11 3AP

22nd August 22, 2011

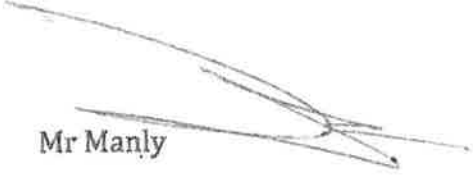
Licensing Team,
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir/Madam,

I would like to **object** to the granting of the application on page 51 of the Romford Recorder on 12th August 2011 stating that an application has been made by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court from 7am to 2am, 7 days per week, 365 days per year for the sale of alcohol-the playing of live, recorded and amplified music-the performance of dance-the provision of late night refreshments.

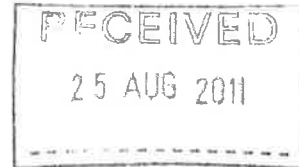
I would like to object under the 'Prevention of Public Nuisance' due to the excessive noise being carried across the valley and causing disturbance.

Kind Regards


Mr Manly

18, Bourne End, Hornchurch, Essex. RM11 3AH.

Licensing Team,
Housing and Public Protection,
LB of Havering,
Mercury House,
Mercury Gardens,
Romford,
RM1 3RX



23rd August 2011.

Dear Sirs,

Upminster Court –licence application by Cromwell Manor (Functions) Ltd.,

I refer to the above captioned and request that my objections, as a local resident that will be affected by the proposals, to be taken into consideration when you review this request .

1) Prevention of Crime and Disorder.

Hornchurch and Upminster districts already have more than sufficient licensed drinking and music premises at which the local police already struggle to keep order.

Upminster Court is some distance away from any major police or fire service presence and so Public Safety cannot be promptly protected should the need arise.

Sadly, these types of venues always attract drugs, even if they have the best management and security.

Emerson Park School virtually backs onto the Upminster Court land and is within sight of the schoolchildren from the rear.

This drugs concern alone, let alone the sight of alcohol being consumed, would have a bad effect on the school children and should be considered under the Protection of Children from Harm regulations.

2) The Prevention of Public Nuisance.

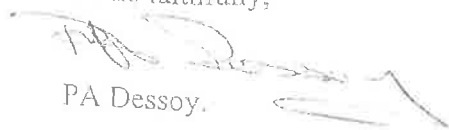
It is unreasonable to expect the residents and school nearby to accept the Public Nuisance of live and amplified music. In fact it should be noted that Essex Council themselves came under severe criticism by creating noise pollution some years ago when they hosted the Essex Business Awards at this location.

The noise pollution would be a distraction for the schoolchildren and detrimental to their education and well as distressing for the local residents of the area.

The general disturbance and noise pollution created would also be very detrimental to the wildlife and horses that graze on the nearby green belt land

I know my concerns are echoed by my neighbours and trust these concerns are given the full weight of your considered opinions.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'PA Dessoy', with a stylized flourish at the end.

PA Dessoy.

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury gardens
Romford
RM1 3RX

23 August 2011

For the attention of the Licensing Team, Housing and Public Protection
London Borough of Havering

Dear Sirs,

Re Premises License Application – Upminster Court, Hall Lane – (Cromwell Manor Functions Ltd)

As a resident of 121 Hall Lane for 60 years, I wish to object most strongly to an application for a license by Cromwell Manor (Functions Ltd) at Upminster Court which is five houses adjacent to my home on Hall Lane.

The application I oppose is for the granting of a license for the sale of alcohol, playing of live and recorded and amplified music, the performance of dance, and the provision of late night refreshments.

My objection to the application is on the following basis:-

1. *The prevention of crime and disorder*

As an elderly resident, I feel threatened by this proposal for the all day sale of alcohol in a remote location out of Police view, and the high potential for anti social behaviour and possible related public disorder as this been witnessed in the town where too many public houses have been established on the High Street.

The facility will further add to levels of anti-social behaviour (ASB) in Upminster and the park opposite and place significant strain on the Police force as this facility will be in additional to the high number of public drinking houses in the centre of Upminster.

The property layout and grounds have no borders to the golf course and will be difficult to manage public access and police effectively. It may encourage fighting, drug problems and disorder.

Lack of access control may lead to trespass onto private gardens and the golf course joining the property, and the public park facilities opposite.

2. Public safety

The property is situated on a main road on a large bend with poor sight lines. The minor adjustments made to the egress and exit points do not significantly improve the driver's line of sight on the bend and behind the bus stop.

It will be necessary for public to use cars to travel to the facility due to its remote location. Hall Lane is a 30mph zone however this specific stretch of road has seen many fatal accidents through the last 40 years due to the high speed of traffic. There is no traffic calming measures or warnings on this stretch of road specific to this facility.

The large grounds and opposite public park may encourage increased drug related problems and activity due to ease of access from the golf course and poor boundary fencing / hedging.

3. Prevention of public nuisance

Noise, music and shouting from and revellers will cause a nuisance as it has not been a public gathering or entertainment venue before. The area has always been only residential and is peaceful and quiet at all times. The buildings are close to private gardens on both sides and no specific area has been designated for functions.

The property is a grade II listed building and was not designed for large public gatherings. The application is to play live music, or to play amplified music, karaoke or other "regulated entertainment" and the noise that will be created will disturb us, as we need to keep the bedroom window open at night by the noise that will be created.

As an old building, it is quite unsuitable for this purpose and the location will give rise to disturbance from music 'breakout', deliveries, clearing up, and noise from people outdoors at or near the premises. It is an old building, that was not designed to contain modern levels of sound and vibration, and that the noise will inevitably escape from the premises and affect us.

I believe that the sale of alcohol at the times specified would cause problems as the site is remote from the Town centres of Upminster and Cranham and is not view easily on the Police radar.

The premises do not appear to have sound-proofing or noise-limiting devices.

Air conditioners and extractors running at night will also be a nuisance.

Potential for drunken people to cause a nuisance in the street, park or surrounding area at any time is great.

It will not be possible to effectively and economically control revellers on or off site after licensed hours.

The lack of public transport in later hours will require the use of cars which may give rise to drink drive offences, or taxi's which will gather, wait and cause noise nuisance late at night.

The potential for increased crime levels or alcohol related crime is high.

4. Protection of children from harm

The park opposite is regularly used by children which presents a possible risk from drunken revellers where the license ranges throughout the day and night. It may also encourage underage drinking.

These are the grounds upon which I oppose the granting of this license.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'R. A. Skeels', with a horizontal line underneath it.

Mrs R A skeels

Mrs R A Skeels
121 Hall Lane
Upminster
Essex
RM14 1AU

22 Chelmer Road
UPMINSTER
Essex. RM14 1QT

27 August 2011

Licensing Team,
Housing and Public Protection
London Borough of Havering
Mercury House, Mercury Gardens
ROMFORD, Essex.
RM1 3RX

Dear Sir or Madam,

RE: Upminster Court Licence Application - CROMWELL MANOR (FUNCTIONS) LTD; submitted 05/08/11

To my understanding, this licence application will allow 'Cromwell Manor (Functions) Ltd' to broadcast amplified music (live and recorded) and sell alcoholic beverages, between the hours of 0700 and 0200 seven days a week, fifty-two weeks a year. This is clearly unacceptable within a hitherto quiet and law-abiding residential area.

Having perused a copy of the application and plans, it is clear that a good part of the proposed licensed area, that of the Refectory, is indeed on the outside of the building i.e. the Herb Patio contrary to the stated 'indoors' on the application, and would exceed the noise imposition agreed and declared in the Council's 'Statement of Licensing Policy'.

In addition, the application distinctly states that there will be 'Dinner Dances, Christmas Parties, Awards Dances, twenty-five year celebrations, End-of-Year Dances', supervised by 'Badged Doormen' and 'Security Guards' on the premises. It is apparent that this application is not on an 'Ad Hoc' basis.

On the basis that my property lies virtually in clear sight approx 150 yards from the said area, I am convinced that we will be disturbed by the generated noise and possible anti-social behaviour of those who patronise the said premise.

The above actualities lead me to declare my objection to this application on the following objectives:

THE PREVENTION OF PUBLIC NUISANCE

- that the noise generated from the licensed activities would be audible outside the property boundary;
- that the noise created by the licensed activities would detrimentally affect my relaxation and sleeping whilst at home;
- that people standing or sitting outside, arriving and departing in and around the proposed licensed area are likely to cause obstruction or other nuisance.

THE PREVENTION OF CRIME AND DISORDER

- that the refusal of entry of unsuitable people, part of a badged door supervisor's duty, could cause a possible Crime and Disorder issue through disgruntled persons entering the UPMINSTER PLAYING FIELDS, that are directly opposite to UPMINSTER COURT as well as the milling of people in Hall Lane itself.

PUBLIC SAFETY

- that possible threatening behaviour of people intoxicated by alcohol and/or excited by the amplified music leaving an event at UPMINSTER COURT at 0200 or later and then loitering and being noisy in the UPMINSTER PLAYING FIELDS to which my property backs on to.

Yours faithfully



RG Fallows

22 Chelmer Road
UPMINSTER
Essex. RM14 1QT

27 August 2011

Licensing Team,
Housing and Public Protection
London Borough of Havering
Mercury House, Mercury Gardens
ROMFORD, Essex.
RM1 3RX

Dear Sir or Madam,

RE: Upmminster Court Licence Application - CROMWELL MANOR (FUNCTIONS) LTD; submitted 05/08/11

To my understanding, this licence application will allow 'Cromwell Manor (Functions) Ltd' to broadcast amplified music (live and recorded) and sell alcoholic beverages, between the hours of 0700 and 0200 seven days a week, fifty-two weeks a year. This is clearly unacceptable within a hitherto quiet and law-abiding residential area.

Having perused a copy of the application and plans, it is clear that a good part of the proposed licensed area, that of the Refectory, is indeed on the outside of the building i.e. the Herb Patio contrary to the stated 'indoors' on the application, and would exceed the noise imposition agreed and declared in the Council's 'Statement of Licensing Policy'.

In addition, the application distinctly states that there will be 'Dinner Dances, Christmas Parties, Awards Dances, twenty-five year celebrations, End-of-Year Dances', supervised by 'Badged Doormen' and 'Security Guards' on the premises. It is apparent that this application is not on an 'Ad Hoc' basis.

On the basis that my property lies virtually in clear sight approx 150 yards from the said area, I am convinced that we will be disturbed by the generated noise and possible anti-social behaviour of those who patronise the said premise.

The above actualities lead me to declare my objection to this application on the following objectives:

THE PREVENTION OF PUBLIC NUISANCE

- that the noise generated from the licensed activities would be audible outside the property boundary;
- that the noise created by the licensed activities would detrimentally affect my relaxation and sleeping whilst at home;
- that people standing or sitting outside, arriving and departing in and around the proposed licensed area are likely to cause obstruction or other nuisance.

THE PREVENTION OF CRIME AND DISORDER

- that the refusal of entry of unsuitable people, part of a badged door supervisor's duty, could cause a possible Crime and Disorder issue through disgruntled persons entering the UPMINSTER PLAYING FIELDS, that are directly opposite to UPMINSTER COURT as well as the milling of people in Hall Lane itself.

PUBLIC SAFETY

- that possible threatening behaviour of people intoxicated by alcohol and/or excited by the amplified music leaving an event at UPMINSTER COURT at 0200 or later and then loitering and being noisy in the UPMINSTER PLAYING FIELDS to which my property backs on to.

Yours faithfully



RG Fallows

19 Fleet Avenue
Upminster
RM14 1PZ

Ref: 10559

3rd Sept. 2011

~~Dear~~ Sir / Madam

I wish to object to the licensing application made by Cromwell Manor (Functions) Ltd at Upminster Court.

We live very close to Upminster Court and are worried about crime that may be instigated in the area, noise, public safety and children in area if alcohol is sold from this venue.

Parking will be another issue altogether.

Yours faithfully,

S.T.J + G.E. Rowe

MR S. ROWE + MR G. ROWE



Licensing Team
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Mr and Mrs Walker
131 Hall Lane
Upminster
RM14 1AL

Date: 31st August 2011
Ref Number: 10559

Letter of Objection – Upminster Court Premises Licence application.

Please take this letter as Objection to the application by Upminster Court for the Premises Licence under the heading of **The prevention of Public Nuisance.**

As a resident bordering with very close proximity to the Court this would not be acceptable in relation to noise pollution and the selling of alcohol. The Court has a very highly elevated position within the local area, and any noise would carry across a vast residential area. This will then have a detrimental effect for a large amount of the community. In relation to our standard of living this would also have a major detrimental effect on us. With the application being for 365 days a year, and up to 2am (2.30 for individuals leaving the premises) People will also be leaving the facility in the early hours of the morning and having the parking to the side of the property will affect us greatly as our property backs on the parking area this in its self will create noise for ourselves. We are also concerned with people being outside smoking, creating noise with chatting, laughter and drinking alcohol.

In relation to the music of all types this will again create its own problems of noise, again this will carry across a vast area of Upminster. We note in the application there is no mention of sound proofing, sound limiting devises, windows being opened or air conditioning.

(In past the premises has been used for the Essex awards celebration and all residents in the area where affected, and this can be used as reference as to how noise carries from this venue).

We note that the applicant states that noise will maintained at socially acceptable levels which we feel is totally meaningless and vague as every person perception of acceptable can differ, for someone in the premises is not the same as our perception at rest within our own home.

Both being in work, we do not want this to affect our performance within our jobs, with the lack of rest and peace.

We have also viewed Havering Councils own ethos and conditions for applications for the prevention of public nuisance, which we have attached. (and highlighted) We

feel the application does not fulfil the set guidelines. (We would also like to point out the nearest police station is Romford).

We are concerned that the roof garden, which is clearly visible from our home, will be used for events, which will again generate noise. As no soundproofing can be applied to this part of the premises.

The Council must take into account this area is totally residential, and residents should not be subjected to this kind of disturbance. Many people in the area feel this will have a huge impact to their daily lives, for example in relation to work and children. A large amount of residents have lived in the area for a long time and enjoy what Upminster brings, a community feel and consideration for others are all part of this. Of which all of the above affects us.

In regard to alcohol being sold on the premise this will also exacerbate the noise situation, and the influence of people within the establishment. Although the application states that the use of the refectory area will be used for this purpose, there again no restriction on other areas of the premises being used i.e. the roof garden and outside areas. We would also draw your attention to the outside element of the refectory area being the herb garden, as the application states indoors activities only, however the application applied for does not restrict any outside use.

With the application being made in the name of Cromwell Manor (part of the Uniserve group), to highlight their good relationship with Basildon council, this bears no relevance to this application as Cromwell Manor is set within 23 acres of land and adjacent to the 125 acres Wat Tyler Country Park and Pitsea rail station, with very few residential properties any where near it. Thus there will be very few issues or complaints. Unlike Upminster Court which has a very large amount of residents and some boarding the property itself, us being one of them. The licence would also be able to be sold on if the owners so wished

The applications, which have already been passed in relation to the renovations undertaken, have all been in conjunction with the Court being used as a training centre.

We feel that any one off functions should be applied for separately rather than this application being a blanket all in, all year, all day.

We have attended an organised residents meeting and know of many other which have taken part on this matter and we would like Havering Council to seriously take this as a massive collective objection.



Mr and Mrs Walker

127 Hall Lane
Upminster
Essex
RM14 1AL

30th August 2011

Licensing Team
London Borough of Havering

Dear Sir/Madam,

Re: Licence Application - Upminster Court, Hall Lane, Upminster

I wish to object to the granting of this application on the following grounds:

1. Public safety

Despite a speed limit of 30 m.p.h. Hall Lane has a very high number of speeding cars. Upminster Court is on a blind bend for it's entrances and exits. Motorists would not expect vehicles emerging from the premises especially at night time, and therefore the potential for serious accidents cannot be ignored. My house is a matter of yards from Upminster Court, and I have seen the results of several accidents outside, and on one occasion my front garden wall was demolished by a lorry, and my wife's car was written off.

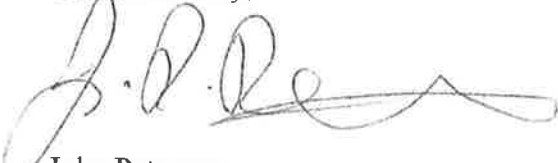
2. Public Nuisance.

Upminster Court is in a very quiet residential area, and the granting of this application would result in a considerable noise nuisance for local residents. When Havering Council owned this property, they held a party/reception which resulted in them having to apologise to residents for the noise nuisance created until the early hours of the morning. If the local authority put themselves into this position, it does not look promising for a commercial enterprise to avoid such episodes.

3. Crime and Disorder.

Again, Upminster Court is in a quiet residential area, and has no immediate transport facilities. The potential for those either without transport, or in no fit state to drive would result in these individuals walking past residential premises, and potentially becoming perpetrators and/or victims of crime. This would also add to the public nuisance aspect of this objection.

Yours faithfully,



John Peterson

**9 Bourne End
Hornchurch
Essex RM11 3AH
Tel: 01708 444301**

27 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex RM1 3RX

Dear Sirs

RE: PREVENTION OF PUBLIC NUISANCE

Licensing Application - Upminster Court, 133 Hall Lane, Upminster, RM14 1AL

We are unhappy about an application for an alcohol license, and the playing of live, recorded and amplified music at the above venue with no soundproofing - 365 days a year and until 2am.

- Bourne End is directly across the fields to Upminster Court and the noise from loud music and drunken revellers will easily carry across. Previously the LBH hosted the Essex Business Awards at Upminster Court and it caused problems to local residents into the early hours, obviously if a license is granted this will be a regular occurrence.
- Local residents are going to be subjected to drunken revellers leaving the venue, crime figures will rise and the safety of residents will be threatened. The noise level at 2am will rise as people leave the venue.

We strongly object to this license being granted, it will cause disruption and noise pollution to local residents. Bourne End is a quiet residential close, and it will cause a great nuisance to us and all our neighbours.

Yours faithfully



Mr and Mrs S Edmonds

147 Hall Lane,
Upminster,
Essex
3rd September 2011

Licensing Team
London Borough of Havering
Mercury House
Romford
RM1 3SL

Dear Sirs

With reference to the Licensing application at Upminster Court, Hall Lane, Upminster, RM14 1AE Ref. 10559

I wish to object to the granting of this Licence under the "Prevention of Public Nuisance" as I feel such a proposal is inappropriate in this residential neighbourhood.

I am personally a light sleeper but my major concern is for my wife who suffers from Multiple Sclerosis and I fear that constant disturbances to her sleep will cause deterioration in her health.

My daughter and our 3 young grandchildren regularly stay overnight and the playing of amplified music until 2am in the morning at Upminster Court will cause us all further distress.

I have noted that the License is to cover the playing of Live/Amplified Recorded Music indoors but I have concerns as under the law that bans any smoking indoors there will be external areas within the grounds where music will be heard.

May I also bring to your attention the problem of parking in River Drive?

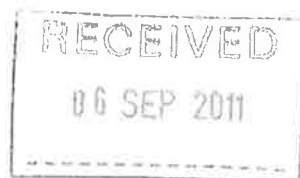
Previously, when Education courses were held at Upminster Court, the top end of River Drive was occupied with student cars, this was of some inconvenience because parking is limited on most front drives in Hall Lane (Nos. 137 to 155) so visitors and trade people to these 10 houses were having difficulties in finding a parking space.

The additional problem that I now foresee is, when some partygoers return to their cars in River Drive between 2 and 3 am we will all be awoken by the noise of engines starting and slamming of doors in the middle of the night.

I hope my views will be dealt with sympathetically as I strongly object to this application being granted. Please note as a resident at Hall Lane since 1986 this is the first time I have objected to any planning application.

Yours faithfully

G Peel



01708 453918

23 Bourne End
Hornchurch Romford Essex
RM11 3AH

4th September 2011

The Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs,

Upminster Court
Premises Licence Application

We are concerned about the licence application for part of Upminster Court made by Cromwell Manor (Functions) Limited. Our concern comes under the heading of The Prevention of Public Nuisance.

There is a fine view of Upminster Court at the bottom of our road and the thought of noisy music coming over the valley to us from Upminster Court at any hour of the day or night except between 2am and 7am is very disturbing. The peacefulness of our back garden would be seriously impaired by such nuisance. How much more disturbing it would be for those living very near to Upminster Court itself!

Can restrictions be introduced into the licence (if granted) so that the music must be contained within sound-proofed areas, a limit be placed on the volume of sound allowed, the consumption of alcohol be largely indoors, and the hours of the licence be limited to lunch times and earlier in the evenings only, perhaps from 11.30am to 2.30pm and from 6.00pm to 12 midnight?

We consider that it is very important for the future of this development that the new owners of Upminster Court make a conscientious effort to keep on good terms with fellow residents in the neighbourhood. We sincerely hope, therefore, that they will accept such restrictions with goodwill.

Yours truly



Robert & Jillian Atkins

(Robert & Jillian Atkins)

14 Fleet Avenue
UPMINSTER
Essex
RM14 1PY

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
ROMFORD
RM1 3RX

4 September 2011

Dear Sir/Madam

UPMINSTER COURT PREMISES LICENCE APPLICATION
"PREVENTION OF PUBLIC NUISANCE"

We have been notified by Upminster and Cranham Residents Association regarding the above application and are writing to lodge our objections to the proposed licence for part of Upminster Court to be used for the sale of alcohol, the playing of live, recorded and amplified music, performance of dance and the provision of late night refreshments. This would cause a huge public nuisance.

As local residents for the past 24 years, we have always appreciated the peace and tranquillity of our surroundings and considered this when moving into the area to improve our quality of life. If this licence is granted it will considerably impact on us and many other residents in the immediate vicinity of not only Upminster Court, but also the surrounding area. We have always had the greatest respect for Havering Council on administering the Borough in a fair and practical way so would be very disappointed if this licence were granted.

