

To whom it may concern,

I am aware that the Warwick Arms pub has applied for another licence and I am writing to you to express my concerns and objections.

I have lived next door to the Warwick Arms for 3 years and in that time there have been 3 different managers, however the issues have always been the same.

There is often anti social behaviour at closing time which often disturbs my sleep. I have witnessed people fighting in the street and causing damage. Due to the lack of police presence the issues I have raised are not dealt with quickly and often leave me feeling frightened as I live alone.

There is an access road next to my property and I have witnessed prolific drug dealing. Since the pub has been closed I have not witnessed any of this.

The pub is requesting a late licence which I feel is inappropriate due to the number of residents living close by and as I am a nurse working shift work I do not want to be disturbed late at night.

If the Warwick Arms is issued another licence I feel the concerns that I have raised will become evident quickly based on past experience.

Please do not hesitate to contact me for any further information.

Kind regards

Dear Sir or Madam,

**Representation re Licencing: Premises & Clubs – New Applications  
KRA Partners LTD: The Warwick Arms**

We are writing regarding the new application detailed below:

<b>Applicant:</b>	K.R.A Partners LTD	<b>Deadline</b>	12/04/2021
<b>Premises:</b>	The Warwick Arms 185 High Street Maldon Essex CM9 5BU		
<b>Reference:</b>	21/00079/LAPRE		
<b>Description of Permitted Activity:</b>			
Performance of Recorded Music	Monday to Thursday	10:00:00	23:00:00
Performance of Recorded Music	Sunday	10:00:00	23:00:00
Performance of Recorded Music	Friday & Saturday	10:00:00	01:00:00
Sale or Supply of Alcohol	Sunday	10:00:00	23:00:00
Sale or Supply of Alcohol	New Years Eve	10:00:00	02:00:00
Sale or Supply of Alcohol	Christmas Eve	10:00:00	00:00:00
Sale or Supply of Alcohol	Friday to Sunday	10:00:00	01:00:00
Sale or Supply of Alcohol	Monday to Thursday	10:00:00	23:00:00

We would like to raise our serious concerns regarding the permitted activity and opening times proposed. The Warwick Arms is on the corner of Victoria Road/High street – Victoria Road is a small, residential street and we are concerned about public nuisance; for example, intolerable levels of noise whilst trying to sleep. Additionally, on the grounds of public nuisance, eg damage to properties and vehicles. We have experienced problems before related to The Warwick Arms, including during the first lockdown (March 2020), which have caused us alarm, distress and anxiety.

**We should be grateful if an urgent review of the permitted activity and opening times is conducted as we object to these proposals on the grounds stated above, for the sake of our mental health and wellbeing and that of our neighbours and community.**

Yours faithfully,

Dear Sir,

**Reference: 21/00079/LAPRE** - application of K.R.A Partners Ltd for a new premises licence in respect of The Warwick, 185 High Street, Maldon CM9 5BU.

We are residents of Victoria Road situated near to The Warwick and would like to object to the application of this license through this representation.

Historically, neighbouring residents have had to endure public nuisance, the noise of recorded music blaring into the night as windows and doors of this public house were open, some truly appalling behaviour of late night revellers whilst at and leaving this venue, associated crime (drugs) and disorder (urination in the street, vomit, broken glass and detritus). We did think the premise licence review of 2018 had established appropriate operational hours for this public house bordering a residential community and we can see no reason why performance of recorded music and sale or supply of alcohol should extend beyond 23:00:00. However, we note that this a new application by KRA Partners Ltd and wish them well in these uncertain times.

In terms of the licensing objectives for the prevention of public nuisance, crime and disorder and protection of public safety, we would like to highlight:

- This public house is surrounded by residential dwellings and opposite to Bakers Mews, sheltered/retirement accommodation for the elderly and the sound level of the performance of recorded music (public nuisance) should be set at an appropriate volume so as not to impact on neighbouring residents and not beyond 23:00:00.

**APPENDIX C**  
**Rep.3**

- This venue has limited space (both internally and externally). Historically, patrons have spilled out onto the street and congregated on pavements with drinks, with associated noise and disorderly conduct blighting an otherwise quiet environment. Therefore, for the protection of public safety and protection of children from harm, patrons should not be permitted to congregate outside with drinks or block pavements.
- Noise nuisance (especially performance of recorded music and patrons leaving this venue in the early hours) has impacted on our lives with sleep being disturbed, children and pets alarmed. Therefore, we would object to premises being open for sale or supply of alcohol and performance of recorded music post 23:00:00.
- For the past year, Covid restrictions have seen residents enjoying the outside space of their houses which were frequently rendered unusable in the evenings and weekends when the public house was previously open and playing recorded music. Therefore, we would seek that the performance of recorded music to be 'contained' in the venue (doors and windows closed).

