



Licensing Sub-Committee Hearings Meeting

**Grand Jury Room, Town Hall, High Street,
Colchester, CO1 1PJ
Tuesday, 18 November 2025 at 11:00**

The Licensing Sub-Committee hears and determines applications made under the Licensing Act 2003.

Information for Members of the Public

Access to information and meetings

You have the right of access to all meetings of the Council, its Committees and Cabinet which may be conducted remotely such as by live audio or video broadcast / webcast. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is published on the Council's website at least five working days before the meeting, and minutes once they are published. Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Occasionally certain issues, for instance, commercially sensitive information or details concerning an individual have to be considered in private. When this is the case an announcement will be made, the live broadcast will end and the meeting will be moved to consider in private.

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COLCHESTER CITY COUNCIL
Licensing Sub-Committee Hearings
Tuesday, 18 November 2025 at 11:00

The Licensing Sub-Committee Hearing Members are:

Roger Buston - Member, Kemal Çufoglu - Member, Catherine Spindler - Member

The Licensing Sub-Committee Hearing Substitute Members are:

All members of the Council who are not Cabinet members or members of this Panel who have undertaken the necessary training.

AGENDA
THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING
(Part A - open to the public)

Please note that Agenda items 1 to 4 are normally dealt with briefly.

1 Appointment of Chair

To appoint a Chair for the meeting.

2 Welcome and Announcements

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

3 Substitutions

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

4 Declarations of Interest

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other registerable interest or non-registerable interest.

Licensing Act 2003 hearings process flowchart

5 - 6

5 New premises licence application - The Revival

7 - 40

The Sub-Committee will determine an application for a new premises licence in respect of The Revival Public House, Straight Road, Boxted.

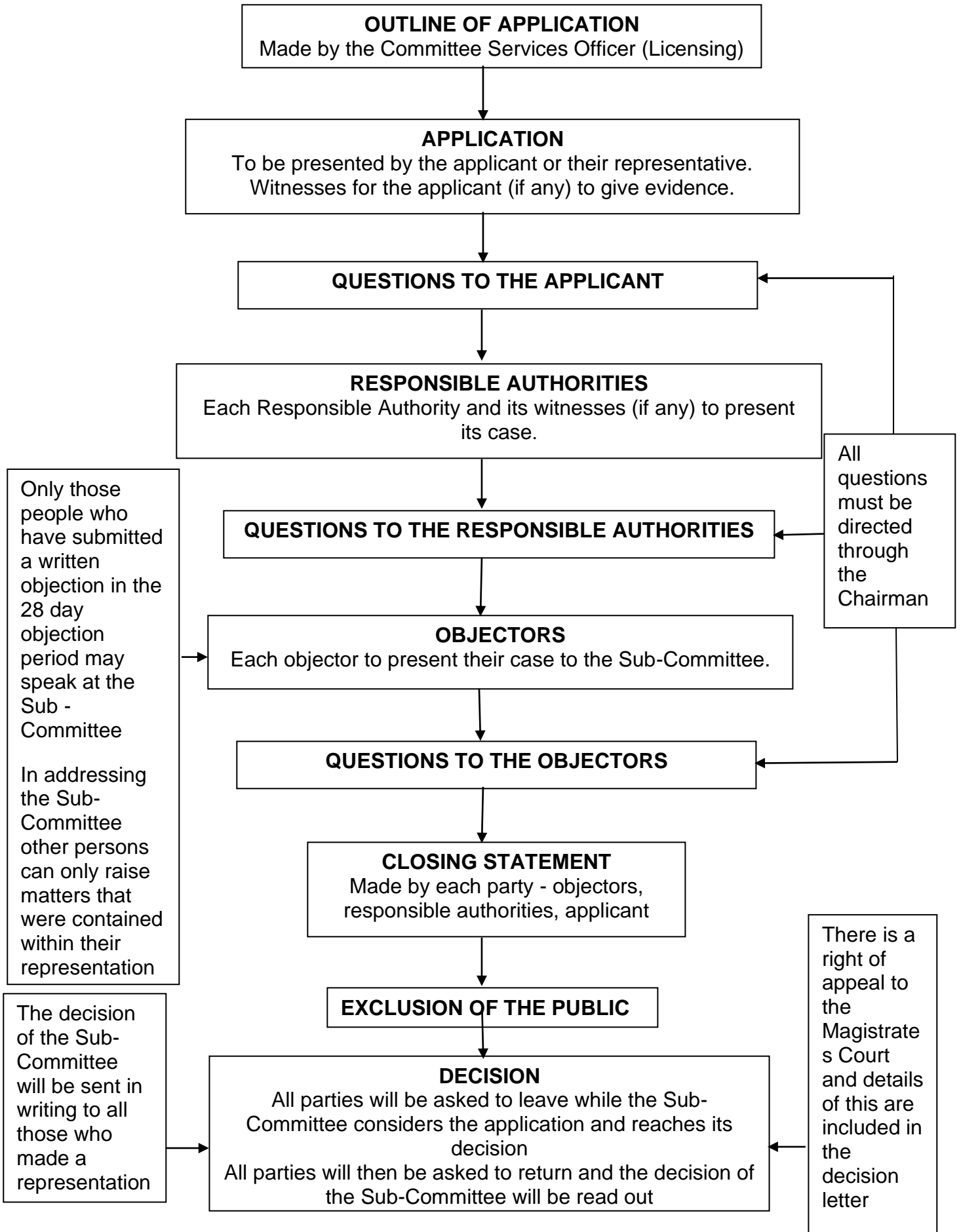
6 Exclusion of the Public (not Scrutiny or Executive)