Yours faithfully

Mr G W and Mrs J M Aukett



5 Avon Road

Upminster

RM14 1QS

3rd September 2011

Licensing Team

London Borough of Havering

Mercury House

Mercury Gardens

Romford RM1 3RX

Dear Sirs,

RE: Application Ref: 10559 Upminster Court

I would like to object to the above application on the grounds of the prevention of public nuisance.

The application will have an adverse impact on:

The quiet enjoyment of my property. I already suffer a noise nuisance (rowdy behaviour, violent disorder and a litter nuisance at the front of my house of people returning from Romford. By having licensed premises much close to my house this is likely to increase this risk on a regular basis. If this licence is approved it should be limited to ending at 11pm and to be only available to people who consume a meal and are members of a club;

The location of the premises would lend itself to people drinking over a large areas if you take into account the gardens. Therefore if approved the consumption of alcohol should be limited to inside building and a maximum of 50 persons permitted at anyone time as Upminster Court is the middle of an established residential area;

The location of the premises is not suitable for the safe entrance and egress of vehicular traffic and is likely to encourage parking on the road outside and causing accidents and delays to road users, including emergency vehicles that usually attend to incidents moving down from the A127 towards the centre of Upminster.

Yours faithfully,



Patrick M Blunt



C. M. GIDDINGS,

170 Severn Drive,
Upminster,
Essex.
RM141PW.



24 August 2011

London Borough of Havering
Licensing Team
Housing & Public Protection
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs,

Upminster Court, Hall Lane.

I wish to object to the Licence application made by Cromwell Manor (Functions) Ltd., at the above premises.

My objection to this outrageous application is under the Public Nuisance Act which will disrupt this residential area.

I would further object on the basis of noise which could be harmful to Children at night affecting their sleep patterns.

I would therefore urge you to consider very carefully your decision, as by granting this licence will bring nothing but misery to the residents of the area.

Yours faithfully

C. M. Giddings

Paul Campbell

From: Licensing
Sent: 17 August 2011 13:57
To: Paul Campbell
Subject: FW: APPLICANT: CROMWELL MANOR (FUNCTIONS) LIMITED

From: Harrington, Elizabeth [mailto:Elizabeth.Harrington@bayernlb.co.uk]
Sent: 17 August 2011 12:03
To: Licensing
Cc: ron.ower@havering.gov.uk; CouncillorLinda Van den Hende; CouncillorLinda Hawthorn; CouncillorGillian Ford; CouncillorClarence Barrett; CouncillorJune Alexander; Scott Harrington
Subject: APPLICANT: CROMWELL MANOR (FUNCTIONS) LIMITED

Dear Mr Campbell,

Please consider this e-mail as a formal representation against the licensing request by the above applicant for

Upminster Court.
133 Hall Lane,
Upminster,
Essex
RM14 1AL

We live in River Drive, a quiet residential road on the outskirts of Upminster which backs on to Upminster Court. We were very disturbed to see the Licensing application for this venue that's use, we thought was to be offices and a conferencing centre.

All I can envisage with this request is disruption and disturbance to the area and distress it will cause to the elderly residence and those of us with young children whose bedrooms back on to the venue.

With the licensing request we are also concerned that there could be nearly all day drinking, increasing the chance of revellers disturbing the local area day and night.

In addition to the licensing issues the amplified music will reverberate around the Ingrabourne valley to which this venue over looks, causing disturbance to the whole of the local area.

Although the licensing finishes at 2am we are going to have the disturbance of the clear up process and delivery of goods and cars leaving the venue to collect the attendees to any event and also the entertainers and there equipment.

The request for provision for late night refreshments will also cause cooking smells that will encourage the local wildlife to which we have a problem with rats that come up from the river Ingrabourne.

So what was once a listed building owned by the local council and restored in a sympathetic way will now be used as an entertainment venue to the detriment to the building and the local area.

Kind regards

Elizabeth Harrington
27 River Drive,
Upminster
Essex
RM14 1AR

9 Ruskin Avenue
Upminster
Essex
RM14 1AZ



Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

22nd August 2011

Dear Sirs,

UPMINSTER COURT, Hall Lane, Upminster - Application for Premises Licence

I write to **oppose** the granting of the above licence on the grounds of the Prevention of Public Nuisance.

I live in very close proximity to Upminster Court and have always enjoyed the peaceful and tranquil atmosphere of the area. Any events with a large number of attendees, music and dancing would completely shatter this peace as any noise carries considerably due to the elevated position of the property.

One example of this was when the property was owned by LB Havering and the Essex Business Awards were held there. On that occasion it was horrendous, so much so that the Council subsequently wrote to us all to apologise, assuring that it would not happen again!

To have such a venue with licensing hours from 7am to 2am the following morning is totally unacceptable in such a residential area. In addition to these hours there would also be the noise of people/cars leaving even later than that.

May we now please again have the assurance of the Council that this will not be allowed to happen.

Yours faithfully

E Leonard (Mrs)

25 River Drive
Upminster
Essex RM14 1AR
03 August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

UPMINSTER COURT LICENCE APPLICATION (submitted August 2011)

Dear Sir,

Further to my letter of objection I wish to inform you that I have asked Councillor Barrett to speak on my behalf at the licencing hearing. I hope that he will agree to my request and that this is within the rules.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'D Lees', with a horizontal line underneath.

(Douglas Lees)



MRS P. MASTERSON
146 HALL LANE
UPMINSTER
RM14 1AT

25. 08. 2011

**F.A.O. Licencing Team,
Housing and Public Protection,
L.B. of Havering.**

With reference to the application made by Cromwell Manor [Functions] Ltd. For a licence for the consumption of alcohol, the use of amplified music for entertainment and dancing, plus refreshments, 19hrs of the day, 365 days of the year.

These functions to take place in part of the Uniserve premises, Upminster Court, Hall Lane, Upminster.

As a nearby resident, who will be subject to the ramifications of the granting of this licence, I must strongly object on the grounds of the ' **Prevention of Public Nuisance**'.

Yours faithfully,

P. Mastersou

CONTENT.

RECEIVED
19 AUG 2011

Mr & Mrs R. Peel.
30 Spenser Crescent.
Upminster RM14 1AW.
18th August 2011.

Licensing Team.
Housing & Public Protection
LB of Havering


Re: Licensing Application by Cromwell Manor
(functions) Ltd for a license for part
of Upminster Court.

We would like to state that we strongly
object to the above application due to the
prospect of noise & disturbance that would
surely ensue if this application is granted
we therefore object under the issue of
"Prevention of Public Nuisance"

Local residents have had a lot of problems
lately with dirt & heavy lorries entering &
exiting Upminster Court, together with the noise
of machinery/plant & have been very
patient about these problems. This application
is simply taking advantage of their good
nature up until now. ENOUGH IS ENOUGH!!

Yours faithfully

Robert & Maunie Peel.



4 Ruskin Avenue
Upminster
Essex
RM14 1AZ



Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

21st August 2011

Dear Sirs,

UPMINSTER COURT, Hall Lane, Upminster - Application for Premises Licence

I am concerned at the above application and wish to object to the granting of a licence on the grounds of the Prevention of Public Nuisance.

Moreover, having looked at the application submitted to LBH it is obvious that the Application does not demonstrate that it complies with the Council's licensing policy on noise and disturbance as set out on the Council website.


To have such a venue with licensing hours from 7am to 2am the following morning is totally unacceptable in such a residential area. In addition to these hours there would also be the noise of people/cars leaving even later than that from areas adjacent to residential properties and along a gravelled driveway.

Living adjacent to Upminster Court we have always enjoyed the peace and quiet of the area. Any events with a large number of attendees, music and dancing would completely shatter this peace as any noise carries considerably due to the elevated position of the property.

One example of this was when the property was owned by LB Havering and the Essex Business Awards were held there. On that occasion it was horrendous, so much so that the Council subsequently wrote to us all to apologise, assuring that it would not happen again!

I would expect our elected Council to reject this Application on behalf of concerned local residents and thank you for your attention.

Yours truly,


Geraldine Presland

Paul Campbell

From: Terry Presland [tpresland@ntlworld.com]
Sent: 06 September 2011 16:56
To: Paul Campbell
Subject: Fwd: Premises licence application for Upminster Court
Attachments: DSC_0013.jpeg; ATT3230382.htm; DSC_0012.jpeg; ATT3230383.htm; Terrys_licence_objection.doc; ATT3230384.htm

Dear Paul,

Further to my previous letter and email of objection to the above premises licence application please be aware that Uniserve (the holding company of the applicant) has publicly stated that "we have planning permission for a corporate headquarters and training facility and that is what the premises will be used for etc" . Copies of this statement are publicly attached to the fencing surrounding Upminster Court, a copy of which is below.

In addition to my comments of representation on this application already submitted I wish to add a request that should a licence be granted that such licence should reflect this public statement of use and not one giving unfettered music and alcohol in what is a residential area and not part of the night-time economy of Upminster.

Regards

Terry Presland

4 Ruskin Ave.
Upminster
RM14 1AZ

Thursday 25th Aug 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir / Madam

Subject: Upminster Court Premises Licence Application

As resident living some 50 yards from the boundary of Upminster Court I am writing to object to the granting of the Premises Licence Application submitted by Cromwell Manor (Functions) Ltd on the grounds of the prevention of public nuisance, public safety and the protection of children from harm.

Public Nuisance

There is no evidence in the detail of the application that steps have been taken to show that proper care and attention has been taken to comply with Havering Councils Premises Licencing Policy on noise, and that any noise is contained within the boundary of the property.

Even if it is air conditioned to prevent the opening of windows in hot weather and the attendant escape of noise this is worthless as the plan shows single doors leading to the herb garden patio so noise will escape when opened.

The application states that music will be maintained at socially acceptable levels – this is meaningless, there is no definition of what is a socially acceptable level and anyway who would determine what this is.

Havering Council, I am advised, expect premises to be cleared 30 mins. following end of event. If the licence is granted as submitted, i.e. until 2am people would still be leaving the premises at 2.30a.m and later – with the attendant alcoholic euphoria disruption and public nuisance to those premises in the vicinity. There is also a gravel drive over which the traffic will pass, which in the early hours would add to the public nuisance.

Public Safety

There is no identified limit on numbers attending functions. What is the capacity of the Refectory? Is this a Fire Regulation issue?. Is the capacity above that for which there are car parking spaces currently marked out. If so where will these vehicle park - Tennis courts or surrounding roads with the consequent spreading of noise from cars et al?

Protection of Children from harm

There is no mention of checking that people are over 18 to prevent the under-age consumption of alcohol.

General

There are glowing vagaries and inconsistencies in this application, e.g:-

a) The two drawings submitted with the licence application are inconsistent as one clearly identifies the inclusion of the herb garden patio (outdoors) and yet the licence application document detail refers only to indoors (the Refectory).

b) It is stated that performance of live music will take place on an 'ad hoc' basis with amplified music indoors - what is the definition of ad hoc?

c) Section J –

Covers :- dinner dances, Christmas party, awards dance, 25 year celebrations, end of year dance . This relates to the prevention of public nuisance where it states that 'all attendees are known to us' how can this be so? The application is by a subsidiary company of Uniserve so how can they know all attendees.

I would also like to refer back to the Havering Business Award Celebration held by LBH in 2005 as a reference to how noise carries from this venue. Council wrote to local residents advising this would never happen again.

I would also like to state that the purpose of this objection is not to get the licence totally refused but to ensure that any licence granted is reasonable within an residential environment that is very quiet and that it also demonstrates Uniserves' Corporate responsibility within the community in which it operates. This application as submitted does not do this.

Please be aware that I would like the opportunity to speak at any hearing in relation to this application.

Yours faithfully

T F Presland

Dear Paul,

I am forwarding a copy of my letter of objection to the above application since I have not yet had acknowledgement of the original.

In addition to my comments I would like to add the following, which I will amplify, given the opportunity to speak at the Hearing.

"In my opinion, the proposed Premises Licence Application would also contravene a number of the Council's policies set out in the Havering London Borough Statement of Licensing Policy.

In particular:- Policies 07, 08, 12, 13, and 14.

I will also be requesting that if a licence were to be granted a number of conditions should be applied and that if these were not acceptable then the applicant should be required to bear the cost of soundproofing locally affected properties."

Do I need to put all the detail of the policy contraventions and the conditions that I feel should be applied to you in writing before the Hearing or by 6th Sept.

You will note that in my letter I have asked for the opportunity to speak at the Hearing, which I believe is scheduled for the 27th Sept.

I would appreciate your acknowledgement of this email by return and confirmation that I will be allowed the opportunity to speak at the hearing.

Regards

Terry Presland

Thanks Iain

PS I would also like to point out that every University in the country has a bar and I hope to serve alcohol

From: Barry Tuck
Sent: Tuesday, August 16, 2011 09:02 AM
To: Iain Liddell; 'Councillor Gillian Ford' <Gillian.Ford@haverling.gov.uk>
Cc: Sally Gale
Subject: RE: Licence

Gillian

If I can explain, the reason the application is in the name of Cornwall Manor is because that facility already has a licence with Haverling Council and so can be used to show the Haverling licence authority how we have managed the facility over 15 years with no problems with the local community or law enforcement.

I spoke with a local resident just last night and allayed his fears regarding weddings and the like going on every night.

I think a few of the local residents have taken it upon themselves to second guess our intentions and then spread rumours as he seemed to be quoting others when passing on his concerns to me.

We intend as you know to accommodate overnight the trainees and would therefore need to feed and water them in the refectory. The licence is to cover this as we will be charging them via their companies. We will also periodically hold corporate dinners where wine and spirits will be served.

If you require further information on our application please do not hesitate to contact me in Iain's absence.

Best regards Barry

Further details on the application can be found at www.haverling.gov.uk

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Paul Campbell

From: Licensing
Sent: 19 August 2011 08:18
To: Paul Campbell
Subject: FW: - PPC/010559

From: Sheila Wood [mailto:sheilawood21@btinternet.com]
Sent: 18 August 2011 17:27
To: Licensing
Subject: ref:- PPC/010559

Dear Sirs,

Premises Licence Application for Upminster Court, Hall Lane, Upminster.

I live at 10 Ruskin Ave, Upminster which runs alongside Upminster Court gardens and tennis courts. I am writing to object to the licence on the grounds of prevention of public nuisance.

I understand Cromwell Manor (Functions) Ltd have applied for a licence for the sale of alcohol, live music etc. until 2am!!!. This is completely unacceptable in such a peaceful residential area where we do not even have a corner shop.

As we all know noise travels and when U.C have a function sleep will be impossible. By the time everyone leaves and car doors are slammed it will be gone 3am.

Several years ago U.C hosted the Essex Business Awards and the noise that night was unbearable. I could hear every word from every song as if it was in my own back garden. I was told it would never happen again.

I trust my objections will be taken into consideration and the licence not approved.

Yours

Mrs S. Wood

RECEIVED

23 AUG 2011

14 Rayburn Rd
Hornchurch
RM11 3AP
22/8/11

Licensing Team
Housing and Public Protection
L.B.H

RE PREMISES LICENCE APPLICATION
UPHINSTER COURT HALL WANE

Dear Sirs,
I object to the above application,
on the grounds that the noise pollution
will threaten the prevention of Public
nuisance.

Yours Sincerely

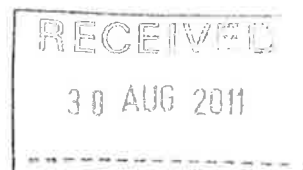


H. E. WRIGHT

39, Chelmer Road, Upminster, Essex, RM14 1QT
01708 501457

f.vincent@ntlworld.com

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House, Mercury Gardens
ROMFORD
RM1 3EX



26th August, 2011

Dear Sirs

Upminster Court

I am very concerned by the application under consideration for Upminster Court. I feel that the granting of a license to sell alcohol for a protracted period each day, plus the playing of amplified music, would have a serious effect on the quality of life of local residents.

From experience, on the (thankfully rare) occasions when the club house in Upminster Hall playing field hosts a late party, the noise carries a long way and causes some disturbance in an otherwise quiet part of the borough. The proposed development in Upminster Court, a similar distance from our road, would surely cause much more of a public nuisance, and I urge the licensing team to reject the application.

Thank you

Yours Faithfully

A handwritten signature in cursive script, appearing to read "F. Vincent".

F. Vincent

33 Trent Avenue,
UPMINSTER,
Essex
RM14 1QY



21/08/11

**UPMINSTER COURT - PREMISES LICENCE
APPLICATION**

Dear Sir/Madam,

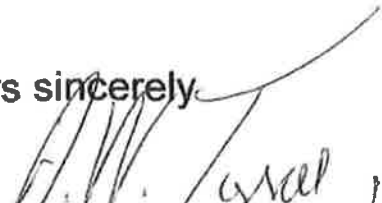
I wish to raise a strong objection to the above application for the sale of alcohol at the above location.

I do so on issues relating to the Prevention of Crime and Disorder & Public Nuisance.

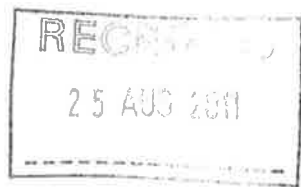
Such a grant would inevitably lead to the kind of rowdy and obnoxious behaviour that has become endemic in our society. Doubtless we would be entertained in the early hours of the morning by the sound of police sirens, fights and arguments spilling over into the local streets. This would stretch already limited police resources, destroy the peace and quiet of the locale and in due course tarnish the reputation of Upminster itself.

I apologise for sounding like Victor Meldrew, but I am sure you will appreciate my concerns over describing a scenario which in this day and age is well within the bounds of probability,

Yours sincerely,


A.W. Turner

12, Masfield Dr
Upminster



RM14 1AR

18th August 2011

Dear Sir,

Upminster Court

Premises Licence Application

I am writing to express my strong objection to the change of use of Upminster Court.

Permission was granted for business activities to take place. This new application requests something very different.

If Public Nuisance can be defined as interference with the common right of people to a calm unobtrusive environment, then this requested change of use would damage our right to be free of Public Nuisance.

A few years ago, we

discovered. Now Public Nuisance
could be inflicted on us
when Upminster Court was
used to host an event called
Essex Business Awards. That
night certainly was an
example of Public Nuisance

Yours faithfully,

M. Sheridan

MISS NORA SHERIDAN

77, Fleet Avenue
Upminster
Essex RM14 1PZ
26-8-11

Dear Sirs, ^{re} Upminster Court
Hall Lane

I would like to register my objection to the granting of a licence to Cromwell Manor (Functions) Ltd for the sale of alcohol - the playing of live and recorded music amplified music etc.

These items were not mentioned when the original application was made known and I therefore thoroughly disagree with the application.

Yours faithfully
C. Jenner

Rec
22/8/11
eml

124 Hall Lane

Upminster

Essex

RM14 1AL

18th August 2011

Licensing Team

Housing and Public Protection

London Borough of Havering

Mercury House

Mercury Gardens

Romford

RM1 3RX

Dear Sir,

Objection to the application made by Cromwell Manor (Functions) Limited for a licence within for Upminster Court, Hall Lane, Upminster

Uniserve Group, who purchased Upminster Court from the Council to use as a business premises, would clearly have been aware that the former residence is located in a residential area. Not an industrial estate or as part of commercial entertainment district.

Upminster Court had been used by the council as a residential home from 1974 and then as a lightly used training centre from 1991 until the sale to Uniserve Group. I understand Uniserve made the purchase to turn the residence into a corporate business office with accommodation for visiting clients (described by the council as visiting VIP's, prior to the sale).

The basis of my complaint:

Cromwell Manor, rather than Uniserve, appear to be making the request. Cromwell Manor arrange weddings and corporate hospitality events that cater for hundreds of guest every week. This background does not appear to be in keeping with the purpose or terms of the sale Upminster Court by the council to Uniserve Group? These hours are so extensive they cannot be legitimately linked to the business purpose originally agreed. The Council stated that Uniserve would buy Upminster Court and allow their VIP guests to visit. Do these VIP's need to buy drinks after normal licensing hours and at the weekend every day of the year? Do VIP's need to buy their own drinks if they are being entertained as corporate guests by the business that bought Upminster Court from the Council?

The Prevention of Public Nuisance and The Issue Of Public Safety

The licence applied for could grant the playing of live, recorded or amplified music 365 days a year from 7am until 2am, as well as the sale of alcohol. As a business office in a residential area, there is no legitimate requirement to entertain business VIP's during such extended hours over every day of the year. This constitutes a clear public nuisance.

The licence applied for could grant the playing of live, recorded or amplified music 365 days a year from 7am until 2am, as well as the sale of alcohol. As a business office in a residential area, there is no legitimate requirement to entertain business VIP's during such extended hours over every day of the year.

Traffic congestion on Hall Lane is already appalling; with traffic queuing regularly back to Upminster Station. Turning the former residence into a business centre large enough to require music and alcohol every day of the year is clearly going to impact on this congestion.

Hall Lane isn't only a busy road, it is a dangerous one; motoring accidents occur regularly along it. I am able to recall 4 immediately without checking Police records, all 4 of these occurred outside or within 1 minute's drive from Upminster Court. The Court is set on a dangerous sweeping bend in the road; occasional visitors (those not used to the area) are particularly at risk from the nearby mini roundabout, or blind bend as you leave Upminster Court itself. I've personally had to help a crash victim from their wrecked car and have also called Ambulances on several occasions.

I am also concerned that a licensed bar or music venue will put a strain on parking facilities around the area. This relates to congestion, but also may potentially restrict access to or use of the local public recreation facilities opposite Upminster Court. Parking facilities are limited in the immediate surrounding area.