Therefore, we object to application of the hours for the sale of alcohol on Friday to Sunday 01:00:00, Christmas Eve 00:00:00 and New Years Eve 02:00:00 and we also object to the performance of recorded music on a Friday to Sunday until 01:00:00 and would suggest 22:00:00 in a Sunday to be more reasonable.

I am resident in Victoria road, Maldon. In the spirit of Live and Let Live, I have suggestions that might be considered to perhaps avert possible problems.... especially for those people closely resident to the Warwick.

1. Street lighting is closed at 1am. Customers leaving the pub at that time go thus into darkness. Tweaking the closing time on late night sessions to end 15minutes earlier would mean that pub customers - and cars leave more easily and the surrounds well lit.

2. The town's security CCTV - I assume works better for recording with street lights on should anyone cause a disturbance.

3. Car Park noise and disturbing car lights at 12.45 whilst street lighting is still on may be more acceptable than at 1 am when our road is suddenly darkened.

4. The sound of recorded music does not reach our property if it is contained inside the main building. Used outside in the pub surrounds however, would be a nuisance.

5. In summer with windows open -assuming the Warwick is not airconditioned, even music after say - 12-30 am could cause serious sleep intrusion for surrounding families unless there are caveats about decibels and perhaps an earlier winding down time for this particular facility.

6. Much depends on the quality of management of any public house. Those of us who have chosen to live with a public house nearby cannot deny others rights but sustained control is the pub's responsibility and which can be tested and proven during a trial period with revision if standards are not met.

7. The Warwick Arms is close to residential property and must therefore be mindful of this. It has a poor reputation accrued over the years - regardless of the quality of management - for, or so it is rumoured, of customers' drug offenses and incidents untoward violence.

\*8 I therefore recommend that closing a little earlier on late nights ie 12.45 am might make a difference re noise and perhaps see customers safely away in good time before street lights close.

\*9. Music is not played outside.

\* 10. Post Pub closing time should also kept quiet re moving of crates / bottles by employees after customers leave because that can be very noisy too and must be taken into account when a licence is given for late closure of sales.

Just points for your consideration.

Thank you.

I am responding to a recent notification of the new license application at the Warwick Arms, Maldon. I am a resident in Victoria Road, a few doors from the Warwick Arms, which is a residential area with many families living close by. So I feel the new license needs to reflect the needs of this area.

I am generally in support the re-opening of the Warwick Arms

But late opening hours after 11pm will have a negative impact on the safety of residents and children. In the past, customers who leave late after drinking were often very loud and disruptive, leaving broken glass on the pavements. Loud music carries across the street to houses where families are need to sleep.

For safety and public nuisance reasons the license for this area should not extend beyond 11pm.

**Rep.6**

I am writing to you regarding the application from K R A Partners Ltd, Ref. No. 21/00079/LAPRE. The Warwick Arms, 185 High Street, Maldon.

I would like to object to their application to open this public house until 01:00 am at weekends, with provision to play music until this time.

The pub cannot be allowed to open this late at night in a residential area. This pub and its clientele have a long history of causing disturbance and violent behaviour. In the interests of public safety this cannot be allowed to continue. Despite many different landlord's and landlady's taking on the pub - with the best of intentions to make improvements - this pub always seems to attract the same type of customer and have the same type of problems. The disturbance late at night with abusive behaviour towards local residents can be very intimidating and frightening. The mess seen outside the pub at weekends puts both young children and pets at risk from broken glass and other detritus left on the pavement. This mess also has a negative effect on the reputation of the town when visited by tourists walking down to the historic Hythe Quay and Promenade Park. Despite initial efforts by Landlords to keep the High Street clear, after a while this soon loses momentum and they just don't seem to bother.

There is also a considerable cost to the 'public purse' that needs to be considered at a time when resources are being increasingly stretched:

- Wasting Police resources by having to attend the pub at their busiest time of night.
- Putting the NHS under strain from drunks attending A&E.
- Wasting Town Council resources by having to clear up the mess left outside the pub - broken bottles, sick, cigarette butts.

There needs to be much tighter controls put on this pub due to its history of causing a disturbance. To allow longer opening hours would be considered negligent on the part of the licensing authority.

We do however wish the pub to continue and would like to see it thrive as a part of the community.

Dear Sirs,

I live on the High Street directly opposite The Warwick Arms and have had lots of noise problems in the 5 years I have lived here (apart from lockdown period ) Most times lots of drinkers gather outside on the pavement talking loudly including screaming late at night and sometimes the police have been called and I believe the last time they came they closed the pub and the owner replaced the landlady .