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

**Part B
(not open to the public including the press)**

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website: www.colchester.gov.uk

The Licensing Sub-Committee Hearings Process





Licensing Sub-Committee	Item 5
The Revival Pub Straight Road, Boxted	FOR GENERAL RELEASE

Purpose of the Report	To determine an application, made under the Licensing Act 2003, for the grant of a new premises licence
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1. Application

Applicant and Premises	
Application Type	New
Applicant	The Revival Pub
Premises Address	Straight Road, Boxted, CO4 5QN
Ward	Rural North

The matter for determination by the Sub-Committee concerns an application for a new premises licence for The Revival Pub, Straight Road, Boxted.

The deregulations of the Licensing Act 2003 enable the applicant to have live and recorded music and other similar entertainment within the area covered by the premises licence. The hours of operation are limited to the hours granted for the sale of alcohol. The deregulations mean that the Council's discretion is not engaged and conditions in relation to deregulated entertainment cannot be added to the licence. The matters for determination by the Sub-Committee are the sale of alcohol on the premises and the provision of films.

The Sub-Committee in determining this matter cannot consider the need for the premises as this concerns commercial demand and is a matter for the planning authority and for the market. Neither can the Sub-Committee consider the matter of parking and road safety which lie outside its remit. The Council is only able to consider the potential impact of the application on the licensing objectives which are –

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- Protection of children from harm.

The plan is attached at Appendix 1. A location plan is attached at Appendix 3.

The representations received are set out in Appendix 2.

Licensable Activities and Hours

Supply of alcohol on the premises and the provision of films							
On and off the premises							
Day	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Start	11.00	11.00	11.00	11.00	11.00	11.00	14.00
End	23.00	23.00	23.00	23.00	23.00	23.00	21.00

2. Conditions

Agreed with Essex Police

1. The premises must have installed and maintain a closed-circuit television surveillance (CCTV) system that at all times complies with the below requirements:

- CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition.
- CCTV cameras must cover all public areas including all entrances and exits and all areas where the sale of alcohol takes place.
- Equipment must be maintained in good working order, be correctly time and date stamped, recordings must be kept in good working order and kept for a minimum period of 31 days.
- At all times, whilst the premises is open for licensable activities, there are members of staff able to immediately provide viewable copies of recordings to the police or licensing authority staff upon reasonable request.
- The recording equipment and data storage devices must be kept in a secure environment and fitted with security functions (such as passwords) to prevent recordings being tampered with.
- An operational daily log report must be maintained endorsed by signature, indicating the system has been checked and is compliant: in the event of any failure, this will be recorded immediately.

2. An incident log, which must be either electronic or maintained in a bound document with individually numbered pages, must be kept on the premises or otherwise be accessible on the premises for a minimum of 12 months and made immediately available to police, trading standards or licensing authority staff upon reasonable request. The log must be completed as soon as is possible and in any case within 4 hours of the occurrence and must record the following:

- all crimes reported to the venue
- all ejections of patrons
- any complaints received concerning crime and disorder
- any incidents of disorder
- all seizures of drugs or offensive weapons
- any faults in a CCTV system, searching equipment or scanning equipment mandated as a condition of the licence
- a refusals record detailing all refusals to sell alcohol.
- a drug policy for the premises.
- staff training records including training in relation to the protection of children from harm including under-age sales, how to recognise

drunkenness, the duty not to serve drunk persons and how to minimise noise from patrons as they arrive at, queue and depart from the premises. Refresher training must be carried out at least every six months.