- **The Prevention of Crime and Disorder**

Further along Hall Lane, there have been many instances of vandalism, criminal damage, violence and theft associated with late night drinking at the Cricket and Rugby Pavilion and the Golf Club. This criminal activity and public disorder is explicitly linked to alcohol licence and late night drinking. Adding a further licensed premise to the area will undoubtedly increase the frequency and severity of this criminal behaviour.

- **The Prevention of Public Nuisance and Protection of Children From Harm**

The increased noise has already been a problem at Upminster Court for months. I live opposite Upminster Court and, like many families in the local area, we have school age children. Extending this noise late at night would be disruptive and an unacceptable disturbance. No mention of soundproofing was in the application and I note that amplified music pollutes the area surrounding licensed music venues – often even when they have soundproofing.

- **Economic impact for Residents**

The value of my property could be seriously impacted if a night club, private bar, or music venue, opened opposite where I live. This will also blight other properties in the neighbourhood.

- **Wildlife conservation (Wildlife and Countryside Act)**

Wildlife conservation is important in the area surrounding the River Ingrebourne and the countryside around Upminster Court. The extensive nature of the licence hours and days requested may adversely affect this. No ecological survey or environmental impact assessment has been conducted or published that takes into account the impact of such proposed extensive activity and noise in the area. Several rare birds and animals are present, such as Kingfishers and Bats. The law protects Bats, for example, as it is illegal to intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.

- In England and Wales, the relevant legislation is the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

It is on these grounds that I raise the concerns of my family and I am sure neighbours in the area will also be in touch with you about this licence request.

I look forward to hearing your response.

Regards

A handwritten signature in black ink, appearing to read 'Kevin Sugrue', written in a cursive style.

Kevin Sugrue

25 River Drive
Upminster
Essex RM14 1AR
25 August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

UPMINSTER COURT LICENCE APPLICATION (submitted August 2011)

Dear Sir,

There is nothing in this application that would make it compliant with HAVERING's Licencing Policy with regard to noise in a residential area.

The application contains lots of meaningless phrases and even states in the written section that the area to be licensed is indoors but the plan clearly shows that it includes an outdoor area.

That the applicant may choose not to hold events every day is irrelevant, the application is for excessive hours every day of the year.

Therefore I object to this application on the grounds of The Prevention of Public Nuisance that noise caused by the activities stated in this application would affect me when I am at home both while relaxing and while sleeping. I would expect that any noise caused by granting this license to be inaudible outside the boundary of the property. My property is on the boundary of Upminster Court.

I also object to this application on the grounds of The Protection of Children from Harm. My young grandson frequently stays with myself and my wife. Noise caused by the activities stated in this application would affect him when he is at our home both while awake and while sleeping.

I would also be obliged, if possible, that a copy of the letter of apology sent by Havering Council following complaints about noise caused by the 2005 Havering Awards function be retrieved from your files and added to the documentation you will put before the Councillors. This letter included a statement that this would never happen again.

Yours Faithfully,



(Douglas Lees)

Anthony & Lindsey Moore
191 Severn Drive
Upminster
RM14 1PN

23 August 2011

Dear Sir

Premises Licence Application – Cromwell Manor (Functions) Limited

We are writing in reference to the notice on page 51 of the Romford Recorder dated 12 August 2011. The notice states that a Premises Licence Application has been made by Cromwell Manor (Functions) Limited in respect of Upminster Court. The notice also states that the Application is from 7am to 2am the next day, 7 days per week, 365 days per year for:

- the sale of alcohol;
- the playing of live, recorded and amplified music;
- the performance of dance; and
- the provision of late night refreshment.

We live in the immediate vicinity (approximately 300 metres) of Upminster Court and regard ourselves as an interested party with regards to this Application. We therefore wish to object to the granting of this Application on the following grounds:

Prevention of Public Nuisance

We are deeply concerned that:

- the noise from Upminster Court will be significant and carry for a considerable distance;
- alcohol may be consumed anywhere on the site; and
- the Application makes no reference to soundproofing.

Please contact us on 07747 613 759 should you have any questions or wish to discuss.

Yours faithfully

Anthony Moore



Lindsey Moore



57 SPENNER CRESENT
UPMINSTER
ESSEX
RM14 1AU

TO THE LICENCING TEAM 22 AUGUST 2011

I AM WRITING TO OBJECT TO THE APPLICATION MADE BY CROMWELL MAJOR (FUNCTIONS) LTD FOR A LICENCE FOR PART OF UPMINSTER COURT FROM 07.00 AM TO 02.00 AM THE NEXT DAY, 7 DAYS PER WEEK, 365 DAYS PER YEAR. THIS IS FOR THE SALE OF ALCOHOL - THE PLAYING OF LIVE MUSIC, RECORDS AND AMPLIFIED - THE PERFORMANCE OF DANCE AND THE PROVISION OF LATE NIGHT REFRESHMENTS

I AM WRITING TO OBJECT UNDER THE PREVENTION OF PUBLIC NUISANCE, MY REASONS BEING THAT UPMINSTER COURT IS IN THE MIDDLE OF A QUIET RESIDENTIAL AREA AND IN THE INGEBORNE VALLEY NOISE POLLUTION TRAVELS EXTENSIVELY

Yours Sincerely
MR D.W Baker
(D. BAKER)

Mr. & Mrs. V. Evenett

18 Trent Ave.

Upminster.

Essex.

RM14 1QZ.

Licensing Team.

Housing & Public Protection.

London Borough Of Havering.

Mercury House.

Mercury Gardens.

Romford. RM1 3RX.

24th.Aug.2011.

Prevention of Public Nuisance.

Ref: Upminster Court Premises.

To: Thom It may concern.

We would very much wish to register our strong objections to the Licence application that has been made re. Upminster Court Premises.

For the sale of Alcohol, Playing of live & amplified music during the hours of 0700am/0200am very much to the detriment of all concerned, unless very strong safe guards are put in place, very strong indeed.

Yours sincerely,

Mr. V. B. Evenett



Mrs. S. C. Evenett.



16 Chelmer Road,
Upminster,
RM14 1QT,
24th August, 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford,
RM1 3RX

Dear Sir,

I have recently become aware that an application has been made for Upminster Court to be a venue for entertainment where live, and loud music may be played day in and day out from 7 a.m. - 2 a.m., and that alcohol will be available during that time.

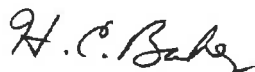
I think that to transform Upminster Court, previously an old people's home, and latterly a horticultural college to a place of entertainment is not in keeping with the area. This is a quiet residential area. The possible noise emanating from something like a night-club will disturb local residents, and bring an unsavoury element into this part of Havering.

Pressure of traffic is already a concern for many, and this would simply fill up the roads for no good reason.

There is no shortage of entertainment in Havering. We have pubs and other licensed premises throughout the Borough, and social centres and church halls where various organisations meet for quiz nights, barn dances, etc.

Because there is likely to be a disturbance from time to time, it makes sense to keep all these night clubs in Romford where the police, already stretched can keep an eye on them all at once, rather than having to spread out to the far reaches of the Borough.

Yours sincerely,



Heather Baker (Mrs)

Uniserve
International HQ
Upminster
Essex

18 River Drive
Upminster
Essex RM14 1AS
24th August 2011

Dear Sir,

Subject:- Prevention of Noise & Disruption.

As local residents we welcomed the purchase of Upminster Court to be used as a state of the art International H.Q. as if of its well into our quiet & tranquil environment.

It has come to our notice however that an application has been made to the council by Cromwell Manor (Functions) Ltd. This application, as seen in the Romford Recorder August 12th 2011, is for the sale of alcohol, playing of live, recorded and amplified music, dance and provision of late night refreshments.

This application goes against the promises made by Uniserve International and we strongly object to the granting of this application on these grounds.

1. The Prevention of crime & Disorder.

Late night music & dancing, selling alcohol means disorderly conduct during late nights and early mornings.. Intoxicated people roaming around close to our homes & gardens. We have already had many thefts & break ins to many homes locally.

2. Public Safety as above.

3. The Prevention of Public Nuisance.

The noise from late night & early morning would be horrific. The sound travels over the valley. Even when Emerson Park School have their sports day or any function we can hear clearly as the sound carries. The noise pollution was horrendous. when the Essex Business Awards were hosted at Upminster Court. When the summer strawberry quartet afternoons were held at Upminster Court we didn't need to by a ticket we could hear it in the gardens.

Amplified music doesn't bear thinking of .Any houses within a three mile radius would find it unacceptable.

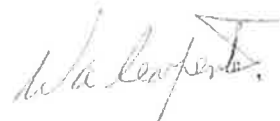
Peoples' voices, car doors slamming and cars leaving.

4. The Protection of Children from Harm.

I'm sure you don't need us to spell out how dangerous a world this is for our children and we are all responsible parents, councils & residents alike, for keeping our environments, homes, gardens and communities suitable and safe for our children to live their lives. Having music blaring away till the early morning does not help our children sleep and does not set them a good example on how to behave and treat others space and tranquility with respect.

Nor do we want intoxicated people wandering around the area surrounding our homes and gardens.

Yours Sincerely,



Hazel Carpenter & William. A. Carpenter.



23-8-11

2 DART CLOSE
UPMINSTER
RM14 1PR

Dear Sir,

I am very worried about the licence application made by Cromwell Manor (Functions) Ltd. covering the sale of alcohol, playing of music, performance of dances, and provision of late night refreshments.

This area is very peaceful and the proposal will inevitably mean late night noise, possibly raucous laughter, and banging of car doors. Noise from this site will carry across a wide quiet residential area, including where I live, and must result in disturbance to local residents.

Yours faithfully

Joan Carter

23rd Aug 2011

2, DART CLOSE,
URMINSTER,
RM14 1PR.

Dear Sir,

I am extremely concerned regarding the application made by Cromwell Manor (Functions) Ltd, for a licence to cover the sale of alcohol, playing of music, and provision of late night refreshments.

The way that sound carries across to my property from that direction is very noticeable, with football matches on Sunday mornings from the playing fields, being picked up continuously.

A single function would be objectionable, but the proposed length of hours, every day of the year, would make the future horrendous and unbearable.

Yours faithfully,

Eric Carter.

22nd August 2011

57 SPENSER CRES
UPMINSTER
ESSEX
RM14 1AW

To The Licencing Team,

I am writing to object to the application made by Cromwell Manor (Functions) LTD for a licence for part of Upminster Court from 07.00am to 02.00am the next day, 7 days per week, 365 days per year. This is for the sale of alcohol - the playing of live, recorded and amplified music - the performance of dance and the provision of late night refreshments

I am writing to object under the Prevention of Public Nuisance. My reason being that Upminster Court is in the middle of a quiet residential area and in the Ingrebourne Valley where noise pollution travels extensively.

Yours Sincerely

Mrs E. Baker

(E. BAKER)

From:- Mr. & Mrs. R. Treble, 15 Spenser Crescent, Upminster, RM14 1AN

To :- Licensing Team, Housing and Public Protection, London Borough of Havering.

Subject: Upminster Court- Premises Licensing Application.

Dear Sirs,

We wish to register our strong objection to the granting of the above application.

We have lived in this quiet residential neighbourhood for 40 years and do not wish to suffer from any noise pollution which would result in a Public Nuisance, if such an application were to be granted.

This is a "back door" application and if Uniserve had given any indication at the time of their original Application, that such activities would be carried out, we would have objected most strongly at that time.

Yours sincerely,

R. Treble

R. Treble

B. Treble

B. Treble

18/8/11

Mr.S.A. & Mrs.B.C.Wallace

38 Fleet Avenue

Upminster

Essex

RM14 1PY

Telephone No. 01708 226765

OBJECTION TO PREMISE LICENCE APPLICATION

UPMINSTER COURT

Dear Sir

We the undersigned wish to object to the granting of this application on the grounds of:

- a) The Prevention of Crime and Disorder, Public Safety
- b) The Prevention of Public Nuisance.

The granting of an extended licence surely is not necessary if the original remit for the building use is adhered to.

Secondly, we can all read in the local press that Crime and Disorder are prevalent in those areas of the Borough which already have extended licencing hours.

Added to the above the playing of amplified music, potentially, 19 hours a day must constitute a Public Nuisance

Yours truly,



S.A.Wallace

B.C.Wallace

Mr D Whittaker
184 Severn Drive
UPMINSTER
Essex
RM14 1PW



20/8/11

Dear Sir,

Upminster Court/Cromwell Manor Licensing Application

I wish to object to the Licence Application for the above.

I understood that this Grade 11 listed property was going to be used for purely training courses in furtherance of the Company's business. The considered need for a virtual entertainment centre, open 19 hours a day for the entire 365 days of the year, is entirely unrelated to the agreed core business.

I consider that this licence, if granted, would soon become a PUBLIC NUISANCE and have the great potential to lead to CRIME AND DISORDER. In other words, another Romford-style night scene with all it's well-known hazards.

I OBJECT most strongly to this application on the above grounds, especially when you consider the present countrywide problems with alcohol and the so-called disaffected youth as exemplified in the recent riots.

(D. WHITTAKER)

45, River Drive,
Upminster,
Essex.
R.M.14 1AR.

Tel.01.708 228551.

18TH AUGUST
2011

**UPMINSTER COURT PREMISES
LICENCE APPLICATION.**

Dear Sir,

We strongly object to this application on the grounds of The Prevention of Public Nuisance and also The Prevention of Crime and Disorder.

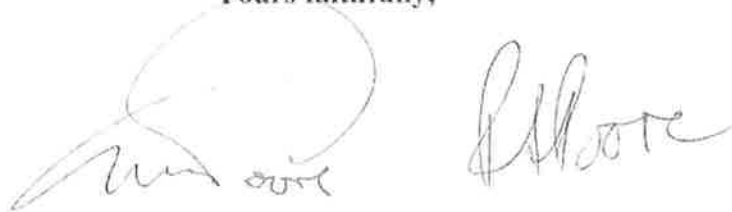
As you can see we live in River Drive which at the moment is a quiet residential area and that's how we want it to stay.

We do not need noise, thumping music, or drinking going on until the early hours.

Whose to say what else they might come up with if you pass this application.

Please take notice of the residents views on this matter, after all we are the ones who will have to suffer in the end and why should we!!!

Yours faithfully,

The image shows two handwritten signatures in black ink. The signature on the left is a cursive signature that appears to be 'Ken Poore'. The signature on the right is a cursive signature that appears to be 'R.L. Poore'.

Mr Kenneth and Mrs R.L.Poore

36 Spenser Crescent
Upminster
Essex
RM14 1AW

Tel: 017080225287

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford,
RM1 3RX

20th August 2011

Dear Sir/Madam,

UPMINSTER COURT

PREMISES LICENCE APPLICATION

It has come to my attention that an application has been made by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court **from 07.00 am to 02.00 am the next day, 7 days per week, 365 days per year for: - The sale of alcohol - the playing of live, recorded and amplified music - the performance of dance - the provision of late night refreshments.**

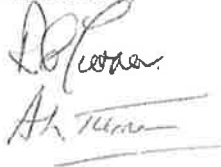
My wife and I wish to protest in the strongest possible terms against the granting of this licence. We live in Spenser Crescent which is in very close proximity to Upminster Court and feel we are justified in objecting on the grounds of Prevention of Public Nuisance.

We live in a very quiet and tranquil environment and do not have any shops or Public Houses close by. Music, particularly amplified music carries a considerable distance and when the Council hosted the Essex Business Awards at Upminster Court a few years back there was no escape from the noise pollution which carried on into the early hours of the following morning.

Our understanding was that Upminster Court was to be used as the HQ and conference centre for Uniserve and can therefore see no necessity for music or alcohol to be served for such long periods and certainly not into the early hours of the morning. The resulting noise for local residents such as ourselves would be horrendous.

We trust that our objections will be given fair consideration and look forward to receiving your comments on this matter.

Yours faithfully,



R.C. Turner. (Mr.)

A.L. Turner. (Mrs.)

Licensing Team, Housing and Public Protection,
London Borough of Havering,
Mercury Gardens,
ROMFORD,
Essex.
RM1 3RX.

55 Spenser Crescent,
Upminster,
Essex.
RM14 1AW

20th August 2011

Dear Sirs,

*Proposed licensing application for Upminster Court: on the grounds of Prevention of Public Nuisance –
Inappropriate Noise scenario adjacent to residential property.*

When the intended building work and declared change of purpose was announced, because it was within an otherwise residential area there was much concern. However, disquiet changed to acceptance when it was disclosed that it would be used as a conference centre which was consistent with its location. There were also concerns over the nature of the intended work on this listed building. This too was addressed by the new owners, who said that it would be restored to its original condition, but in addition the gardens would be made a special (terraced) feature – of interest here is that it now extends to within only a few (*circa* 30 to 40) yards from the nearest house.

Now however, their true aim has been revealed; namely for it to be a function complex, but worse that it would sell alcohol until 2 o'clock in the morning and that there was to be amplified 'live/disco' – hence extremely loud 'thumping' music. Given that there has been no restriction on where that alcohol is to be consumed and given they have made such great play on these 'Italian' gardens, one can reasonably expect that it will extend into the grounds of the property on suitable evenings. Given that the last round can be purchased at 2 o'clock, one must presume that there will be sufficient time allowed for it to be consumed say 45 minutes? It is our opinion that that is far too late and almost certainly too loud to be permitted in a normally quiet residential area. Given that this is not restricted to the odd occasion, but every day all year round, **we must object to any licence being allowed** for that purpose and especially given the strong possibility that it will be used in that unfortunate way and once established any redress would be extraordinarily difficult and protracted.

What justification there can be for alcohol to be available at 7 am is beyond comprehension, but our real fear that it is merely a ploy to mask their real intent: namely that by going to extremes in their request the Licensing Board may be persuaded to allow the practice for a shorter period of time, but short or long it is totally inappropriate and we object to it and the 'back door' methods they have used to get our cooperation so far. We remain,

Yours truly



Patricia and Charles Lawrence.



Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

22nd August 2011

Licence Application Upminster Court 133Hall Lane Upminster Essex
RM14 1AL

Dear Sirs

I wish to object to a licence being granted under The Prevention of Public Nuisance. I am directly affected as my home is within 200yards of Upminster Court

It is quite inappropriate for a property to be allowed to serve alcohol, to play live and recorded music, amplified music and the performance of dance in a property that is in the heart of a residential area.

The requested permitted hours of 7am–2am for these activities are anti social and outside of any previous use of the building.

Residents were assured that the property would be used as a training centre for Uniserve clients and at no time was mention ever made of a requirement for sale of alcohol and for music and dancing.

Under Public Safety, Rather than a small number of staff and visitors using the property, there will now be considerably more visitors attending events and exiting the property onto Hall Lane up till the early hours of the morning. The site is on a dangerous and busy bend.

Under Protection of Children from Harm, The surrounding properties are homes for many young children, whose rest and study would be disrupted by amplified and live music being played up till 2am. My grandchildren would certainly be affected.

I strongly ask that the applications be refused.

Yours faithfully



Richard Mooney

Licensing Team
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX.

Mr & Mrs F. C. Spencer,
12, Ashburnham Gardens,
Upminster,
Essex. RM14 1XA

Tel: 01708 224489
e-mail: freddy.spencer@hotmail.co.uk

Date: 21 August 2011

Dear Sirs,

Re; Application by Cromwell Manor (Functions) Ltd for a license for part of Upminster Court for the sale of alcohol, playing of live, recorded and amplified music – the performance of dance and the provision of late night refreshments

We object most strongly to the granting of the above License.

- The area is residential and the noise would be unacceptable and a Public Nuisance seeing that no reference has been made to how noise would be attenuated and considering alcohol can be consumed anywhere on the site which is partly an open area.
- The use is obviously to be basically that of a nightclub and the behaviour will be rowdy and a danger to children using the Park opposite and people living adjacent and returning home late (we have all seen how Romford has become a no go area at night).
- As transport to the premise would be via, car, coach and train, there would be large groups arriving, possibly already intoxicated, from Upminster Station which will then cause annoyance the length of Hall Lane on a number of occasions.
- Where any disturbance requiring policing is required this would have to come from outside the area as Upminster no longer has a 24 hour police station. This would also contribute to noise being made by police sirens in the early hours of the morning.
- Would you like to live with a Party going on 7 nights a week next to you??
- The original consent was for a "State of the Art International HQ" by Uniserve this new application is totally different, and it seems the building will never be used for this, and was used solely as a ploy for this latest application.

Mr & Mrs F. C. Spencer



Mrs F. C. Spencer

145 Hall Lane
Upminster
Essex RM14 1AL
21 August 2011-08-21

It has been brought to my notice that Cromwell Manor Functions Ltd have made an application for a licence for Upminster Court.

I wish to object to this being granted on the Public Nuisance, Functions being allowed to take place on this site, it is quite unsuited with the adjacent domestic properties being so closely aligned.

The request for licence from 7am to 2am the next day 7 days a week 365 days, sale of alcohol music various kinds parties and dancing ECT.

This has the potential to be a significant "noise pollution" On numerous occasions, this will affect a large area Therefore I have very strong objections to the application being granted

Lore Gray

✓ UPMINSTER COURT
CROMWELL MANOR

184 Severn Drive,
Uppminster,
Essex.

RM14 1PW.

20th August 2011

OBJECTION TO LICENCE APPLICATION

It is an accepted fact that the easy access to alcohol is a major factor in the anti-social and criminal behaviour of certain members of today's society.

Uppminster Court, when purchased by Uniseve, was for training and conference use, so why is there need for CROMWELL MANOR (FUNCTIONS LTD) applying for an alcohol, music and dance licence for 19 HOURS everyday of the year?!

I have lived in this area for 36 years it is a residential area and these licencing hours will bring about,

- 1) CRIME & DISORDER:- Inebriated persons wandering around behaving in an anti-social/disorderly manner
- 2) PUBLIC NUISANCE:- Loud, amplified music/noise. We hear music/noise from the park opposite Uppminster Court

2
but this is only 4 or 5 during a year
Not possibly 365 days of the year.