Unless they intend to supply breakfasts (which I doubt ) there is no need to open before 1200 midday . They could keep in line with some other pubs by opening 1200 to 1500 and 1900 to 2300 .

We have also had broken glass and men urinating in our car park but cannot accuse the Warwick.

I am getting on in years and go to bed between 2100 and 2200 and keep my windows shut to minimise the noise even in the summer.

Thank you,

I would like to make the following comments regarding the licensing of the Warwick Arms pub, and voice my objections to the late night hours for music and supply of alcohol applications on Fridays and Saturdays, due to experience of the disruption caused by late hours in the past.

After people have been drinking for extended long hours in the pub, there is regularly a lot of noise and disruption when they leave. They spill into the street and shout, swear and generally make a lot of noise. Drinking usually continues outside the premises. I have called the police on at least three occasions in the early hours due to fighting. Cars doors are slammed and cars screech down the road . I regard this noise and disruption as a public nuisance after 23.00 at night. I have the bedroom window open and the noise has regularly woken me, my bedroom is at the back of the house, so I regard this noise as extreme.

Very often there are drinking glasses and beer bottles left along the road and smashed in the road, and I have actually had a couple left on my doorstep. I regard this as a public safety issue and not protecting children from harm when my grandchildren visit. When my grandchildren stay for the night, they have also been woken by the awful noise late in the night as they sleep in the front room. They can hear all the shouting and swearing which I object to, they shouldn't be exposed to this in the middle of the night right outside my home.

I am happy for the late hours licensing on special occasions such as New Year's Eve but not every weekend when I have to get up for work on Saturdays.

Sincerely,

Hi there

I object to the above application to sell Alcohol and provide music no later than 23.00 hrs

This is because as a resident on Victoria road we have had past issues with the cliental of said establishment at turn out time being very noisy leaving the establishment as well as the establishment being very noisy.

Please reject the application for extended opening times.

Many thanks

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Dear Sir,

**Warwick Arms license application**

I have read the application and am concerned about the requested late night opening hours and late night music.

The pub has had a very poor reputation in the past, particularly regarding drugs, and I would have thought that any new landlord would had been required to prove that he/she had changed that, before being allowed to open late.

Music late at night has been a cause of great upset to the neighbours nearby.

I live round the corner and am not looking forward to being woken up by pub leavers making a lot of noise on their way home, as has happened in the past.

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Your sincerely

I have a few objections for the granting of a license for the sale of alcohol to The Warwick Arms, High Street, Maldon.

The first is the noise, many of the clients who drink there seem to prefer to drink outside on the pavement, there has been a lot of shouting and screaming coming from them as the more they drink the louder they become. We in Baker Mews are all elderly and this can be intimidating as we leave and enter the premises to Baker Mews. Also, there has often been broken glass on the Baker Mews side of the road, this is not only unpleasant for us residents but also for anyone passing, and dangerous for animals, such as dogs, and the fox who often visits our premises via the High Street.

I have several times witnessed men coming onto the Baker Mews car park to empty their bladders. I am not saying they were from The Warwick Arms, but each time the offender knew exactly where to go where he would not be seen from the High Street, indicating to me that it was not the first time. As I say, I do not know if these men came from the Warwick, but it is possible it could happen in the future.

I do not consider it necessary for anyone to start drinking alcohol at 10.00 am.

As far as the music is concerned, I have no objection to this as long as we cannot hear it in Baker Mews.

Thank you for contacting me in respect of the opportunity as a neighbouring resident of the Warwick Arms to express my views in respect of the application for recorded music. I live at Victoria Road.

The prevention of Crime and Disorder

Over the years we have had a number of issues in respect of the Warwick Arms and drunk and disorderly behaviour. On one occasion glasses were thrown across the road and almost hit my daughter (on this occasion my daughter's partner and now husband ended up appearing as a witness in court in respect of criminal behaviour). Car windows (including my own) have been smashed and glass has been left across the road, which, other than the Warwick arms, is entirely a residential road. We have been required to call the police on a number of occasions because of the behaviour of patrons attending the pub.

The prevention of public nuisance

Music has been played in the pub before (including live music) which has made it difficult to enjoy my property. I am happy to live across the road from a public house however in the summer months it becomes almost impossible to sleep with music playing quite often at all hours.

When music has previously been played in the pub the doors have been left open encouraging patrons to stand outside where they are quite often loud and become increasingly ore raucous as the evening progresses and alcohol is being consumed. The music can usually be heard not only at the front of our properties but also travels and can be heard throughout, quite often the volume is such that we are unable to even hear our televisions.

Owing to the makeup of the area that the Warwick Arms is in, I consider it is inappropriate for recorded music to be played as the area is mainly residential and as such the playing of music and the issue of noise has a negative impact on all those who live in the area.