3. A Challenge 25 scheme must be operated, whereby any person who appears to be under the age of 25 years of age is required to produce on request an item which meets the mandatory age verification requirement and is either a:

- Biometric Home Office photo ID
- European National ID Card
- Ministry of Defence Form 90 (Defence Identity Card)
- Passport (UK or International)
- Photo Driving Licence (UK or European)
- Proof of Age Standards Scheme (PASS) card

Where Home Office approved (not yet approved) digital proof of identity assurance technology is in use, this condition applies only when confirming that a person is 18 years or older following a failure of that technology to do so.

4. The premises must clearly display signs at each point of sale and in areas where alcohol is displayed advising customers that a 'Challenge 25' policy is in force.

5. The Designated Premises Supervisor must ensure that a written record of authority is kept at the premises for all staff who sell alcohol. The record must be made available for inspection upon request of the Police or an authorised officer of the Licensing Authority and all staff selling alcohol must be in possession of formal identification to verify their identity against the record.

6. The requirement for SIA door supervisors must be risk assessed.

Agreed with Environmental Protection

8. Prominent and clear notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.

9. Empty bottles/cans must not be handled outside the premises between 21.00 and 09.00 so as to be audible at residential premises.

3. Representations

See Appendix 2.

4. Policy Context

Policy references are given for guidance only; they should not be regarded as a substitute for the Policy which contains the necessary detail for all parties in making and determining applications

Guide to the Policy

2.2 The aims of this Licensing Policy are to pursue and promote the licensing objectives by encouraging:

- Desirable destinations for a wide range of age groups
- Licensed premises suitable for the area within which they are located
- Diversity of entertainment throughout the town centre that appeals to a wider audience
- A wide range of uses of premises

2.3 Licensed premises are an integral part of town and wider Borough and can have a major effect on the Council's aspirations for the Borough. Therefore, when relevant to the promotion of the licensing objectives, the Licensing Authority will aim to ensure premises are only licensed that are an asset to their locality and respect the character and identity of the area, contributing positively to the locality in which they are situated and to the Borough. Where licensed premises fail to promote the licensing objectives, the Licensing Authority will take appropriate steps to address any such licence related issues.

2.5 Residents can play a significant role in contributing to the effective implementation of this Licensing Policy. The impact of licensed premises will naturally be most felt at a local level and it is important that residents and businesses have an active involvement in the licensing process and understand how they can do this.

2.6 The Licensing Authority considers it extremely important that licensed premises operate as good neighbours within their community. Licence holders are encouraged to engage with local residents and businesses prior to submitting applications and for the duration of their licence to ensure that any problems can be dealt with promptly and to ensure the promotion of the licensing objectives on an ongoing basis.

2.7 This Policy contains a number of Key Factors, which are the primary issues it expects licensees to consider when identifying the steps they intend to take to promote the licensing objectives in their licensed premises

Key Factors

KF1 What we aim to encourage – desirable destinations for a wide range of groups and uses

KF2 The location of licensed premises – venues in the right place

KF3 Hours for licensed premises – operating at the right hours

KF4 Standards to promote the licensing objectives – excellent management

KF5 Off sales of alcohol - operating to the highest standards

Operation of the Policy

2.8 This Policy sets out the Licensing Authority's vision for the regulation of licensed premises throughout the Borough and outlines the minimum standards expected in order to ensure the promotion of the licensing objectives. Applicants are advised that where their application falls outside the guidance set out in the policy in relation to times and activities etc., they will be required to demonstrate that their proposals will not undermine the licensing objectives.

2.9 Every application will be treated in accordance with the Act, the Section 182 Guidance and this Licensing Policy. The applicant is expected to consider all relevant sections of the Policy and the potential impact upon the licensing objectives relevant to them.

2.10 The Licensing Policy is applicable to all premises providing any licensable activity. Applicants are expected to consider all the matters relevant to their application; these include key factors and where appropriate special guidance in relation to the Town Centre Zone.

2.12 If there is a relevant representation, the application will be considered on its own merits against the guidance contained within the policy and steps taken which are appropriate and proportionate to promote the licensing objectives.

2.14 The Licensing Authority will always consider the circumstances of the case and whether granting the application will undermine the licensing objectives.