I object most strongly to this
application.

V. J. Whittaker

V. J. WHITTAKER (Mrs)

A. R. JARVIS

172 HALL LANE.

UPMINSTER

W. SUSSEX

RET 14 CAT

Dear Sirs,

REF. APPLICATION BY COUNCIL MANOR
(FUNCTIONS) for a licence @
Uppington Court for the sale of
Alcohol, playing of music, the
performance of Dance & Provision of
late night refreshment.

As a resident of Hall Lane
& in close proximity to
Uppington Court, I object strongly
to the above application.

The "Noise Pollution" resulting
from such a grant of licence
would be a "Public Nuisance"
to all residents in the area.

Yours faithfully
AR Jarvis

MR B & MRS I JOHNSON

15 FLEET AVE

UPMUNSTER

ESSEX.

19. 8. 11.

Dear Sir / Madam,

We would like to object to the granting of the Application for Upmunster Court, for junctions including loud piped & amplified music from 7 AM - 2 AM. 365 days a year, in no way does this fit in with our quiet & tranquil ^{residential} environment, & thus to us is a public nuisance which will effect greatly our way of life.

We hope you take our objections into consideration, this unacceptable noise pollution.

Brian & Iris Johnson.

2 Chelmer Rd
Upminster Essex RM14 1GT

18th August 2011

Upminster Court
Premises Licence Application

It has been brought to my notice that Cromwell Manor (Functions) Ltd. have made an application for a licence for part of Upminster Court.

I wish to object to this being granted on account of the Prevention of Public Nuisance. Functions being allowed to be carried out on this site is quite unsuitable with the adjacent domestic properties being so closely aligned.

I understand that it is requested that the licence be granted from 7am to 2am the next day, 7 days a week for 365 days, with the sale of alcohol and music of various kinds, including amplified music, plus dancing.

Obviously to be a successful business (and I am sure research has been carried out) this venue has the potential to be a significant "noise pollution" on numerous occasions, which will affect a large area. I therefore have very strong objections to this application being granted.

Boyd Carter.

30 River Drive
Upminster.

Upminster Boat Premises

License Application;

I would contest this application for the proposed use of Upminster Boat, I am making the strongest objection to the granting of the license because of the disorder that this will obviously create, it will be a threat to the protection from harm to children, prevention of public nuisance, the added hazard of road safety in the hours when the volume of traffic is very heavy, the attraction of the availability to alcohol at all hours, would make us in our homes feel extremely vulnerable with the disturbance we would be subjected to.

MR. & MRS. C. J. STOTTIE.

Mr R Lee
49 Fleet Avenue
Upplestor
Essex RM14 1PZ

18028

23/8/11

Dear Sirs,

Prevention of Public Nuisance

I refer to the application made by Bromwell Manor (Jardines) Ltd. for a licence at Upplestor board, and wish to object to the granting of such a licence.

As has been previously experienced, the impact of amplified music, particularly into the early hours of the morning, on what is essentially a quiet residential area, would be quite unacceptable.

The granting of any permission for the playing of music at this establishment should be accompanied by a restriction on both the level of noise emission, and the hour of the night to which it may be played, e.g. 11 pm.

Yours faithfully,

R.E.H. Lee
(MR R.E.H. LEE)

166 Hall Lane
Upminster
Essex
RM14 1AT

24 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs

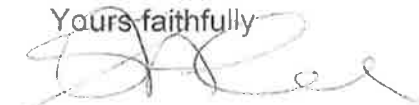
Application by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court from 07.00am to 02.00am the next day, 7 days per week, 365 days per year for the sale of alcohol, the playing of live, recorded and amplified music, the performance of dance and the provision of late night refreshments

I wish to put forward my objection to this application on the grounds of public nuisance. I live within 500 metres of Upminster Court and would be affected by late night music and noise. I have the right of quiet enjoyment of my home which I purchased because of its quiet location and would never consider owning a property within earshot of late night entertainment. Whilst the reduced value of a property is not a valid reason to object to an application, you must surely have to consider that less people would be willing to purchase a home so close to such a venue. People buy houses in our area because it is a quiet location and this would no longer be the case.

Also we are occasionally bothered by groups of teenagers who wander along our small service road who uplift plants, smash outside garden lights, urinate against our property, throw empty cans and disturb our sleep. We have had drunks knock on our door for taxi fares. This type of behaviour happens once or twice a year and is worse Christmas time and the police have been called on occasions. I think it fair to assume there is a high possibility of this unsociable behaviour increasing which would greatly affect us.

We are a very quiet road which suffers burglaries on a regular basis and we have a high percentage of elderly in the area who get worried about drunken groups of youths late at night. I would urge you to consider the implications on the residential neighbourhood of this venue and refuse the application.

Yours faithfully



Sue French

12. Colchester Rd.
Upminster.
Essex. RM14 1QT.
22 August, 2011

Re: Upminster Court Licence application

Dear Sir/Madam,

As residents who have lived in this area for over 50 years, we think a late night venue in a residential area is incompatible with the quiet enjoyment of our property. We were led to believe that this venue was a company's head office, now it appears to be a change of use making it an entertainment venue, with the potential to rival The Brittas Tavern, with unspecified dancing and live, recorded, amplified music.

We object to this licence being granted on the following grounds.

- 1) Public Nuisance Noise Pollution
- 2) Alcohol sales with its inherent problems.
- 3) Pressure on Local Police Force.
- 4) Increased Crime Potential
- 5) Increased Traffic.
- 6) Increased air pollution in a low emissions zone.

Trusting our objections will receive your undivided attention

Yours faithfully,
MA B.A. Watson
Mrs. B.A. Watson.



Diane Wailes
132 Hall Lane
Upminster
Essex
RM14 1AL

Tel: 01708 225838

Date: 31 August 2011

The Licensing Team
Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex
RM1 3SL

Dear Sir

UPMINSTER COURT: LICENSING APPLICATION NO 10559

I wish to register my opposition to the above application made on 5 August 2011 by Cromwell Manor (Functions) Ltd under Section 17 of the Licensing Act 2003 ('the Act').

I am making this representation as an interested party as a person living in the vicinity of the premises in question in line with paragraph 1.10 of the Statement of Licensing Policy of London Borough of Havering ('the Statement') which came into effect on 7 January 2011. I live with my family, including a child of school age, at the above address which is opposite the premises for which the licence is being sought.

My opposition to this application concerns the likely effect of granting the licence on the promotion of two of the four licensing objectives set out in section 4(2) of the Act and in paragraph 1.6 of the Statement, namely:

- the prevention of public nuisance; and
- the prevention of crime and disorder.

Further details on these concerns are set out below.

The prevention of public nuisance

The application seeks a licence for both the sale of alcohol and for the provision of live, recorded and amplified music. In each case, the proposed licence, if it were granted, would apply from 7 am to 2 am each day. There is nothing in the application which suggests that any steps will be taken to soundproof the premises in order to reduce the noise which would be heard in my home and others in the vicinity of the premises; nor is there any indication of a limit on the number of individuals to whom the facilities would be open, nor to a limitation on the number of days on which entertainment would be available until 2 am. It is also the intention that the facilities will be available for hiring out for social functions such as wedding anniversaries and birthday parties entirely unconnected with the primary business of Upminster Court.

The application does state that 'music levels will be maintained at socially acceptable levels', but does not give any detailed indication on how this will be achieved, nor explain what is meant by a 'socially acceptable' level.

Although the application for the licence states that it would only apply indoors, it is clear from the accompanying plan and operating schedule that the intention is that the licence would in fact encompass an external herb garden adjoining the refectory. As stated in paragraph 3.6 of the Statement, the provision of such external areas where alcohol can be consumed can cause significant public nuisance to residents whose homes are in the vicinity of these areas. The Statement also states that such facilities 'can encourage patrons and passers-by to loiter rather than disperse and in many cases, noise control measures are not feasible', particularly when those facilities are available late at night.

I am not aware of any establishment in Upminster which provides alcohol and entertainment beyond regular pub licensing hours. As there is no evidence of any plans to restrict access to the premises should the licence be granted, it is

likely to attract people from the centre of Upminster and elsewhere who wish to drink alcohol late at night until 2 the following morning. This will clearly increase the risk of creating a public nuisance which will directly affect my family and others in the vicinity.

It is my genuine concern that a licence to provide alcohol and entertainment in the way set out in the application will create significant public nuisance which will directly affect my family, both in disturbing our sleep and causing the presence of drunken people on the streets outside our home. This will particularly be the case as the intention is to make alcohol available for consumption outdoors.

The prevention of crime and disorder

As explained in paragraph 4.13 of the Statement, Upminster is currently deemed to be a 'stress area' in which there has recently been an increase in the number of licensed premises since 2003, together with a trend for later opening; and it is the view of the Council that there is a direct correlation between this trend and an increase in crime, particularly violent crime. In their analysis reproduced in Appendix 5 of the Statement, it is the view of the Metropolitan Police that if this upward trend continues, there will be a corresponding increase in the incidence of violent crime in the Upminster area.

The applications also states that one of the proposed methods to prevent public nuisance is the employment of badged doormen and security personnel to supervise the arrival and departure of customers. There is, however, no indication that such individuals will be licensed by the Security Industry Authority which is a mandatory requirement under section 21(1) of the Act.

I am concerned that granting of an additional licence to Upminster Court will lead to an increase in violent crime in the area, as anticipated by the analysis of the Metropolitan Police. This will potentially make it dangerous to be in the area around my home, particularly after dark, as well as affecting property

prices in the vicinity. This risk will be exacerbated by the lack of adequate safeguards to mitigate this risk in terms of building security personnel.

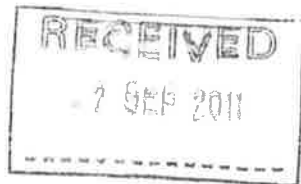
Conclusion

Upminster Court is located in an entirely residential area. I feel it is entirely inappropriate, and directly at odds with two of the four statutory licensing objectives, to grant a licence which would allow the provision of alcohol and amplified music from 7 am until 2 am each day of the year.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'D Wailes', written in black ink.

Diane Wailes



34, Wych Elm Road
Hornchurch
Essex
RM11 3AB

31st August 2011

Dear Sirs,
Uppermost Court - Premises Licence Appl.
We strongly object to granting of
a licence to Bromwell Manor
(Functions) Limited for the hours of
7.00am to 02.00am the next day,
7 days a week, 365 days per
year. The sale of alcohol, the
playing of live music & recorded &
amplified music, the performance
of dance & provision of late night
refreshments under the Prevention
of Public Nuisance, Crime & Disorder.
We feel the long hours of

opening & the potential for excess noise & drunken behaviour for the evening & early morning disruption to our local area is unacceptable.

Although the premises are a little distance from our property the noise would carry & disrupt our quality of life. We already have problems with functions held in Emerson Park School on occasion & feel yet another function venue is not conducive to an acceptable invasion of our privacy.

Yours faithfully,

GM Arnold (MRS)

R Arnold



8, Ruskin Ave,
Upminster,
Essex,
RM14 1AZ

25th August 2011

"Prevention of Public Nuisance"

Dear Sir,

I am objecting to Cromwell Manor (Functions)

Not to be granted a licence on the premises of Upminster Court, on the grounds of prevention of public nuisance and noise.

Upminster Court is in close proximity to residential dwellings which will deprive residents of sleep especially children having to get up for school.

The license application does not mention of noise limiters on the music output, no indication of soundproofing, no indication of air-conditioning to prevent windows opening and the escape of noise in hot weather.

A few years ago the council hosted the Essex Business Awards at Upminster court, when the noise was horrendous and continued until early hours of the next morning. the council wrote a letter to the ~~rest~~ residents apologising and stated this would not happen again

Your sincerely

MR & MRS Mullis

3, Ruskin Avenue,
Upminster,
Essex
RM14 1AZ



Tel: 01708 228391

1st September, 2011

Licensing Team,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford,
RM1 3RX

Dear Sirs,

Ref: 10559

We would like to object to the licensing application made by Cromwell Manor (Functions) Limited for use at Upminster Court.

Our objection is based upon the potential noise – Public Nuisance – likely to be caused after midnight as a result of activity, partying etc. which will, we feel, be an inevitable result of the granting of such a license for drinking and music up to 2 a.m.

It also seems to us that application for such a license (or the need of it) goes against everything the owner/developer of Upminster Court gave as his reason for renovating the building in the first place.

Yours faithfully,

A handwritten signature in black ink, appearing to read "E. & P. Blair". The signature is fluid and cursive, with a long horizontal stroke at the end.

E. & P. BLAIR

24 Esdaile Gardens
Upminster
RM14 1BU.

1st September 2011.

Licensing Team
Housing Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX



Dear Sirs

Upminster Court
Premises Licence Application

I am totally opposed to any licence being granted to Cromwell Manor Functions Limited.

A few years ago the Council hosted the Essex Business Awards at Upminster Court and the noise pollution was horrendous continuing into the early hours and being heard for a considerable distance. I am convinced that the granting of any licence would create an annoyance under the heading of 'Prevention of Public Nuisance'

Also I am sure that some members leaving functions probably under the influence of drink would create an issue under the headings of 'Prevention of Crime and Disorder' and also 'Public Safety'.

Upminster is a completely quiet residential district and I feel that the granting of any licence would be harmful and totally distasteful in a community of residents who do all they can to upkeep the towns good name.

Yours faithfully

P. Morton (Mrs)

24 Esdaile Gardens
Upminster
RM14 1BU.

1st September 2011.

Licensing Team
Housing Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX



Dear Sirs

Upminster Court
Premises Licence Application

I am totally opposed to any licence being granted to Cromwell Manor Functions Limited.

A few years ago the Council hosted the Essex Business Awards at Upminster Court and the noise pollution was horrendous continuing into the early hours and being heard for a considerable distance. I am convinced that the granting of any licence would create an annoyance under the heading of 'Prevention of Public Nuisance'

Also I am sure that some members leaving functions probably under the influence of drink would create an issue under the headings of 'Prevention of Crime and Disorder' and also 'Public Safety'.

Upminster is a completely quiet residential district and I feel that the granting of any licence would be harmful and totally distasteful in a community of residents who do all they can to upkeep the towns good name.

Yours faithfully

Thomas Morton

2B Rayburn Road
Hornchurch
Essex
RM11 3AP
Aug 30 2011.



Licensing Team
Housing & Public Protection
Mercury House
Romford
RM1 3RX

Dear Sirs

I wish to object to the granting of the Licence Application made by Cromwell Manor at Upminster Court .

By way of explanation may I point out that I live across the Ingrebourne Valley directly opposite the Court. We know from experience that noise carries across the valley, particularly at night.

I note that Cromwell Manor operate **Wedding, Corporate and party functions** which would explain why they need a licence to run virtually on a 24 hour basis. There is no mention of the activities being restricted to inside the building. They also mention the use of Licenced Doormen which indicates the type of function being planned.

My objection is based on the grounds both of Public Nuisance and the Affect on my quiet enjoyment of my family life.

I realise that the original planned use of Upminster Court by Uniserve was for some form of Training and corporate HQ. A licence commensurate with this type of use would therefore be acceptable. By this I mean restricted to Lunch times and Evenings, and inside the building only.

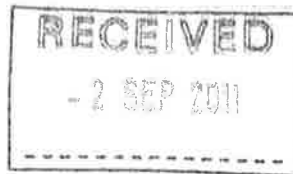
Yours faithfully

A handwritten signature in cursive script, appearing to read "C S Clewer". The signature is written in dark ink and is positioned above the printed name.

C S Clewer

19 Fleet Close
Upminster
Essex
RM14 1PS

☎01708 227928



Licensing Team
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

31st August 2011

Dear Sirs,

Licensing Application Ref. 10559 - Upminster Court

It is with horror that we read the notice in the "Romford Recorder" of 12th August regarding an application for a licence for the selling of alcohol plus the provision of dancing and live/amplified music at Upminster Court, Hall Lane, Upminster from 7.00am to 2.00am, 7 days a week, 365 days per year.

Upminster Court is in the middle of a residential area, with houses close by on three sides. As far as dancing and live/amplified music are concerned, we are very worried about the effect that the granting of such a licence would have with regard to noise pollution (there are no references to any form of sound-proofing) caused to nearby residences, and hence we wish to raise an objection under the heading "Prevention of Public Nuisance".

We also wish to raise objections under the headings of "Prevention of Crime & Disorder" and the "Prevention of Public Nuisance" in relation to the likely increase in loud and unruly behaviour which would result from the granting of an alcohol licence.

Yours faithfully

Two handwritten signatures in black ink. The first signature is "KJ Stewart" and the second is "J Stewart".

Mr & Mrs K J Stewart



2 Avon Road,
Upminster,
Essex. RM14 1QS.

Licensing Team,
Housing & Public Protection,
London Brough of Havering,
Mercury House,
Mercury Gardens,
Romford,
Essex. RM1 3RX.

26th August 2011

Dear Sirs,

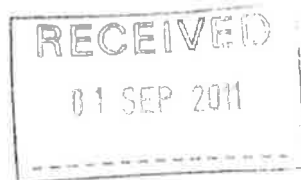
I am writing to strongly object to the granting of a licence to Cromwell Manor (Functions) Limited. I am 84 years old, do not sleep very well at night and as I live round the corner from Upminster Court, the thought of all that additional noise well in to the night plus the noise of people and cars leaving is just not on.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Mrs M.D. Connolly". The ink is dark and the signature is written in a fluid, connected style.

Mrs M.D. Connolly

13 Crouch Valley
Upminster
RM14 1RP



28 August 2011

Dear Sirs,

Re: Application made by Cromwell Manor (Functions) Ltd
for a licence for part of Upminster Court

It has come to my notice that an application ^{has been} made by Cromwell Manor Functions (Ltd) for a licence for part of Upminster Court from 7.00 am to 02.00 am the following days, 7 days a week, 365 days a year for the sale of alcohol, the playing of live, recorded and amplified music, the performance of dance + the provision of late night refreshments.

We are concerned that a 29hr, 7 days a week drinking licence could lead to an increase in crime + disorder which, in itself, would be detrimental to public safety. Upminster has a high number of elderly residents whom, I am sure, would feel threatened if participants of heavy drinking were allowed to spill out into this highly populated residential area surrounding Upminster Court.

As well as the high ^{noise} levels created by loud amplified music through to the early hours of the morning causing a great public nuisance, people attending such sessions may need to congregate around Upminster Station so the ^{local} transport facilities may also become involved with the possibility of people using threatening behaviour, under the influence of drink.

My husband and I would therefore like to place on record our objection to the granting of this application for a licence under the following headings: The Prevention of Crime + Disorder, Public Safety + The Prevention of Public Nuisance.

Yours faithfully
An K. Driscoll
MRS MK DRISCOLL



5 Severn Drive
Upminster
Essex.

RM14 1PN

Dear Sir,

I was appalled at the news regarding use of the Court.

I object as to the noise that will happen with music etc. Also the noise of traffic coming & going.

The pile up of cars at the mini round about is bad enough now, without extra traffic.

I hope this objection will help.

Yours

truly,
N.E. French

Mr. J. M. Hever & Mrs E. M. Hever

16 River Drive,

Upminster,

Essex. RM14 1AS

LicensingTeam,

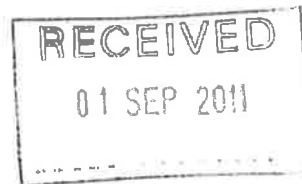
Housing and Public Protection,

London Borough of Havering,

Mercury House,

Mercury Gardens,

Romford. RM1 3RX



31st August 2011

Dear Sir/Madam,

REF: 10559 (Licence Application by Cromwell Manor (Functions) Ltd.)

We wish to register our objections to the above caption license application on the grounds of 'Prevention of Public Nuisance'.

Development of the site has been carried out under the impression that this was a state-of-the-art International HQ, not as an entertainment venue. This site is not set in 20 plus acres of grounds it is situated in a quiet residential area of Upminster with residential properties immediately adjacent.

As the local council is to trial a non-reactive noise service as part of the on-going cost cutting exercises, the licence application if granted in its current form would allow the venue to generate noise pollution for 19 hours out of every 24 hours for 365 days a year in a quiet, residential part of Upminster with no immediate redress.

The application in its current form is totally unacceptable to local residents.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "J M Hever". The signature is written in a cursive, somewhat stylized hand.

A handwritten signature in dark ink, appearing to read "E M Hever". The signature is written in a cursive, somewhat stylized hand.

Mr J M Hever & Mrs E. M. Hever

Licensing Team,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford.
RM1 3RX



185, Severn Drive,
Upminster.
RM14 1PN

31/08/2011.

Reference: 10559

Objection on the grounds of prevention of public nuisance.

Dear Sir,

We wish to object to the above licensing application. The North Upminster Area is almost completely residential and as such, residents enjoy peace and quiet through the late evening and night.

We object as

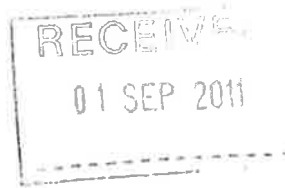
1. The application makes no mention of sound proofing to ensure residents will not be disturbed.
2. Previous experience of late night licensing at Upminster Court has resulted in many resident complaints about loud music and leaver's noise in the early hours.

Yours faithfully,

Donald Pedley

Katherine A Pedley

45 Spenser Crescent
Upminster
Essex
RM14 1AW



Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford EM1 3RX

I object strongly to the granting of a licence for part of Upminster Court to be used for the sale of alcohol and playing live music between the hours of 7.00.a.m. and 02.00 a.m. the next day.

I have lived in Spenser Crescent for 38 years and have enjoyed the quiet and peaceful atmosphere of this area. I am now 83 years old and glad to say my hearing is still acute so I do not want to have my sleep disturbed by loud music.