An area of the car park has now been made into a pub garden and I foresee the noise level, especially in the Summer months becoming intolerable again.

The protection of public safety

Further, the issues that we have experienced from the patrons of the Warwick Arms including noise, raids by the police in early hours of the morning, fights (and on at least one occasion a stabbing) outside in front of our properties are unacceptable. Extended opening hours increases the time available to purchase alcohol and this contributes to the disorderly behaviour as the evening progresses.

The protection of children from harm

There are a number of children who live on the road, and I quite often have my grandchildren to stay overnight and music will cause issues with sleep of all residents on the road, but particularly those of us who live directly in the vicinity of the pub such as myself. Further, patrons stand outside the pub and are quite often loud and the language used is appalling and certainly not something that children should be listening to. With the introduction of the beer garden I anticipate this to be even worse than it has been previously.

We have some lovely pubs in Maldon none of which seem to have the problems that the Warwick Arms does. A pub is an asset to our community however the Warwick Arms has caused no end of problems for the residents of Victoria Road and seems to attract a clientele that have no regard for those that are disturbed night after night. Previously I had a period of two years where I was unable to get to sleep until 2am every Friday and Saturday night which is just unacceptable.

Dear sirs

Please accept this email as representation with regard to the above licence application.

I live opposite the Warwick and over the past few years have encountered problems with noise and violence directly outside my house. I have also had my car damaged by people fighting that have been drinking in the pub.

Whilst I do not fully object to this licence I would like to make some representations as to the times.

The problems we have encountered in the past is where people excessively drink and become violent.

The last people in the pub was just starting to establish a good relationship with some of the residents before they left and before covid. They previously only had a licence till 11pm which worked well. They also had restrictions on how many people could be in the smoking area at one time and no alcohol was to be consumed outside in the smoking area.

The smoking area is actually an ideal place for people to sit and drink as it stops people from congregating out the front of the pub and they had cctv in there.

I do however make representations on the time of selling alcohol and playing of music.

If allowed to sell alcohol till 1am this will go towards having drunk and uncontrollable people in the pub again and therefore causing crime and disorder. I think the new landlords needs to establish they can control the situation before the hours are extended past 11pm. If no incidents occur after a set period I wouldn't object to the hours being increased on a Friday and Saturday night.

Should you need any further information from me I would be happy to oblige.

Attention of Licencing Maldon District Council/Chelmsford Licencing

I am writing in response to the application for the sale of alcohol and the performance of recorded music at the Warwick Arms Pub.

These are the points I wish to raise under the licencing objectives:-

1. The prevention of crime and disorder - on a Friday and Saturday the playing of recorded music until 01.00am and the selling of alcohol until 1.00am is concerning. Previously, this has led to the gathering of crowds leaving the pub into the early hours of the morning. This has caused sleep disturbance because of noise and often, violent and aggressive behaviour from patrons which can be heard in the residential street. Aggressive behaviour has included shouting, fighting and often the police have had to handle the disturbance.
2. The prevention of public nuisance - During Friday and Saturday evenings, crowds haven't been moved on by the landlord and often have stayed in the area until 3.00am and beyond, making the weekends really unpleasant because of sleep deprivation. The music played in the premises can be heard in the house. This is because the premises are not very well noise insulated and doors are not kept closed, even though there was a noise nuisance order issued requesting this to be the case previously. Unlike other pubs, this pub does not have the doors monitored by designated staff. The need for ventilation because of Covid, will very likely increase the noise nuisance. Crowds gather inside and outside of the venue, on the pavement and in the beer garden. This means that the doors are frequently left open and noise from people drinking and also music, travels to the residential street.
3. The protection of public safety - patrons have gathered in cars in the premises car park in the early hours, for long periods of time on a Friday and Saturday evening. Sounds of speeding cars pulling off, usually following sounds of aggressive conflict, have been heard. This raises concern too about the possibility of drink or drug driving. A previous landlord became aggressive, shouting insults and banging on the house door, when a complaint was issued to licencing. This gave cause for concern about personal safety. Bottles, glasses and broken glass frequently litters the street during the daytime on Saturday and Sunday which is a risk to public safety.
4. The protection of children from harm - public nuisance causes loud noise and sleep deprivation which affects a child's daily well-being. Loud, aggressive behaviour, fighting and swearing is frightening for a child to hear and this too affects well-being. Children are at risk of falling onto broken glass littering the pavements.

A previous landlord became aggressive, shouting insults and banging on the house door, when a complaint was issued to licencing. This constitutes a 'genuine and well-founded belief' that this qualifies not disclosing personal details in this letter.

Dated 7<sup>th</sup> April 2021