I understood that Upminster Court was going to be used by Uniserve as a state of the art International H.Q. which I had no objections to, so this new application Has come as a complete surprise to me and I object strongly.

Mrs Sheila High (Widow)

Sheila High

3, River Drive,
Upminster,
Essex,
RM14 1AR

September 1 2011



Ref No: 10559 (Upminster Court licensing application)

Dear Sir or Madam,

I wish to strongly object to the plans to allow part of Upminster Court to be licensed from 7am until 2am 365 days a year. The reasons for this objection are the prevention of public nuisance and an increased risk of public disorder.

This area is a quiet residential area – primarily occupied by the elderly and families with young children – and the noise caused by live or amplified music playing at Upminster Court will create a public nuisance for hundreds of local residents.

There is also an increased risk of public disorder being caused by people leaving the Court in the early hours of the morning.

I would strongly urge you to re-consider this application.

Yours,

A handwritten signature in cursive script that reads "A. Mullen".

A Mullen (Mrs)

*44 Holden Way,
Upminster, Essex RM14 1BT
01708 640960*

31st August 2011.

Licensing Department
Housing and Public Protection
London Borough of Havering
Mercury House
ROMFORD RM1 3RX



Dear Sirs,

*Re: Upminster Court – Application for a licence from Cromwell Manor
(Functions) Limited*

I am writing to express my objection to the above licence application on the basis of prevention of public nuisance.

I consider that should the licence be granted then considerable disturbance will be given to surrounding properties from noise.

Yours faithfully,

G.M. Woolnough (Mrs)

8, River Drive,
Upminster,
Essex,
Rm14 1As.



31st.August,2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford, RM1 3RX.

Dear Sir,

Licence Application Re.Upminster Court,
133, Hall Lane, Upminster, Essex. Ref.10599.

I am writing to ask how a change of use application can be contemplated by the Council when the premises have not been used for the purpose declared by the purchaser when the premises were acquired.

I object to the above application because the premises are in a quiet residential neighbourhood and selling alcohol and playing music for 19 hours a day will create a public nuisance interfering with the rights of residents to peacefully enjoy the occupation of their homes .In addition the noise created by drunken revelers, the slamming of car doors and the sound of people making their goodbyes will disturb the sleep of anyone within an extensive area around Upminster Court, especially the children.

The premises are on a dangerous bend in a very busy road, and the proposed use of these premises will increase the volume of traffic and create a severe increase in the already existing threat to public safety.

Like flies round a pile of excrement the serving of alcohol and the playing of music until the small hours will attract the criminal element of our society. Extensive grounds, large numbers of people coming and going, and a car park full of cars is an ideal situation for exploitation by petty criminals and drug dealers, and for the propagation of crime and public disorder.

The increase in traffic, the generation of noise, the attraction of undesirables, and the destruction of a tranquil residential area will harm innocent children who are entitled to the protection of their representatives on the Council.

I believe the existing long held rights of the residents take precedence over any proposed development plans and I am confident that our representatives on the council will view any licence applications in the same light.

Yours faithfully,

A handwritten signature in cursive script that reads "A. Landsman".

A.Landsman.

**7 Bourne End
Hornchurch
Essex RM11 3AH**

23rd August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex RM1 3RX



Dear Sirs

RE: PREVENTION OF PUBLIC NUISANCE - Licensing Application

Upminster Court, 133 Hall Lane, Upminster, Essex, RM14 1AL

We live in Bourne End and are extremely against the above license being granted to the above venue, 365 days a year until 2am.

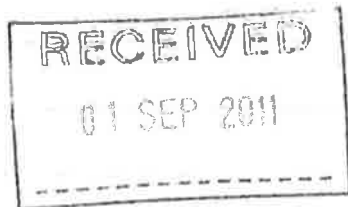
- Loud music, whether live or recorded, with no soundproofing will carry across the fields to us. Previously the LBH hosted the Essex Business Awards at Upminster Court and it caused problems to local residents into the early hours, obviously if a license is granted this will be a regular occurrence.

- There will be much noise as revellers leave late at night, particularly if they are drunk. This will have a knock on effect, ie leading to problems such as antisocial behaviour and endangering the safety of residents.

This granting of this license will cause no end of disruption, excess noise and inconvenience to local residents.

Yours faithfully

Mr and Mrs Kirk



9 Rayburn Road
Hornchurch, Essex
RM11 3AP
30 August, 2011

Dear Sirs,

Prevention of Public Nuisance:

I wish to object in the strongest possible terms to the granting of a licence to Upminster Court on the grounds of noise pollution.

I have just witnessed the effect noise pollution has on a rural setting having recently stayed with friends in Writtle whilst the V Festival was being held in Hylands Park, Chelmsford. Their bungalow in Writtle is approximately 2 miles from Hylands Park and the noise pollution was horrendous.

Fortunately, the V Festival lasts for one weekend, once a year, unlike this licence, if granted, which will last during most of the day and night, 7 days a week, 365 days per year.

Noise carries, and although I don't live in close proximity to Uppminster Court, nothing will stop the noise crossing the Ingrebourne Valley and ruining our quiet environment.

For this reason, I reiterate my strong objection to the granting of this licence under the heading "Prevention of Public Nuisance"

Yours faithfully

Dandra Woods

25 River Drive
Upminster
Essex RM14 1AR
25 August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

UPMINSTER COURT LICENCE APPLICATION (submitted August 2011)

Dear Sir,

With reference to the above, I object to the Licensing Application for the following reasons under the 'Prevention of Public Nuisance'

- The Licensing Hours are too long.
- According to Council Policy, for this application, noise should not be audible outside the boundary of the property. Although the application states all music and dance will take place indoors, no mention is made of soundproofing or air-conditioning. I live alongside the boundary and the noise will affect me.
- This is a quiet residential area and any noise will affect my quality of life.
- As the applicant is Cromwell (functions) Ltd and not Uniserve, they will be entitled to use Upminster Court for the events they are associated with because the application is so vague. The fact of the matter is that it is an application for every day of the year.

Yours sincerely



Mrs A.M. LEES

28, Spenser Crescent,
Upminster,
Essex
RM14 1AW

22nd August, 2011

The Licensing Team,
Housing & Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford
RM1 3RX

Dear Team,

RE: UPMINSTER COURT APPLICATION FOR LICENCE BY CROMWELL
MANOR FUNCTIONS LTD

It has been brought to my attention that the above firm has applied for a licence for the sale of alcohol, playing of live, recorded and amplified music, dance and the provision of late night refreshments.

This has never ever been mentioned by Uniserve at various meetings that have taken place over the years.

I am therefore writing in the possibly strongest terms to protest under the heading of The Prevention of Public Nuisance.

Upminster Court is next door to my property and it would make my life unbearable.

Please do not grant this licence.

Yours faithfully,

Patricia E. Barker.

Patricia E. Barker Mrs

Frances McCarthy
15a River Drive
Upminster
Essex
RM14 1AR

21st August 2011

Re Applicant Cromwell Manor (Functions) Limited
Premises Upminster Court
133 Hall Lane Upminster RM14 1AL

Dear Sir or Madam

I wish to object to the application by the above for a license on the grounds of Prevention of Public Nuisance.

I live very close to Upminster Court as do many other local residents and I am extremely concerned that should this application be granted it will adversely affect the quiet and tranquil environment in which I live.

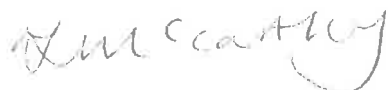
Any noise carries for a considerable distance and is amplified due to the effect of the Ingrebourne Valley on which the building sits. The noise pollution from any event held there previously was considerable and could not be considered reasonable other than on a one off occasion such as when the Council hosted the Essex Business Awards.

In addition should this license be granted alcohol can be consumed anywhere on the site with excess noise being made to an unacceptably late time throughout the building and its adjacent gardens which back onto my property.

There is no mention in the application of any soundproofing or noise limiting devices and I believe it is not reasonable to have to keep the windows closed, wear earplugs and suffer disturbed sleep and a lack of peace and quiet which will inevitably change my way of life.

Many thanks

Yours sincerely

A handwritten signature in cursive script that reads "Frances McCarthy". The signature is written in dark ink and is positioned below the typed name "Yours sincerely".

Liam McCarthy
15a River Drive
Upminster
Essex
RM14 1AR

23rd August 2011

Re Applicant Cromwell Manor (Functions) Limited
Premises Upminster Court
133 Hall Lane Upminster RM14 1AL

Dear Sir or Madam

I wish to object to the application by the above for a licence on the grounds of Prevention of Public Nuisance.

My house backs onto Upminster Court where I live with my wife and children and I am extremely concerned that should this application be granted it will adversely affect the quiet and tranquil environment in which I live and will affect my quality of life.

Significant noise levels travels for a considerable distance across the Ingrebourne Valley where Upminster Court is situated.

The noise pollution from another event held there in the past was considerable resulting in sleep deprivation.

One of the main reasons I bought a house in River Drive was the quiet, peaceful and tranquil environment, situated in a location with lovely surroundings which will be greatly harmed by noise pollution if this application is approved.

In addition, with the proposed introduction of a licence for alcohol the noise level will rise as some people become boisterous and loud.

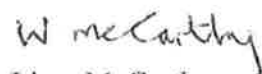
There is no mention in the application of any soundproofing or noise limiting devices.

I also believe that my child will be affected by this proposal under the protection of children from harm. He is of school age and will need to go to sleep by 9pm.

If this application is successful it will severely affect my quality of life.

Many thanks

Yours sincerely



Liam McCarthy

192 HALL LANE
UPMINSTER
ESSEX RM14 1AT

TEL: 01708 222883

28th August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

Dear Sir/Madam

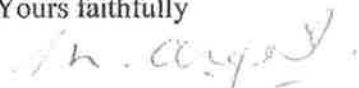
APPLICANT: Cromwell Manor (Functions) Ltd Upminster Court 133 Hall Lane
Upminster Essex RM14 1AL

I wish to object to the proposed licensing activity at the above address on the grounds of.

- Public Nuisance – The venue is in a quiet residential environment on a hill and any undue noise from this location will carry for a considerable distance.
- Public Safety – The entrance/exit to Upminster Court are on a bend on a very busy Road. Access for instance, for 100 function guests would cause monumental traffic delays on a road which is often blocked with traffic between Upminster Town Centre and Avon Road.
- Granting this licence would create a “Change of Use” from Uniserve’s International HQ to a Function Venue.

Please advise me of the outcome of this application.

Yours faithfully


M.P. Argent (Mrs)

192 HALL LANE
UPMINSTER
ESSEX RM14 1AT

TEL: 01708 222883

26th August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

Dear Sirs

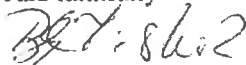
APPLICANT: Cromwell Manor (Functions) Ltd

I wish to lodge an objection to the recent application made by the above named for a license to cover the sale of alcohol, playing of live, recorded and amplified music, the performance of dance and provision of late night refreshments at Upminster Court, Hall Lane, Upminster, on the following grounds.

- Considering the residential area surrounding Upminster Court, noise pollution would not be acceptable, particularly in the summer months when windows would be open.
- Smoking not being allowed in public buildings will cause those wishing to drink and smoke to do so outside which could cause noise pollution.
- As alcohol can be responsible for crime and disorder this could put public safety at risk.
- No mention made by Uniserve when making their original planning application for the refurbishment of Upminster Court that they would require these facilities for one of their group companies.
- The granting of the original planning application was allowed on the basis the building would be used as an International HQ, not a function suite.

I ask you to please take into account these points when considering the granting of this license.

Yours faithfully



BRIAN G FISHER

17 RIVER DRIVE
UPMINSTER, RM14 1AR

26-8-11

The Licensing Team
Housing and Public Protection
London Borough of Havering

Dear Sirs

The Prevention of Public Nuisance
Upminster Court, RM14 1AL

I am writing to express my deep concerns in relation to the recent application by Cromwell Manor (Junctions) Ltd. for the sale of alcohol from 07:00 - 2:00 am the following day and the playing of music during this period. Having lived at my present address for many years I have experienced being kept awake in the past by music coming from Upminster Court so I know just how sound travels in this part of Upminster and it is so disturbing.

It appears to me to be a change of use of the premises from the original description. I understood that the premises were to be offices and a training centre with accommodation and there may have been dinners and possibly a staff Christmas party. Now the emphasis seems to have switched to an entertainment venue - dinner dances, Christmas party, awards dance, 25 year celebrations, end of year dance - with live/recorded/amplified music/live bands/small orchestras etc.

I have been led to believe that a request for a licence for functions between the hours of 07.00 - 02.00 the next day requires that they are held in a sound-proofed and air-conditioned environment preventing noise being audible outside the property boundary. This applies even if events are held only occasionally.

If this requirement is not complied with, noise will travel, particularly if windows are opened.

In relation to the consumption of alcohol, if people are allowed to take drinks outside and they congregate in groups, this will create even more noise, particularly disturbing late at night.

The above are some of my concerns and I hope that they will be taken into account when Crawford Mamors' application is considered by the Licensing Team.

Yours faithfully,
Patricia Battle

Ms. Lavin Dune

Upminster

~~Essex~~ RM14 1AS

I am writing to object to the granting of a licence application for Upminster Post. As this property is in a quiet residential area and the licence is requested from 7am until 2am the next morning - I am sure the request will indeed be turned down.

Failing this I would hope that a modification to the application could be agreed, such as a restricted number of hours and a limited number of days during the year.

I make a protest as the noise from loud music and voices will be a huge problem for houses that surround the property and grounds. It is also very surprising how far noise travels. I have frequently heard the noise from the school which is the other side of the Inghelstone valley.

Yours sincerely,

Sheel Lammington

143 Hall Lane
Upminster
Essex
RM14 1AL
Tel: 01708 225134

31st August 2011

Mr Paul Campbell
Licensing Team
Public Protection Housing and Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir,

Licensing Act 2003- Premises licence Upminster Court, Hall Lane, Upminster, RM14 1AL

We write with reference to the above and the recent request for a licence at Upminster Court. We reside only four houses from the court but note that only a few residents received letters referring to this application and not all those who live within very close proximity. This is not good practice and would appear to be underhand and deceitful.

The application for a licence is clearly a change of use for this premises and we would register our strong objections to the proposed application for live music, recorded music, amplified music, sale of alcohol, performance of dance and late night refreshments from 0700 am to 0200 am at the above establishment, on the following grounds:-

THE PREVENTION OF PUBLIC NUISANCE

Our residence overlooks the court and we consider this application to be an intolerable intrusion into our lives whilst we are relaxing in our property, our garden and sleeping.

Due to family circumstances, our two grandchildren ages 5 and 6 permanently sleep at our address 2 nights per week (Wednesday and Thursday). From the rear bedroom where they sleep at the back of our property, we can see in to the court at the refectory end of the building and we consider noise from music and performance of dance etc would seriously disturb their sleep. This would be of harm to them and their

concentration at school due to lack of sleep and therefore we would object to this on the grounds of:-

THE PROTECTION OF CHILDREN FROM HARM

During the summer months when the windows are open, this would exacerbate the situation and would not be conducive to restful sleep. We would also point out that the position of our property is at the top of the Ingrebourne Valley and noise reverberates down and around the valley and can be heard quite clearly from our house.

We would draw your attention to the fact that Hall Lane is an extremely busy road and to have delivery vans, cars, minibuses and limousines in and out of the court from 0700 am to 0200 am will cause more noise, increased pollution and will be a further significant nuisance.

We note that Havering Council have been requested to compare this application with Basildon Council's licensing of Uniserve's other venue "Cromwell Manor" and base their decision on this. Cromwell Manor is not comparable to Upminster Court as it is set in 23 acres of parkland, next to a country park with only Pitsea Station and the sewage works as their neighbours. Upminster Court is on a main road and in a residential area and is therefore not suitable for late night functions.

We would request answers to some relevant questions:-

- 1 Is there soundproofing in the refectory?
- 2 Is there a designated smoking area and where can alcohol be consumed?
Anywhere in the grounds when purchased?
- 3 Can clients eat and drink in the open air space in the herb garden for instance?
- 4 Is the venue open to non residents or the public?
- 5 How many people are expected to use this facility?
- 6 Is there a limit to the number of people on the premises overall at any one time?

Uniserve's application raises more questions than it answers.

We would draw your attention to paragraphs 2.27 and 2.28 in full of your licensing policy where you make specific guidelines to protect local residents and their rights to be protected from noise pollution.

We hope you seriously consider the public nuisance we would be subjected to living so close by.

We have been extremely tolerant and good neighbours to Upminster Court and its objectives during the last 4 years of refurbishment. We did not raise any objections as we were led to believe that as an I.T centre this would enhance our area. However, we have been let down and deceived by Uniserve and it is about time they returned the respect to us as residents.

Our objections are strongly supported by our MP Mrs Angela Watkinson and we hope that you will also share our view.

Yours faithfully,

Margaret & Paul Beard

M&P Beard

P Beard

34 River Drive
Upminster
Essex
RM14 1AS

30 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

To Whom it May Concern

Re: Upminster Court – Premises Licence Application by Cromwell Manor (Functions)
Ltd

I write in regard to the above Premises Licence Application and wish this letter to be taken as a formal objection to the granting of this application.

My reasons are as follow, my wife, my ten year old son and myself have recently moved into the area in the last month, part of the reason we have chosen this road in this area is because of its quite and tranquil environment. I fear that if the above licence application is granted the following will be in jeopardy which will affect me and my family in our home:

The prevention of Crime and Disorder
Public Safety
The prevention of Public Nuisance and
The Protection of Children from Harm

I hope this letter will be given the consideration it deserves

Yours truly,

D J Kelly



39 Holden Way,

Upminster,

Essex.

RM14 1BT

29/08/2011

Dear Sir/Madam,

Re: Upminster Court Licensing Application.

I wish to object to this application allowing the playing of live and amplified music and the serving of alcohol until 2am seven nights a week.

Grounds for objection:

Prevention of public nuisance

The music represents an inappropriate amount of noise pollution in a residential area which is generally quiet in the evenings.

The sale of alcohol over such a long period and so regularly is likely to create further noise as inebriated guests leave the site.

Yours faithfully,

A handwritten signature in cursive script that reads "C Harries".

Mrs Catherine Harries

Homeowner

31st August 2011

38 Row Drive
Upminster
RM 14 1AE.

The Licensing Officer
London Borough of Havering
Town Hall ROMFORD RM1 3BD

Upminster Court

I strongly object to the proposal from Mr Liddell, MD, of Unwame (Holdings) and Cromwell Manor that he is applying for a liquor license for use at Upminster Court to entertain visitors for reception parties with amplified music from 7 A.M. to 2 A.M. the following morning for 365 days of the year

This surely constitutes an offence appertaining to the Noise Abatement Notices largely affecting properties within this area.

S. Lightbody.
(mes) S.M. LIGHTBODY

141 Hall Lane, Upminster, Essex, RM14 1AL

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

31 August 2011

Dear Sirs

**Licensing Act 2003 – Premises Licence Application by Cromwell Manor (Functions) Ltd
Upminster Court, 133 Hall Lane, Upminster, RM14 1AE**

We live two houses away from Upminster Court and object vehemently to the above application.

The proposed sale/provision/consumption of alcohol, the playing of live/recorded/amplified music and the performance of dance (to music) would have a detrimental effect on our family life and our neighbourhood. Residents in this area are peaceful, law abiding and respectful of those living around them.

Our objections are as follows:

The Prevention of Public Nuisance

- We do not wish to hear any noise emissions/pollution from Upminster Court at any time of the day or night at any time of the year.
- The bedroom of our daughter, aged 12, is at the rear of our property and looks on to the side of the Court. She must be protected from any sound emissions emanating from the Court, and from viewing people drinking alcohol (alcohol obtained within a licensed area, we understand, can be consumed anywhere on the site) or smoking in the grounds. After school hours, she has homework to carry out and has a right to be able to relax in her own room without any disturbance from activity in the Court; it would be unreasonable to expect her to keep her window closed to avoid noise emissions. This applies to us also, of course, as a family being able to reside peacefully. We do not want to feel confined in our home, with doors and windows closed, to protect ourselves from music and noise emissions; regrettably, there is no reference in the application to any form of soundproofing.
- Upminster Court, situate in such an elevated position, would mean that lots of people would be affected by noise emissions. Noise would have the potential to carry not only to neighbouring roads to the left and right of the Court, but across the Ingrebourne Valley too.
- Deliveries to the Court would cause nuisance. Articulated transporters delivering beer would cause considerable noise to neighbouring properties, particularly early in the morning when people, including our children, would be sleeping.
- The application does not adhere to the standards agreed within Havering Council's own Licencing Policy.

The Prevention of Crime and Disorder

- Those people departing from the proposed activities at the Court would naturally move into our vicinity and those of our neighbours to make their way home, wait for taxis or recover from the effects of alcohol consumption, potentially causing noise disturbance in doing so. With the consumption of alcohol comes its inevitable after-effects and the increasing cultural effects of abuse, particularly in young people. In the event of issues requiring police intervention, the inordinate amount of time it would take for the police to travel from the closest station in the centre of Romford should be taken into consideration.

Our son, aged 10, in particular, has his bedroom at the front of our house and, naturally, he must be protected from any form of disturbance outside his window.

The Protection of Children from Harm

As stated in the examples above, our children, those of our neighbours and those with young grandchildren are at the forefront of our concern; their protection should be paramount in the consideration of such an unreasonable licencing application at an establishment so close to where they live or visit.

We hope that our objections will assist in this application being rejected in its entirety.

Yours faithfully



Mr and Mrs S G Earle

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex, RM1 3RX

19 Masefield Drive
Upminster
Essex
RM14 1AY

24th August 2011

Re: Upminster Court, Hall Lane, Upminster, Essex

I am writing to object to the application made by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court from 7am until 2am the next day, 7 days per week, 365 days per year for the sale of alcohol, the playing of live, recorded and amplified music, the performance of dance and the provision of late night refreshments. This is not acceptable and my household object to this.

When the application for the refurbishment was made to use the above property as a state of the art International HQ, this was welcomed as it fits in with the quiet and tranquil environment of my property. However, when the Council hosted the Essex Business Awards at Upminster Court a few years ago the noise pollution was horrific and my household were not able to sleep as the noise continued into the early hours the next morning.

The Council should respect resident's views and also the surrounding environment taking into consideration the local residents environment in which they live. My objections would include the rise of crime and public disorder, noise pollution (as has previously been experienced), public safety and nuisance caused to our properties and vehicles along with spoiling the quiet and tranquil location in which I purchased my property for a better way of life and not to be targeted by anti social behaviour in which by having a vicinity nearby selling alcohol will cause.

Upminster is a nice, quiet and tranquil environment and should not be spoilt.

It is not fair on residents who have worked hard to buy their properties to have a function company wanting to sell alcohol 365 days per year which will cause significant problems for myself and other residents in the local area.

I fully object to this application and will continue to hold these views and will also be voicing these to my local Counsellor.

Yours sincerely,

Mr & Mrs King



H. King

Mrs. Mullins
4 Dart Close
Upminster
Essex
RM14 1PR

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex
RM1 3RX

5th September, 2011

Dear Sir/Madam,

Upminster Court - Premises License Application – Ref: 10559

I am writing to oppose the above application. I am very concerned for our neighbourhood with this application and the plan for functions which will be held here from early in the morning until the early hours of the next day.

Holding big functions would mean that our local area would be subjected to increasing noise pollution from loud music and rowdy behaviour displayed by those who consume alcohol. Inevitably, this would mean that our neighbourhood would be subjected to more crime and disorder and I feel it is completely unfair to subject locals to this.

I am also very concerned with the safety of local children since an increasing number of visitors would mean more cars/taxis ferrying visitors to and from the venue. Children are already in danger of an increasing number of cars on the road and this would make it even more of a danger to them. Also with the threat of alcohol induced crimes this would also be a real concern for a neighbourhood with lots of children and local schools.

There are many reasons to oppose this license application but the most important reasons for opposing are to Prevent Crime and Disorder, Prevent Public Nuisance, Public Safety and to protect our Children from Harm. I believe that I have given you my reasons for these concerns.

I strongly oppose to this application and hope that the council do not give their approval for this license application.

Yours sincerely,



Mrs. D. Mullins

Mr Richard Fleming
40 Esdaile Gardens
Upminster
Essex RM14 1BU

Dear Sirs,

License Application for Upminster Court.

I am writing to register my objection to the application for a premises licence by Cromwell Manor (Functions) for Upminster Court. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The application is for the license for the sale of alcohol, playing of live, recorded and amplified music and provision of late night refreshments between the hours of 07:00am to 02:00am the next day, 7 days per week, 365 days per year.

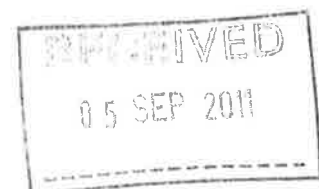
In particular the application proposes that alcohol will be sold for consumption on the premises, but no reference is made as to how this will be controlled and what area of the premises will be affected. This raises a concern under the 'Prevention of Public Nuisance as with limited information being made available I would appear it can be consumed anywhere on site.

Secondly, the application makes no mention of soundproofing to the premises in an attempt to reduce the noise pollution that would be inevitable from a development of this type. Additionally I have concerns over the intrusion of outside lighting pollution in areas used for car parking and consumption of alcohol along with the noise disturbance this will produce.

Residents in this area already suffer noise nuisance disturbance at weekends from the Upminster Hall Sports Association being open in the evenings. Granting a licence would provide a further source of alcohol within an area already populated with licensed premises that crime, disorder and public nuisance will only increase and reach problem levels for the local police.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully,



53 Spenser Crescent
Upminster
Essex
RM14 1AW

31st August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex
RM1 3RX

Re: Upminster Court Premises Licence Application

Dear sirs,

I would like to register my objection to the licence application proposed by Cromwell Manor (Functions) Limited at Upminster Court, Hall Lane, Upminster.

I have concerns that noise from the premises will be extremely intrusive; visitors to Upminster Court will inflict noise pollution upon the surrounding area not only as part of the social events, but also with the movement of vehicles in and out of the premises, especially during the early hours of the morning.

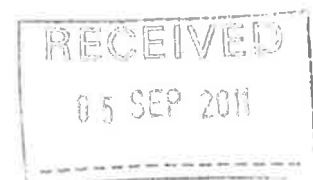
While there may be the intention to contain parking within the Court boundaries, I also feel there could be issues with inconsiderate parking by visitors to the venue in adjacent roads, where parking is already severely restricted for local residents.

I trust that you will consider the above objections during your deliberation of the application and remain,

Yours faithfully



Sandra Ellis (Mrs)



53 Spenser Crescent
Upminster
Essex
RM14 1AW

31st August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex
RM1 3RX

Re: Upminster Court Premises Licence Application

Dear sirs,

I would like to register my objection to the licence application proposed by Cromwell Manor (Functions) Limited at Upminster Court, Hall Lane, Upminster.

I have concerns that noise will impact on the surrounding area from visitors to Upminster Court, with issues of noise pollution not only as part of the social events, but also with the movement of vehicles in and out of the premises, especially during the early hours of the morning.

While there may be the intention to contain parking within the Court boundaries, I also feel there could be difficulties with inconsiderate parking by visitors to the venue in adjacent roads where local residents already experience severely restricted parking.

I trust that you will consider the above objections during your deliberation of the application and remain,

Yours faithfully



Daniela Ellis (Miss)



53 Spenser Crescent
Upminster
Essex
RM14 1AW

31st August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex
RM1 3RX

Re: Upminster Court Premises Licence Application

Dear sirs,

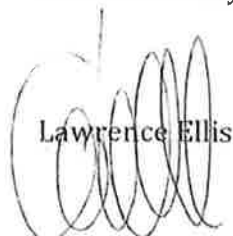
I would like to register my objection to the licence application proposed by Cromwell Manor (Functions) Limited at Upminster Court, Hall Lane, Upminster.

I have concerns that noise will impact on the surrounding area from visitors to Upminster Court, with issues of noise pollution not only as part of the social events, but also with the movement of vehicles in and out of the premises, especially during the early hours of the morning.

While there may be the intention to contain parking within the Court boundaries, I also feel there could be difficulties with inconsiderate parking by visitors to the venue in adjacent roads, where parking is already severely restricted for local residents.

I trust that you will consider the above objections during your deliberation of the application and remain,

Yours faithfully


Lawrence Ellis



224 Severn Drive
Upminster
Essex
RM14 1PN

☎ Work 07739 447022

Dear Sir/Madam,

2nd September 2011

Upminster Court – Premises Licence Application

I am writing as a concerned local resident due to the premises licence application for Upminster Court.

Whilst I support the quality refurbishment to this building I object to a licence which allows the sale of alcohol and the playing of live music, the performance of dance from 7am until 2am the following day.

I object to this application for the following reasons:-

1) The Prevention of public nuisance

This building is in a very quiet area and any noise late at night will travel further and impact a large number of local residents. The fact that this license would allow this 365 days a year, 7 days a week and disturb the sleep of adults and children in the area. Anyone impacted by this on a regular basis and into the early hours is not going to be able to perform the next day whether at work or school and disturb the lives of many people.

On three sides of the building are open areas which will enable the sound to travel further and impact a larger area.

An example is how far noise from the M25 is frequently heard in the area.

There is also the impact of the noise of people leaving the premises either on foot or by car and the noise of taxis picking people up. This noise is likely to be much later than 2am when the music stops.



2) The prevention of crime and disorder and public safety

Another factor will be the type of people who will attend the events planned at this premises.

There is the risk that crime in the area could increase due to individuals and groups of people under the influence of alcohol. This also applies to the public safety of locals. Those under the influence of alcohol will have an increased propensity to disrupt local residence.

I hope you will give serious consideration to my concerns and reject this application.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Dave Gregory', written in a cursive style with a large loop at the end.

Dave Gregory

J. M. PATTEN
138 HALL LANE.
UPMINSTER
ESSEX RM141AL

25. 08. 2011

F.A.O. Licencing Team,
Housing and Public Protection,
L.B. of Havering.

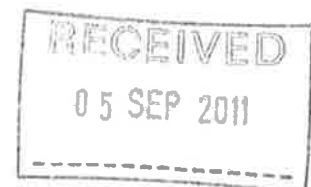
With reference to the application made by Cromwell Manor [Functions] Ltd. For a licence for the consumption of alcohol, the use of amplified music for entertainment and dancing, plus refreshments, 19hrs of the day, 365 days of the year.

These functions to take place in part of the Uniserve premises, Upminster Court, Hall Lane, Upminster.

As a nearby resident, who will be subject to the ramifications of the granting of this licence, I must strongly object on the grounds of the ' **Prevention of Public Nuisance**'.

Yours faithfully,

J. M. Patten



Richard E. Cross
28 Holden Way
Upminster
RM14 1BT

3rd September 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir / Madam

Re. Licence Application. Upminster Court, Hall Lane, Upminster.

I understand that a Licence Application has been made to Havering Council for not only an application to sell alcohol on the premise but also a music and entertainment licence as well as late night refreshments.

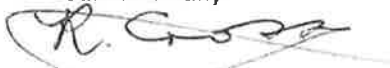
As the premises are to be used as a company training centre with residential accommodation I can understand that it would be acceptable and understandable for the facilities to have provision for the limited use of those employed and residents there at the centre to have a licenced facility. However I strongly object and can find no justifiable reason that a late night refreshment licence with associated provision for entertainment to be granted for the premises.

I do feel that the local residents may have been totally misled as to the use of the premises and should the original application have been more specific for other use it would have been strongly contested had it been known such a facility were to be used as a full commercial venue for functions with entertainment.

This application should only provide for restricted hours (no later than 12 midnight) and alcohol purchased, to only be consumed on the premises or terrace immediately outside the building and clearly defined and marked on the plans.

To allow for any other licence would not be suitable for the residential area, it could constitute a public nuisance and the increased traffic by foot and vehicle would be a burden. It is my understanding that similar local applications in the past have been refused.

Yours faithfully



Richard E. Cross
Retired Police Designing out Crime Prevention and Disorder Adviser.



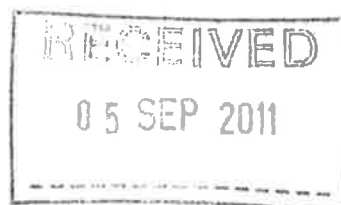
5 Ruskin Avenue.
Upminster. RM14 1AZ
1-9-11.

Licensing Team,
Mercury House,
Romford
Ref. no 10559.

Dear Sir,

I am writing to
object to the licensing
application for Upminster
Court on the grounds that
it could be a public
nuisance at 2am in the
morning

Yours sincerely
Ed. Blake (Mrs)



Deborah Dougal
17, Masefield Drive
Upminster
RM14 1AY

Dear Sir or Madam,

Ref. 10559

I write to object in the strongest terms to the granting of an application by Cromwell Manor (Functions) Limited, for a licence to play live, recorded and amplified music at Upminster Court, Hall Lane, RM14.

Any emission of music through amplifiers at any part of Upminster Court will have a disturbing and damaging effect on the lives of residents in Spenser Avenue, Masefield Drive, River Drive and Hall Lane. Indeed, given the preponderance of bungalows in this low-rise, open area, the sound of any music delivered through speakers is likely to be carried on the wind a great deal further, thus having a detrimental affect on the lives of hundreds of families in the locality.

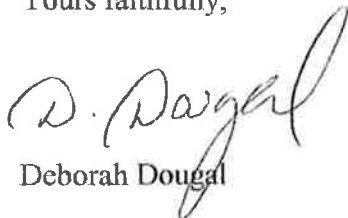
I therefore cite my objections under the heading of The Prevention of Public Nuisance.

I am also currently in the process of researching how any such licence, were it to be granted, might be in breach of the Human Rights Act, Article 8, which states: "Everyone has the right to respect for his {sic} private family life, his {sic} home and his {sic} correspondence."

In summary, any licence permitting the production of amplified music – day or night – at Upminster Court will create an intolerable blight on the lives of council tax payers in the residential areas I have mentioned and I urge you to reject any such application on the grounds of The Prevention of Public Nuisance.

I thank you in advance for your kind consideration of my objections.

Yours faithfully,


Deborah Dougal



01708 224895

33, Fleet Avenue,

Upminster, RM14 1PZ.

31st August 2011.

Licensing Team,

London Borough of Havering,

Mercury House, Mercury Gardens,

Romford, RM1 3RX.


Dear Sirs,

Planning Application – Ref: 10559 – Upminster Court

I wish to object to the proposed licensing application which is before you to grant an entertainment licence to the occupants of all or part of these premises on the grounds of public nuisance from undue noise. We are already subject to noise pollution from other entertainment venues in the area and I feel that to add to the facilities particularly on every day of the year would interfere with the lives of the local population to an unacceptable degree.

Also a matter to be considered is the effect of traffic on Hall Lane, with increased vehicles turning out of the narrow entrances to the grounds would be likely to be a source of accidents.

Yours faithfully,



K.J. Cumming



**190 Severn Drive
Upminster
Essex
RM14 1PW**

30 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering

Dear Sirs

Licence Application – Cromwell Manor (Functions) Ltd

With reference to the above licence application for part of Upminster Court, I wish to register an objection on the following grounds.

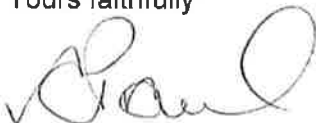
- Although not living directly in Hall Lane I believe the noise levels, especially pertaining to "the playing of live, recorded and amplified music", would be detrimental in a predominantly residential area. Also as this application is for a licence to run from 7.00 a.m. to 02.00 a.m. the following day for 7 days per week, 365 days per year, the noise levels could prove to be intolerable.

As alcohol can be consumed on any part of the site, surely this could also lead to intolerable noise levels, not to mention unreasonable behaviour, as they wish alcohol to be readily available until the early hours of the morning

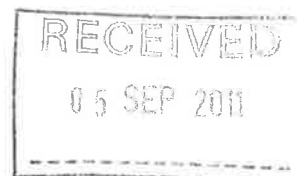
- Also I believe that as traffic using Hall Lane are already at quite considerably high levels the volume of extra vehicles using the entrances and exits would delay traffic flow considerably and could be detrimental to the safety of other road users and pedestrians.
- In view of the above I also believe that as we have several schools in the local vicinity, the safety of pupils should be paramount with regard to extra traffic volume, which in view of the hours for which this licence has been requested, should be taken into consideration.

I believe the wording of this application as it stands is quite ambiguous in its present form and clarification needs to be sought and precise answers obtained before any final decision with regard to the granting of this licence is made.

Yours faithfully



Carol Paul (Mrs)



Lilliput's Children's home
272 Wingletye Lane
Hornchurch
Essex
RM11 3BL

2nd September 2011.

The Pointe
89 Hartfield Road
Wimbledon
London SW19 3TJ

T 020 8544 8900
F 020 8544 8901
Info@cmg.co.uk
www.cmg.co.uk

To whom it may concern

I would like to express my concerns around the application for Cromwell Manor, that is just across the field to us is to be licensed. I am the manager of a Registered Children's Home that house 23 special needs children in 3 homes. These young people are very vulnerable and it concerns me that we already get drunken people taking short cuts across the field and the noise and the fact that it's the middle of the night scares them and at times causes challenging behaviour. We have limited staff on during the night and we need to ensure not only the young people's safety but the safety of our staff. Lilliput's is ideally placed in the middle of a tranquil environment and the young people that live here deserve to keep it that way.

Kind regards



Carol Morrell 01708 620242
Registered Manager



fulfilling potential

Mr B Doyle
6 Tees Close
Upminster
Essex RM14 1RD

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

Reference: Cromwell Manor (Functions) Limited application for a licence for the sale of alcohol and the playing of amplified music from 07:00 – 02:00 365 days a year.

Dear Sir / Madam

I would like to register my objection to the above mentioned application.

Upminster Court is in close proximity to my home and more importantly the playing fields where my children along with hundreds of other Havering children play and train for Soccer (Upminster Park Rangers FC) Rugby (Upminster Park Rugby Club) and Cricket (Upminster Cricket Club) as well as various other activities, pastimes and Dog walking.

Without question the nature of the usage of Upminster Court, should a licence be granted, will bring with it an element of antisocial behaviour that will adversely affect the areas in close proximity.

With Upminster Park being immediately adjacent I am greatly concerned that the area will be used for continued revelry after the hour of 2PM not only disturbing the quiet residential areas surrounding the park but also leaving behind evidence of drug usage, sexual activity and alcohol consumption which in an area where children of all ages play is completely unacceptable due to the potential health hazards that comes with it.

In addition to the above I am also concerned about the potential noise pollution that will come from the venue, Upminster North is a wholly residential area and without doubt the residents will suffer from the amount of noise that result from the playing of live, recorded and amplified music which could well contravene Section 82 of the Environmental Protection Act 1990.

From a personal perspective I have three children of school age and with Tees Close being immediately next to the wide open space of Upminster Playing Fields, where sound will travel uninterrupted, I am concerned that their sleep will be continually interrupted by the entertainment and revelry that usage of the type proposed will bring.

In closing I would like to state that should the proposed licences be granted, the result would be that the lifestyle and peace of mind of hundreds of residents of Upminster North would be adversely affected if not destroyed, I feel that the location of Upminster Court is completely inappropriate for such usage and hope that my objection will be received with sympathy and understanding.

Barry Doyle



Barry Doyle

6 Tees Close
Upminster, Essex RM14 1RD



c/o 4 River Drive
Upminster
Essex
RM14 1AS

2 September 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs

**Re: Licence Application for Upminster Court, 133 Hall Lane, Upminster,
Essex RM14 1AL**

Regarding the above matter, I am writing to object to a licence being granted under The Prevention of Public Nuisance.

My parents' home, where I stay for the majority of the week with my 9 year old daughter, will be directly affected as it is situated within 200 yards of Upminster Court. I am concerned that amplified and live music being played up until 2 am will disturb both our sleep and therefore affect both myself and particularly my daughter's performance at school.

I am also concerned that lots of visitors entering and exiting the property onto Hall Lane up until the early hours of the morning could lead to an accident in Hall Lane as it is a very busy road and the property is sited on a dangerous bend.

I strongly ask that the application be refused.

Yours faithfully



Nicola Smith



4 River Drive
Upminster
Essex
RM14 1AS

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

3rd September 2011

Licence Application Upminster Court 133Hall Lane Upminster Essex RM14 1AL

Dear Sirs

I wish to object to a licence being granted under The Prevention of Public Nuisance.

I will be directly affected as my home is within 200yards of Upminster Court

It is totally inappropriate for this property to be allowed to serve alcohol, and to play amplified music from 7am to 2am, 365 days a year in a property that is in the heart of a residential area.

These activities are anti social and outside of any previous use of the building.

Residents were assured that the property would be used as a training centre for Uniserve clients. At no time was it mentioned that a second use for this property involving the sale of alcohol and amplified music would be proposed.

Rather than a small number of staff and visitors using the property during normal working hours, there will now be considerably more visitors attending events and exiting the property onto Hall Lane at all hours of the day up until the early hours of the morning.

Under Protection of Children from Harm, The surrounding properties are homes for many young children, whose rest and study would be disrupted by amplified and live music being played up to 2am. My grandchild would certainly be affect

We have the right to a decent nights sleep to enable us to go to work and do our jobs properly.

I strongly ask that the applications be refused.

Yours faithfully



Dianne Marsterson



4 River Drive
Upminster
Essex
RM14 1AS

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

3rd September 2011

Licence Application Upminster Court 133Hall Lane Upminster Essex RM14 1AL

Dear Sirs

I wish to object to a licence being granted under The Prevention of Public Nuisance.

I will be directly affected as my home is within 200yards of Upminster Court

It is totally inappropriate for this property to be allowed to serve alcohol, and to play amplified music from 7am to 2am, 365 days a year in a property that is in the heart of a residential area.

These activities are anti social and outside of any previous use of the building.

Residents were assured that the property would be used as a training centre for Uniserve clients. At no time was it mentioned that a second use for this property involving the sale of alcohol and amplified music would be proposed.

Rather than a small number of staff and visitors using the property during normal working hours, there will now be considerably more visitors attending events and exiting the property onto Hall Lane at all hours of the day up until the early hours of the morning.

Under Protection of Children from Harm, The surrounding properties are homes for many young children, whose rest and study would be disrupted by amplified and live music being played up to 2am. My grandchild would certainly be affected.

I myself like to go to bed at a reasonable hour in order to get up for work at 5:30 in the morning. A loss of sleep would affect my concentration and ability to do my job. Why should I accept this disruption to my sleep so that someone who doesn't live close to this property can make a monetary profit with no consideration for the wellbeing of the surrounding neighbours'?

I strongly ask that the applications be refused.

Yours faithfully



Colin Marsterson



126 Hall Lane
Upminster
Essex
RM14 1AL

Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

5 September 2011

Dear Sirs

REFERENCE: 10559

I am writing to express my objection to the licensing application from Cromwell Manor (Functions) Limited for Upminster Court, Hall Lane, Upminster.

Apart from the fact that the hours for which the licence has been applied seem odd for a company's HQ and training centre purposes, my main concern is that of noise pollution.

I am a very light sleeper and any unusual sound can disturb my night's rest. I am also very well aware of how easily sound can travel from Upminster Court to my home as I have been awoken before 8.00 am on several occasions by builders' discussions on the site. Guests leaving the function suite in the early hours would create a similar scenario. This issue would be covered by the Prevention of Public Nuisance heading.

We have young (under 11 years) family members who visit and who need proper rest for their development. Such noises as conversations and amplified music at unusual (unsocial) hours would waken them and arouse their concerns about what was happening. This issue would be covered by the Protection of Children from Harm heading.

Similarly, some of our visitors are elderly (90+), frail and do not sleep easily. I am very concerned for their well being as such disturbances as amplified music and conversations at unusual hours would unnecessarily worry and upset them. Again, this would be covered by the Prevention of Public Nuisance heading.

I feel that the granting of this licence could be the thin end of the wedge. If it were granted, where would it lead? Would it open the door for other nuisance activities?

Yours faithfully


Mrs J Sellars



UPMINSTER HALL SPORTS ASSOCIATION
Hall Lane, Upminster, Essex

Tel: 01708 220320

Reply to:
M A Sonn
Hon Treasurer
140 Hall Lane
Upminster
Essex RM14 1AL
Tel: 01708 222482

Licencing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

1 September 2011

Dear Sirs

Upminster Court Extended Late Night Licence Application

I write in my capacity as Treasurer of the Upminster Hall Sports Association who hereby object to the granting of an extended late night licence to 2.00am (which will in all probability mean the premises not finally closing until 3.00am or later) for the above named property.

Upminster Court is situated in a residential area and the allowing of functions to run until the early hours of the morning will substantially increase noise with taxis arriving and departing and attendees own cars departing additionally those leaving on foot in groups tend to be very noisy having spent their evening in an environment with amplified music and drinking alcohol.

It is my understanding that there are no licensed establishments in Upminster operating with an extended licence these being confined to Hornchurch and Romford which is advantageous to the police by limiting the physical area where such premises operate.

There are no commercially licenced properties close by Upminster Court the nearest being approximately three quarters of a mile away in central Upminster it will therefore be more difficult to police this venue in the event of any disorder.

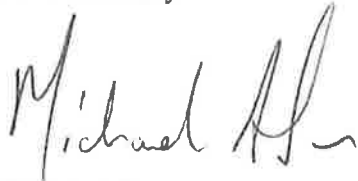
The availability of off street parking is strictly limited in the evening this will lead to a considerable increase in on street parking causing nuisance to the residents in the area going about their normal journeys.

The Upminster Hall Sports Association has been occupying the pavilion and changing rooms in Hall Lane Playing Fields for more than 30 years and have never been allowed a temporary

bar extension of more than one hour. To allow a venue "across the road" one of three hours on a permanent basis is unreasonable.

I trust you will take this objection into consideration when considering the application.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Michael A. Sonn". The signature is written in black ink and is positioned above the printed name.

Michael A Sonn
Hon Treasurer
Upminster Hall Sports Association

36 River Drive

Upminster

RM14 1AS.

2nd September 2011

Licensing Team, Housing and Public Protection, London Borough of Havering, Mercury House, Mercury Gardens, Romford, RM1 3RX.

Dear Sirs,


Ref. 10559

It has come to our notice that Upminster Court (Cromwell Manor (Functions)Limited) have applied for a licence for – The sale of alcohol – playing of live, recorded and amplified music – the performance of dance – the provision of late night refreshments.

We would like to object to this application on the grounds of noise and probable light pollution. Noise travels long distances, especially when loud music is playing. An example of this was the bank holiday weekend when loud music could be heard drifting in from the Hornchurch area from about 4.30 onwards until late, and River Drive is a fair distance away from Hornchurch. If this application is allowed to go ahead what chance is there that the residents of the surrounding area will not be affected by loud background noise and music when entertainment is taking place and alcohol is flowing freely. When people are consuming alcohol and enjoying themselves with live, recorded and amplified music plus dance their inhibitions are left behind with no thought to the possible disturbance they might be causing.

This is a quiet residential area and entertainment that involves any form of noise that may go on in to the late evening/night will cause annoyance and irritation to the neighbouring area.

Yours faithfully

 (P.G. MAYOR)
E.S. Mayor (E.S. MAYOR.)

P G Mayor and ES Mayor

23 Chelmer Rd
Upminster
RM14 1QT

03/09/2011

Paul Campbell
Licensing Team
Housing & Public Protection
London Borough of Havering

Your Ref: PPC/073295

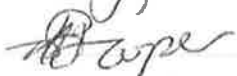
Dear Paul

Thanks for your letter dated 2 September 2011.

Apologies that you did not find my ^{initial} objection clear enough. I wish to object to the said application on the grounds of Prevention of Public Nuisance; I believe the proposed application if granted would lead to an increased ~~number~~ ^{amount} of traffic and noise in this quiet neighbourhood. Also, increased activity could result in drunkenness from punters and litter/rubbish that would require more services from the council and police to clean up (Prevention of crime and disorder licensing objective).

Hope the above is accepted as valid.

Sincerely,



Mrs J. HARRISON

35 Spenser Crescent
Upminster
Essex
RM14 1AN

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
Romford RM1 3RX

27th August 2011

Re: Upminster Court

Dear Sirs,

We are appalled to hear that the Upminster Court owners have applied for a licence for sale of alcohol, the playing of live and recorded and amplified music, performance of dance etc.

The property was sold by the Council (although strongly objected to by the locals) for a Head Office of a Company. At no time during the sale was there any mention whatsoever of a "function" type premises being constructed.



We live opposite the Emerson Park School where there are frequent term live music sessions. Within a small valley, the music resonates through the whole area and every single played word is audible. We accept this from a long distance away on an infrequent basis but a close noise pollution is totally unacceptable

We live in a quiet area and under no circumstances do we wish to have any sort of extreme late noise and anti social behaviour on our doorstep.

Under the Prevention of Crime and Disorder, Public Safety, The prevention of Public Nuisance, and the Protection of Children from Harm we request that the licence is emphatically rejected.

I believe that the Company who brought Upminster Court who purported to renovate a listed building into a Head Office should not be trusted in any circumstances when they change direction and should never ever be granted this sort of application.

Yours sincerely



T.A. Monk

A. E Monk

3 Chelmer Road
Upminster
RM14 1QT

29th August 2011

Dear Sir,

Upminster Court 133, Hall Lane RM14 1AL

We wish to object to the application for amplified, live or recorded music and the sale of alcohol at the above premises between the hours of 7am and 2am. This application for amplified music and the sale of alcohol until the early hours is not appropriate for a primarily residential area. We would therefore object on the grounds of the prevention of public nuisance and the prevention of crime and disorder.

Yours faithfully,

Mrs & Mrs K. Woolward

4 Ruskin Ave.
Upminster
RM14 1AZ

Thursday 25th Aug 2011



Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sir / Madam

Subject: Upminster Court Premises Licence Application

As resident living some 50 yards from the boundary of Upminster Court I am writing to object to the granting of the Premises Licence Application submitted by Cromwell Manor (Functions) Ltd on the grounds of the prevention of public nuisance, public safety and the protection of children from harm.

Public Nuisance

There is no evidence in the detail of the application that steps have been taken to show that proper care and attention has been taken to comply with Havering Councils Premises Licencing Policy on noise, and that any noise is contained within the boundary of the property.

Even if it is air conditioned to prevent the opening of windows in hot weather and the attendant escape of noise this is worthless as the plan shows single doors leading to the herb garden patio so noise will escape when opened.

The application states that music will be maintained at socially acceptable levels – this is meaningless, there is no definition of what is a socially acceptable level and anyway who would determine what this is.

Havering Council, I am advised, expect premises to be cleared 30 mins. following end of event. If the licence is granted as submitted, i.e. until 2am people would still be leaving the premises at 2.30a.m and later – with the attendant alcoholic euphoria disruption and public nuisance to those premises in the vicinity. There is also a gravel drive over which the traffic will pass, which in the early hours would add to the public nuisance.

Public Safety

There is no identified limit on numbers attending functions. What is the capacity of the Refectory? Is this a Fire Regulation issue?. Is the capacity above that for which there are car parking spaces currently marked out. If so where will these vehicle park - Tennis courts or surrounding roads with the consequent spreading of noise from cars et al?

Protection of Children from harm

There is no mention of checking that people are over 18 to prevent the under-age consumption of alcohol.

General

There are glowing vagaries and inconsistencies in this application, e.g:-

- a) The two drawings submitted with the licence application are inconsistent as one clearly identifies the inclusion of the herb garden patio (outdoors) and yet the licence application document detail refers only to indoors (the Refectory).
- b) It is stated that performance of live music will take place on an 'ad hoc' basis with amplified music indoors - what is the definition of ad hoc?
- c) Section J –
Covers :- dinner dances, Christmas party, awards dance, 25 year celebrations, end of year dance . This relates to the prevention of public nuisance where it states that 'all attendees are known to us' how can this be so? The application is by a subsidiary company of Uniserve so how can they know all attendees.

I would also like to refer back to the Havering Business Award Celebration held by LBH in 2005 as a reference to how noise carries from this venue. Council wrote to local residents advising this would never happen again.

I would also like to state that the purpose of this objection is not to get the licence totally refused but to ensure that any licence granted is reasonable within an residential environment that is very quiet and that it also demonstrates Uniserves' Corporate responsibility within the community in which it operates. This application as submitted does not do this.

Please be aware that I would like the opportunity to speak at any hearing in relation to this application.

Yours faithfully



T F Presland

33 River Drive

Upminster

Essex RM14 1AR

23/8/2011



Licensing Team

Housing and public Protection Mercury House

Dear Sir

Application from Cromwell Manor (Functions) Ltd for and alcohol and music Licence at Upminster Court

I am writing to oppose the application by the above company for a licence for Upminster Court. My Objections are two fold:-

Prevention of Public Nuisance

As you are aware Upminster Court is situated in a Residential area looking out over the Ingrebourne Valley. Sound covers a considerable distance and from my house I can clearly hear the playground noise from the school in Winkletye Lane on the other side of the valley. My garden backs on to the grounds of Upminster Court and the noise nuisance from music either live or amplified would have a terrific impact on our ability not only to sleep but to enjoy our garden in the peace and quiet we are used to. Should such a licence be allowed, this would open the way for outside entertainment in marquees and functions such as weddings, the noise pollution from these being even worse.

It is also likely that more nuisance would be created by the entering and leaving of cars late at night and from people using our road for parking as this is the closest road to the Court.

Prevention of crime and disorder Opening up the court for entertainment would allow access to the back of our premises and could lead to vandalism or burglary should all and sundry be able to attain access. People leaving the venue late at night possibly the worse fro drink, would also bring disturbance in an area which, at present, is relatively crime free and has little in the way of immediate availability of police response relying as we do on Romford police station at night.

As a resident I have not opposed any of the developments at Upminster Court as they were all in keeping with the building and its proposed use as a training centre for Uniserve. It was never envisaged that this would become a place of entertainment and therefore I hope you will agree that this application for a licence should be declined and the owners told to retain the building for its original intended use.

Yours faithfully

G J Crossley

A handwritten signature in black ink, appearing to read "G J Crossley". The signature is written in a cursive style with a large, sweeping flourish at the end.

6 fleet Close

Upminster

RM14 1PS

21/08/2011

Dear Sir/Madam



This letter sets out my objections to the recent licensing application by Cromwell Manor {functions Ltd} for a licence for part of Upminster Court

Our objection is on the grounds of prevention of public nuisance, due to the noise emanating from these premises by the playing of live, recorded and *amplified* music. The sale of alcohol, performance of dance and the provision of late night refreshments 7 days a week, 365 days of the year from 0700 to 0200 hrs the next day

In case you hadn't noticed, this is a rural area surrounded by dwellings and open space for residents to enjoy the tranquillity from their daily working lives. This is not a hub of refreshment and late night revelry,

The noise will mean local residents will be unable to enjoy the normal peaceful enjoyment of their homes. The venue is situated to the west of residential homes in Hall Lane and the 'Rivers' estate all of who will be subjected to noise nuisance carried by the prevailing westerly winds.

As the application mentions, we feel that the hours of 7am to 2am the next day 7 DAYS A WEEK 365 DAYS A YEAR are EXCESSIVE. for the area in which the application is proposed.


we presume the applicant is aware of the latest Guidance to the Licensing Act, which States that the four objectives should be paramount considerations at all times.

I would highlight the third objective - the prevention of public nuisance -

This states that licensed premises can cause a range of nuisances, impacting on People living, working or sleeping in the vicinity of the premises,

Secondly, In granting a licence this would provide a further source of alcohol within Upminster, an area already so heavily populated with licensed premises on the borough that crime, disorder and public nuisance would be another factor in my objection of permitting a licence..

Yours sincerely

N. Coote 

L Coote 

*129 Hall Lane
Upminster
Essex, RM14 1AL*

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex, RM1 3RX



24 August 2011

Dear Sir / Madam

Re: Objection to Licensing Application for Upminster Court, 133 Hall Lane

I strongly object to the advertisement in the Recorder dated 12/08/11 regarding the licensing application for the Court, 133 Hall Lane, Upminster, Essex.

I live and have lived since 1953 at 129 Hall Lane and live amongst friendly and an enjoyable environment in the most residential area.

Although no objections were made to the plans for the refurbishment of the Court to be used as an international headquarters/training centre by Uniserve Ltd, I have endured utter annoyance and inconvenience with full lorries of all sizes going to the site day and night, whilst also parking in front of my house with blue lights flashing, in the early hours of the morning prior to the site opening.

The licensing will mean noise, more congestion in Hall Lane (of which there is much already), with cars entering and leaving the establishment between 07.00 AM through 02.00 AM. Therefore under the Prevention of Public Nuisance I submit my objection.

Yours faithfully

A handwritten signature in cursive script, appearing to read "E Kingston".

Eileen Kingston

Peter Knight

IONA
1 RAYBURN ROAD, HORNCURCH, ESSEX RM11 3AP

TELEPHONE
01708 448626



22 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford RM1 3RX

Dear Sirs,

Ref: Upminster Court, Hall Lane Upminster - Uniserve Premises Licence Application

I understand that Uniserve have applied for a Premises Licence for Upminster Hall.

Please note that we, the undersigned, object to the granting of such a licence under the provision of **Prevention of a Public Nuisance**, as the granting of this would cause a noise pollution issue to the surrounding residential properties.

Please therefore record, and note, our objection accordingly.

Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Peter Knight". The signature is stylized with a long horizontal stroke at the top and a sharp hook at the end.

Peter Knight

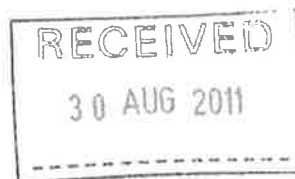
A handwritten signature in black ink, appearing to be "Stephanie Knight". The signature is written in a cursive style.

Stephanie Knight

23rd August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

2 Bourne End
Hornchurch
Essex
RM14 2TR



Dear Sirs,

**Re: Licensing Application for Upminster Court, 133 Hall Lane, Upminster, Essex
RM14 1AL**

I strongly object to the granting of a license to sell alcohol and the playing of live, recorded and amplified music until 2 am on the following grounds:

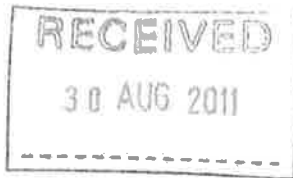
- 1) The granting of a license will increase the potential for incidence of disorder in the surrounding area when drunken revellers leave the venue in the early hours of the morning.
- 2) Local residents may also be subject to abusive behaviour by drunken revellers leaving the venue, which obviously has an impact on public safety.
- 3) Upminster Court is clearly visible on the horizon across the fields at the foot of Wych Elm Road, which leads into our road, Bourne End. The noise pollution from the venue will easily travel across the fields due to the property being located at a higher point than the residential properties opposite. If this license is granted then it should only be allowed **if** the music cannot be played outside the venue in the open air, and in addition the venue must be suitably sound-proofed internally, to prevent the nuisance caused by noise that will inevitably travel across the fields. This has occurred previously when LBH hosted the Essex Business Awards at the property and caused nuisance to local residents into the early hours, therefore it is highly likely that this would occur week in week out if a permanent venue is established.
- 4) Bourne End is a quiet residential cul-de-sac, and the granting of this license will be disruptive and cause a great nuisance to the residents.
- 5) There will also be noise pollution from drunken revellers leaving the premises after 2 am.
- 6) The area surrounding the venue is largely residential, and the granting of a license of this nature in this area is certainly not in keeping with its surroundings.

Yours faithfully

A handwritten signature in black ink, appearing to be "Adrian Pope", written over a circular scribble.

Mr Adrian Pope

apope@abacus-ifa.co.uk



A G & E.M. BEST
10, MASEFIELD DR.
UPMINSTER.
ESSEX RM14 1AY

RE. UPMINSTER COURT
PREMISES LICENCE APPLICATION.
PREVENTION OF PUBLIC NUISANCE.

Dear Sir/Madam.

As residents
of the area backing directly onto
Upminster Court, we strongly object
to granting of the above mentioned
licence.

If this is granted this would
certainly be a public nuisance to
us.


A few years ago Havering Council
hosted "The Essex Business Awards"
at Upminster Court, which caused

considerable discomfort, that was
one day and into the early hours.
To think of suffering that every day
would be unbearable.
We strongly object to the granting
of this licence.

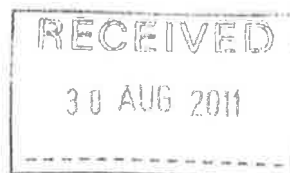
Yours Faithfully

A. G. BEST

E. M. BEST


E. M. Best

Mrs J K Jones
1 River Drive
Upminster
RM14 1AR



25 August 2011

Re : Licensing Application Upminster Court

Dear Sir

I have lived at the above address for 58 years. My garden backs directly onto the grounds of Upminster Court.

I welcomed the Court's refurbishment under Uniserve, believing that the peaceful environment would return after all the building works were complete. Uniserve had promoted, via public meetings in the past, that the Court was to be used as an IT centre and training facility. At no stage in the history of their occupation did they indicate that the premise was to be used for any other purpose.

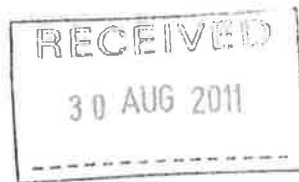
I was horrified to discover (in the local newspaper, not personally notified) that an application for a licence had been made. A licence not only for alcohol, but for music – live, recorded and amplified from 7am to 2am. Surely no one needs alcohol and/or music at 7am?

I am therefore protesting strongly against this application on the grounds that the noise from any function taking place and the traffic it would generate would cause a public nuisance in the centre of what is now, and always has been, a quiet, residential area

Yours Faithfully

J. K. Jones

Joan Jones (Mrs)



42 Spenser Crescent,
Upminster, Essex,
RM14 1AW

25th August 2011

Licensing Team,
Housing & Public Protection,
London Borough of Havering,
Mercury House, Mercury Gardens,
Romford RM1 3RX

Dear Sir,

I write with reference to the application made by Cromwell Manor (Functions) limited for a licence for part of Upminster Court, Hall Lane, Upminster. I fail to understand how this application fits in with the statement made by your planning department on numerous occasions that Upminster Court was to be a residential training centre for Uniserve Ltd.

I would like to raise my objections to this application on the following grounds:-

A) Public Safety. Having lived in two roads off Hall Lane for the past 30+ years I am well aware of both the volume of traffic and the speeds of the vehicles using this road which as you know is a main artery in and out of Upminster. I am concerned that someone leaving Upminster Court under the influence of alcohol could not only cause a fatal accident but also gridlock traffic to and from Upminster central.

B) The Prevention of Public Nuisance. I am aware that the Cromwell Manor Company runs a wedding function business in Pitsea. As I have mentioned above all of the agreed planning amendments to Upminster Court have been based on this becoming a Residential Training Centre. I am concerned that this application is a back door approach to hold wedding receptions there. Why else would the application be for 7.00am to 2.00am 365 days a year including the playing of live, recorded & amplified music. When the School in Wingletye Lane, across the Ingrebourne Valley, holds a sports event the sound travels to us and beyond. Similarly when the Essex Business Awards were held at Upminster Court some years ago the noise pollution was horrendous.

C. The Prevention of Crime & Disorder. One only has to look at the damage and trouble over the past few years, in Romford Town Centre, that has been exacerbated by the late night drinking in Clubs there. This part of Upminster is a quiet residential area and I am certain that all of the local inhabitants wish it to remain so.

Yours faithfully

A handwritten signature in dark ink, appearing to read "F. E. SHARP". The signature is written in a cursive style with a large initial "F" and "S".

F. E. SHARP

August 26th 2011.

R.W. Drake
13, Chelmer Road
Upminster
Essex. RM 14 1QT



Dear Sir,

re. Upminster Court. License Application.

I am writing to express my concern regarding the application by Cromwell Manor (Junctions) Ltd for a license for part of Upminster Court to provide for the sale of Alcohol: the playing of amplified music etc - in other words, what would seem to indicate the operation of a year round night club.

My real concern is the Public Nuisance that is inevitable if this license is granted.

The refurbishment of Upminster Court as a company headquarters was regarded as a good basis for the improvement of a local building of historical interest. This new proposal would be a most retrograde step.

People living in this pleasant area would find their "quiet enjoyment" being seriously upset by the likely noise and associated activities related to such a development. In other words, please ensure that such a likely "Public Nuisance" is not permitted in this area.

Yours faithfully
RW Drake

154 Hall Lane
Upminster
RM14 1AT

Tel :01708 250820

Date : 29th August 2011

Licensing Team,
Housing and Public Protection,
London Borough of Havering,
Mercury House,
Mercury Gardens,
ROMFORD
RM1 3RX

REF: APPLICATION FOR A LIQUOR LICENSE FOR PART OF THE PREMISES
OF UPMINSTER COURT BY CROMWELL MANOR (FUNCTIONS) LTD.

Application Number (top RH corner of 1st page of application) = 10559
Applicants registered number (page 3 of application) = 2241079.

We wish to make representation to the council to lodge an objection to the above
application for a liquor license at Upminster Court.

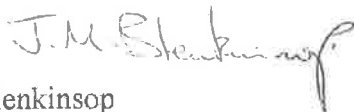
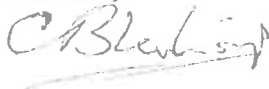
The objection is made under the Licensing Act under the grounds of Public Nuisance.

The submitted plans show the license area applied for is not confined to an enclosed
area, but encompasses a section of the grounds labelled "Herb Garden patio", and is
not clearly defined. The "patio" will be open both to the refectory lounge bar area and
to the extensive grounds of the court.

We note also that drinks bought in the license area can be consumed anywhere on the
site, and this will result in noise extending throughout the grounds, creating a public
nuisance through the surrounding area, most of which is built up and residential

Previous entertainments and events held at the court have not been confined to the
buildings, but have included the grounds as well, and have caused serious disturbance
to the local residents.

Yours faithfully,



Mr & Mrs Blenkinsop

179 Severn Drive
Upminster
Essex RM14 1PN

30 August 2011

Licensing Team
Housing and Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

Dear Sirs

Re: Application by Cromwell Manor (Functions) Limited for a licence for part of Upminster Court, Hall Lane, Upminster

We are writing to object to the above application as under.

Prevention of Public Nuisance

A few years ago the Essex Business Awards were hosted by Havering at Upminster Court and the resulting noise pollution was dreadful and carried for a considerable distance in the surrounding area into the early hours of the next morning. To have to possibly endure such a situation on a regular basis to which would be added the issues of provision of late night refreshments and the sale of alcohol, is not acceptable. The lack of reference to soundproofing in the application leads itself to exacerbation of the noise problem. There is also the potential problem of traffic entering and leaving the premises at all hours. Hall Lane is now unfortunately a busy road and local residents would have to suffer extra traffic with resultant possible traffic jams.

Prevention of Crime and Disorder/Public Safety

It is a fact some members of the public when given the opportunity to consume unlimited amounts of alcohol will act out of character and be a danger to the public by their actions. Again, under this application there is almost unrestricted provision of alcohol and late night refreshments throughout the year. There is concern amongst residents of possible damage to property and harm to themselves if this application goes ahead

Protection of Children from Harm

There are a great many families in the area with young children who use the park opposite Upminster Court on a regular basis. Potentially the consumption of alcohol and any subsequent associated actions by irresponsible members using the facilities provided by the applicant, could put anyone, including vulnerable children, in harm's way since the alcohol bought within the licensed area could in practice be consumed anywhere on or off the site.

We would urge you not to grant this application as it presently stands

Yours faithfully

David and Gina Prentice



Licensing Team
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford. RM1 3RX

126 Hall Lane
Upminster
Essex. RM14 1AL

3 September 2011

Dear Sirs

Ref 10559

I am writing to object to the Licensing application for Upminster Court, Hall Lane, Upminster from Cromwell Manor (Functions) Limited.

The prevention of Crime and Disorder:

To grant a licence for the sale of alcohol from 07:00 to 02:00 the next day would not show Havering Council "encouraging the industry to continue promoting responsible drinking and to continue to take a role in reducing alcohol related crime" as declared in its Statement of Licensing Policy. This residential area is not a suitable location to expand the night-time economy.

The Prevention of Public Nuisance:

The application shows no adequate measures will be in place and will be maintained to prevent public nuisance from noise from patrons, amplified music, live bands, etc. The building plan does not show sound proofing or sound level monitoring equipment. The plan does show two large double doors opening onto a patio allowing sound breakout to the neighbourhood. The smoking ban may make this licensed open air patio area popular with patrons and a source of noise nuisance. The lounge and new refectory should be completely enclosed, sound proofed and air conditioned to prevent noise nuisance.

My house is opposite Upminster Court and I am well aware of how sound carries across the road from the activities and conversations of the workers completing the building and renovations. This has been during daytime only. My wife, a light sleeper, and I do not look forward to noise as entertainment or from vehicles serving patrons until 2:00 – 02:30 in the morning and then able to start again at 07:00. I fear relaxing in my garden may not be the quiet, peaceful pastime it has been.

The Protection of Children from Harm:

In addition to disturbed sleep for adult guests I will find it objectionable should my infant great niece be subject to disturbed sleep due to noise nuisance when staying. It is well documented that sleep deprived children perform less well at school than fully rested pupils.

The granting of this license will not enhance my life or the lives of my family or visitors to my home. Being in a residential area opposite a public park used by children and young people Upminster Court does not seem an appropriate venue for such a licence.

Yours faithfully


Peter Sellars



Mr + Mrs P Jay
11 Ruskin Avenue
Upminster
RM14 1AZ

Dear Sir / Madam,

2-9-11

Re: Licensing Application for Upminster Court
Ref 10559

I strongly object to the licensing application at the above property under the 'Prevention of public nuisance'.

I bought my property as I wanted to live down a road that was 'quiet'. Amplified Music from 7am until 2am the next day is absolutely unacceptable!

I have children who are sleeping at the moment and do not need to be kept awake by the sound of 'Loud amplified' music.

Yours faithfully

Paul Jay + Susie Jay

Rayna and Rory McCarthy

15 River Drive Upminster Essex RM14 1AR

Tel: 01708 229493

r.mccarthy15@btinternet.com

Licensing Team,
London Borough of Havering
Mercury House
Mercury Gardens
Romford
RM1 3RX

REF 10559

Sunday, 4 September 2011

Dear Licensing Team,

We want to object to the request for change of licence ref 10559. We are extremely concerned re the proposed revised license for Upminster Court Hall Lane, Upminster.

Our garden backs on to the grounds of the court, close to the site of where the proposed venue (weddings etc) will be. We have young children and they are already easily woken by noise / disturbances outside. This proposal will mean that regularly we will hear music late into the evening and the early hours and I am concerned about the effect this will have on my children's health.

Aside from this there will be additional noise from traffic, and the possibility that we will experience some overflow in our road exacerbating the issue. My husband works both Saturdays and Sundays, having to leave early in the morning. This will also have a detrimental effect on him.

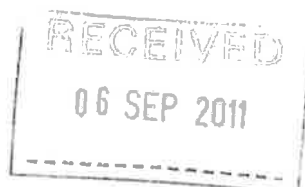
When the site was initially purchased this was promoted as being a training centre for the company employees. We are very anxious that this will bring extra noise from people, cars and music at unsociable hours and will in turn affect our family's health and well being.

Please do not accept this proposal.

Sincerely yours,



Rayna McCarthy + Rory McCarthy



Mr. M. Wakefield
155 Hall Lane,
Upminster,
Essex RM14 1AX

1/9/2011

Licensing Team,
London Borough of Havering,
Mercury House, Mercury Gardens,
Romford, Essex RM1 3RX.

Re: Licensing Application for Upminster Court. Ref. No: 10559

Dear sirs,

I wish to object to the granting of the application for the following reasons.

The Prevention of Crime & Disorder

If allowed it could increase crime in the area because of the additional people it would bring to the Manor. Drunken revellers could also create more disorder.

Public Safety

The local residents would be put at increased risk from the alcohol fuelled Manor visitors, some of whom could be driving.

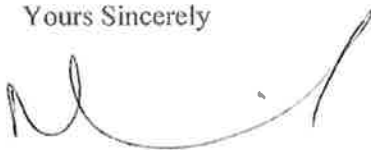
The Prevention of Public Nuisance

The noise level cannot be tolerated for 365 days a year, from 7.00 am to 2.00 am next day with amplified live and recorder music. This will cause great distress to the local residents who have chosen to live in the area because of the peace and quiet that exists at the moment.

The Protection of Children from Harm

The local children will be put at additional risk of harm because of the extra traffic and drunken revellers it will bring if allowed to go ahead.

Yours Sincerely



Mr. M Wakefield



40 Chelmer Road
Upminster
Essex RM14 1QT
Tel 01708 229564

27th August 2011

The Licensing Team
Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford, Essex RM1 3SL

Dear Sirs

Application for Premises Licensing 10559
Cromwell Manor (Functions) Ltd
Upminster Court, 133 Hall Lane, Upminster RM14 1AL

Chelmer Road is in a quite residential area of Upminster. Our residence No 40 is side on to Hall Lane playing fields (see attached map) and approximately 300metres from the front of Upminster Court with open land between the two properties. Hall Lane does divide the two areas but there is very little traffic noise during the evening and at night.

It is noted from the application that Cromwell Manor (Functions) Ltd are wanting to play amplified music both live or recorded 7 days a week 52 weeks a year from 7.00am until 2.00am in the morning. The plans submitted show the room for which they want a licence has doors and windows opening out onto a 'Herb Garden Patio' which is also included in the licence application, therefore any amplified music will drift across the open areas and cause a disturbance. We consider this would be unacceptable after 10.30pm when we are settling down for the night. Incidentally we do occasionally have this problem when there is a disco at the Hall Lane clubhouse and we then have to close the bedroom window, which we normally leave open.

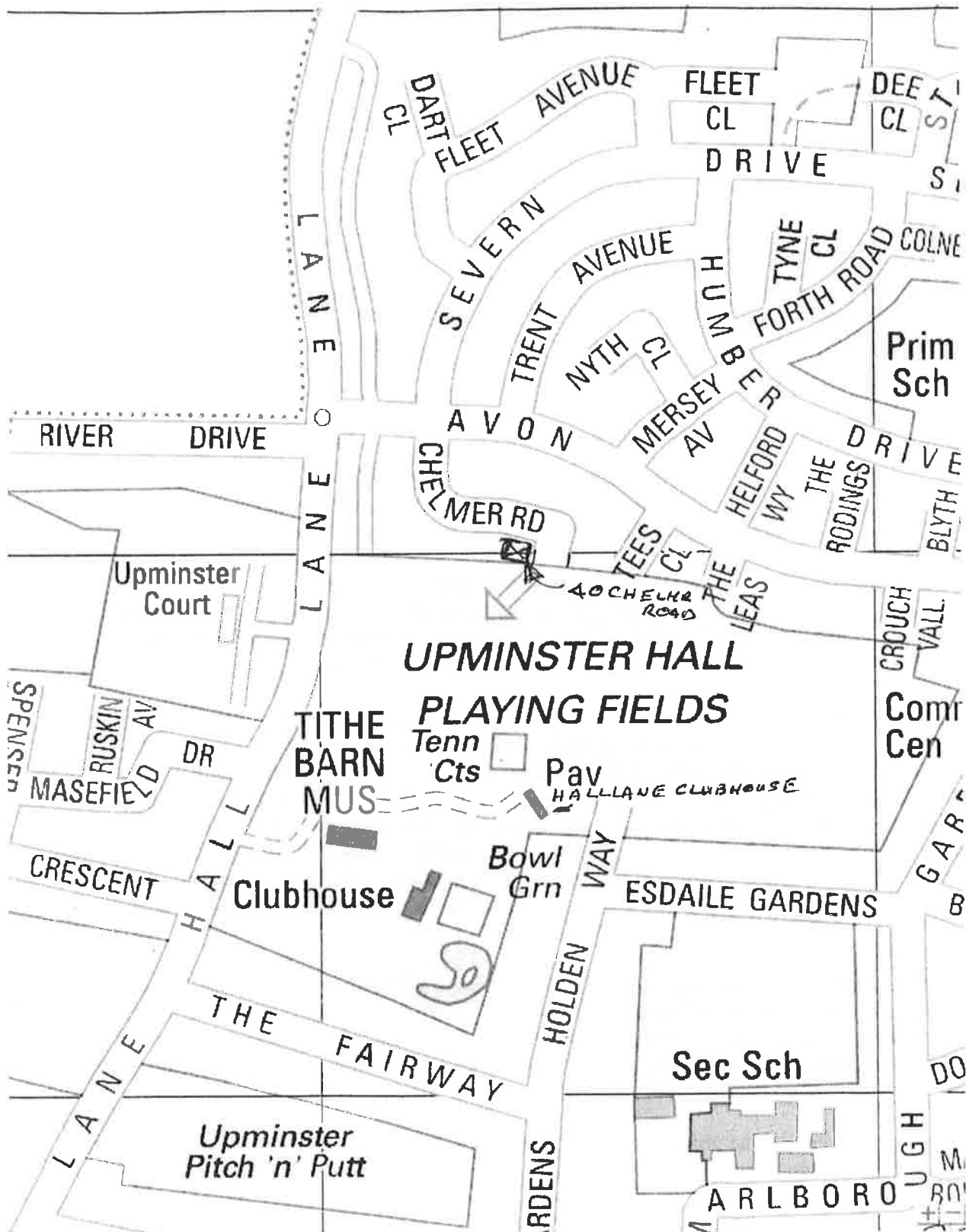
It is also noted that Cromwell Manor (Functions) Ltd are going to employ 'badged doormen' i.e. bouncers, again this will also cause problems on the Hall Lane Playing Fields when intoxicated persons are turned away from Upminster Court and then start causing a Public Nuisance on the playing fields and disturbing the peace. Other implications to consider are the problem by litter and parking of cars if large numbers of people are attending the venue.

We trust you will take the above into consideration when considering the proposed application for a license to Cromwell Manor (Functions) Ltd.

Yours faithfully



Christine and Martin Withers



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(Print)

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Licensing Sub-Committee

Appendix 4 - Representations from Responsible Authorities



Working together for a safer London

**The Licensing Officer
London Borough of Havering
Mercury House, Mercury Gardens,
Romford, Essex
RM1 3SL**

Your Reference:

Our Reference:

**Dave Leonard PC231KD
Romford Police Station
19 Main Road
Romford,
Essex
RM1 3BJ**

Telephone: 01708 432781

Fax:

Email:

haveringpolice@met.police.uk

Dave.Leonard@met.police.uk

Date: 5th September 2011

Dear Sir,

Re- Application For A New Premises Licence
Upminster Court, 133 Hall Lane, Upminster RM14 1AL

With reference to the above, the Police wish to ***make representation*** against the application received on 11th August 2011 for a premises licence registered by Cromwell Manor(Functions)Ltd

In its current format, the applicant has failed to satisfactorily address the steps that they intend to take to promote the four licensing objectives.

On Wednesday, 31st August 2011, the Police and LBH Noise Specialist, Marc Gasson, attended the premises to discuss the applicant's proposals with Mr Paul Stone. The venue has undoubtedly benefitted from a stunning renovation & the owners' business designs, impressively conveyed by Mr Stone, is also encouraging. However, the aspirations conveyed by Mr Stone do not remotely translate to the written application.

The applicant's address of Part P describing the steps they intend to take to promote the four licensing objectives fails to allay the police concerns or the public's fears. The police are mindful that there is current sense of unrest being experienced by some local interested parties & that support for the applicant and their aspirations is not overtly forthcoming. Albeit situated in extensive grounds, the premises is located in a residential area that is not used to licensable activity running until 2am on a daily basis. The applicant has not addressed the nature or the need for these hours. It is understandable that local concerns have arisen when the only means of addressing these late hours is to employ CCTV, 24hr security badged doormen at all evening events and first aid trained staff. We feel that there IS an onus on the applicant to actively address the steps they intend to take to promote the four licensing objectives. Unless this clarification is forthcoming, there is little to prevent the premises hosting functions similar to those currently held at Palms Hotel, West Lodge or The Holiday inn, Brentwood.

Therefore, it is the police contention that the applicant cannot be supported until they have fully addressed the promotion of the four licensing objectives.

The hours being applied for together with the lack of any operation schedule being addressed means there is the potential, however unlikely, to effectively allow the venue to operate as a nightclub. It must be re-iterated that this is an application for a **premises** licence and, if granted, the management of this premises **and how it ultimately operates** will depend on who **owns** it.

It is my understanding that the applicant is seeking local acceptance by addressing concerns and offering reassurance through a public open evening prior to a Licensing Sub-Committee hearing.

If Cromwell Manor (Functions) Ltd fully and satisfactorily addresses the promotion of the four licensing objectives by clarifying their operating schedule to reflect the extended hours being applied for, the police may then be in a better position to offer support to the application. If the premises is, indeed, to operate as explained by Mr Stone **and** this is conveyed to the Licensing Committee in the same manner, I suspect that a premises licence in some format will be granted.

It is, however, absolutely imperative that, should this be the case, the premises licence incorporates a set of practical and manageable operating conditions that accurately reflect the applicants' assurances. And, perhaps, this can only be resolved by presenting the application in its entirety before a Licensing Sub-Committee.

If I can be of any further assistance in this matter please do not hesitate to contact me in the Licensing Office at Mercury House on **01708 432781**.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Dave Leonard', written in a cursive style.

**Dave Leonard
Licensing Officer
Havering Borough Police**



Havering
LONDON BOROUGH

Public Protection
Mercury House, Mercury Gardens
Romford RM1 3SL

Please call: Marc Gasson
Telephone: 01708 432749
Fax: 01708 432554
email: marc.gasson@havering.gov.uk
Textphone ♯: 01708 433175

memo

From: Marc Gasson-Noise Specialist

To: Paul Campbell-Licensing Specialist.

My Reference : MDG/073186

Your Reference :

Date: 6 September 2011

Licensing Act 2003-Application for Premises Licence, Upminster Court, 133 Hall Lane, Upminster, Essex.

I refer to the application made by Cromwell Manor (Functions) Limited and would first raise the issue that information provided within the application varies from that received at the site meeting on the 31st August 2011. However in light of no written amendments being received by the Licensing Authority my comments/objections will be based solely on the information provided in the application.

In light of functions being held at the venue on an "Ad Hoc" basis using either amplified or live music I would object to the application unless the following conditions were applied:-

1. A noise limiting device is to be installed in each room where private functions using live and/or recorded music are to be held. The noise limiters are to be installed by a competent electrician and are to be set and sealed by officers from the Council's Housing and Public Protection Service.
2. The terminal hour for any private function should be limited to midnight on a Friday and Saturday night and 23:00 hours Sunday to Thursday night.

Should it not be the intention to hold private functions at the venue using live and/or recorded music then the above conditions would no be required and I would withdraw my objection.



Marc Gasson
Noise Specialist

Public Protection Bringing together Environmental Health & Trading Standards



LONDON FIRE
AND EMERGENCY
PLANNING AUTHORITY

Fire Safety Regulation: North East Area 2
169 Union Street London SE1 0LL
T 020 8555 1200 x52132
F 020 8536 5963
Minicom 020 7960 3629
www.london-fire.gov.uk

Mr Paul Campbell
The Licensing Section
Housing & Public Protection
London Borough of Havering
Mercury House
Mercury Gardens
Romford
Essex
RM1 3SL

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date
Our Ref 15/000245

Dear Sir

LICENSING ACT 2003

Premises: Upminster Court, 133 Hall Lane, Upminster, Essex, RM14 1AL

With reference to the application dated 05/08/2011, the application has been examined and **the Fire Authority want to make a representation** to the Licensing Authority in relation to this application.

The applicant has been informed that the Fire Authority will be making a representation to the Licensing Authority.

The items that are of concern to this authority are detailed on the attached schedule.

Please advise me, at your earliest convenience, of the date and time of the Licensing Committee Hearing.

Should these matters be resolved to the satisfaction of this Authority at least 2 days prior to the Licensing Committee Hearing the representation will be withdrawn.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

for Assistant Commissioner (Fire Safety Regulation)
Fire and Community Safety Directorate
firesafetyregulationNE@london-fire.gov.uk

Reply to K E Davies
Direct T 020 8555 1200 ex.52140
Direct F 020 8536 5963



SCHEDULE

Schedule referred to in the letter reference + under the Licensing Act 2003, issued by the London Fire and Emergency Planning Authority on +.

Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the fire authority, need to be taken in order to promote the public safety objective.

NOTE : Notwithstanding any consultation undertaken by the fire authority, **before** you make any alterations to the workplace, **you** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

Licensing Objective not adequately addressed	Location and detail of matters which are considered to put people at risk in the event of a fire emergency	Steps considered necessary to promote the public safety licensing objective
Public Safety	The emergency exit doors from the bar and dining areas were found to be fastened by snib latches and lever handles. As a result, if more than 60 persons are likely to use these exits they may not be able to easily and immediately open them in an emergency.	All emergency exit doors must be immediately operable by a person on their way out. Any emergency exit door likely to be used by more than 60 persons should have the existing fastenings replaced with pressure release devices such as panic bars or push pads.
Public Safety	The rear emergency exit door opens directly over a step which would not be suitable for escape for wheelchair users or other people with disabilities.	A level platform and ramp down to a suitable exit pathway away from the building to the designated assembly point should be provided.
Public Safety	The external emergency exit route from the dining room is not suitably guarded from the external plant area.	Provide suitable guard rails around the external plant areas to protect persons escaping from the building.
Public	The external emergency exit	Provide adequate artificial lighting to the external

Safety	routes to the rear and side of the building are not provided with adequate artificial lighting.	emergency exit routes from the building. In the case of assembly buildings these routes should also be provided with emergency lighting to adequately illuminate the routes in the event of failure of the normal lighting.
Public Safety	The external emergency exit routes are not provided with fire exit signs to denote the emergency route to a suitable designated assembly point.	Provide sufficient exit signage to assist persons escaping from the building to locate the designated assembly point.

Data Protection Act 1998: The information you have given on this form will be processed by London Fire Emergency Planning Authority for the purpose of **fire and emergency planning and control**. We will keep your details secure and will not disclose them to other organisations or third parties (except contractors or suppliers working on our behalf) without your permission unless we are legally required to do so.

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