2.15 In considering conditions to be attached to licences and certificates, the Licensing Authority will ensure that conditions must:

- be specific for the premises;
- not duplicate existing provisions;
- be capable of being met;
- be appropriate and proportionate for the promotion of the licensing objectives: and
- be tailored to the individual style and characteristics of the premises and events concerned.

2.16 It is acknowledged that conditions can only be imposed that seek to manage the behaviour of customers when they are on the premises and within the control of the licensee or in the immediate vicinity of the premises.

2.17 Licensing law is not the primary mechanism for the general control of nuisance and antisocial behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned. Nonetheless, it is a key aspect of such control, and licensing law will always be part of a holistic approach to the management of the evening and night time economy in the Borough.

2.18 Where, following relevant representations and a hearing, the Licensing Authority is not satisfied that amendments to the application and/or the imposition of conditions will ensure the promotion of the licensing objectives the application will be refused. The amendments that will be taken into consideration include –

- excluding licensable activities
- amendments to the times for licensable activities
- a reduction in the licensable area.

3 Key Factors

3.1 The key factors set out in the Policy are intended to address the principle issues related to licensed premises. Licensed premises and activities can play an important role in ensuring that the Borough is vibrant, prosperous, thriving and welcoming. However, if premises are not managed responsibly, they can also impact negatively on an area by causing a wide variety of problems.

3.2 Our aim is to promote an 'inclusive' evening and night time economy throughout the Borough to ensure people of all ages can participate in and enjoy a range of activities. These Key Factors are designed to ensure that all licensed premises throughout the Borough operate to promote the four licensing objectives in order to ensure they contribute positively to the Borough. The Key Factors are:

KF1 What we aim to encourage

KF2 The location of licensed premises

KF3 Hours for licensed premises

KF4 Standards to promote the licensing objectives

KF5 Off sales of alcohol

KF1 - What we aim to encourage

3.3 A key aim is to ensure the diversity of licensed premises and particularly avoid premises simply focused on the consumption of alcohol. Where relevant representations are made applicants wishing to operate premises that facilitate quick drinking through a lack of seats (vertical drinking), loud music, and particularly those which aim to attract a particular audience to the exclusion or detriment of other groups will need to be able to demonstrate through appropriate measures that their application will not have an adverse impact on the licensing objectives; the reliance on continuing good practice is unlikely to be sufficient where such applications for new or material variations are sought.

3.4 We will also ensure that due consideration is given to the proximity of licensed premises not only to local residents and businesses, but also in relation to other licensed premises to ensure they are located in a position that does not adversely affect their ability to ensure the promotion of the licensing objectives.

3.5 While it is recognised that, in some circumstances, flexible licensing hours for the sale of alcohol can help to ensure that concentrations of customers leaving premises simultaneously are avoided, the Licensing Authority will consider restricting hours to ensure the promotion of the licensing objectives, subject to relevant representations being made in relation to the hours applied for, should the Licensing Authority deem this appropriate and proportionate following a hearing

3.8 Every application will be treated in accordance with the Act, the Guidance and this Licensing Policy. The licensee is expected to consider the Key Factors and the potential impact upon the licensing objectives relevant to them. The Licensing Policy is applicable to all premises providing any licensable activity, and it is important that all premises have regard to it and can demonstrate this. Premises

located within the Town Centre Zone should have regard to both the provisions set out in Paragraph 3.14 and those set out in 9.5.

What we aim to encourage

3.13 The aim is to ensure desirable destinations that cater to a wide range of age groups and uses. Premises that are encouraged are:

Those that will extend the diversity of entertainment and attract a wider range of participants and in particular venues that offer diversity within the night time economy such as late night cinema, without the sale of alcohol, and live music venues. Venues that offer original material, are encouraged particularly to provide a range of live performances and styles of music, provided that such entertainment does not undermine the licensing objectives.

Family friendly venues, where people with children can attend, are encouraged.

Quieter and Smaller ‘local-style’ venues able to promote a sense of community and familiarity for customers.

Wind down or chill out venues that enable people to begin or end their nights out in a quieter venue where customers can sit down in a relaxed environment, particularly without alcohol.

Restaurants and Cafés as well as other less alcohol-dominated venues.

Theatres and Cinemas

3.14 Subject to compliance with the other policies the types of licensed premises set out in the Matrix below will generally be considered acceptable, unless relevant representations are made and/or the Licensing Authority considers that the application will undermine the licensing objectives. The Council wishes to see wider diversity in the night time economy and in particular wishes to encourage premises whose primary purpose is not the sale of alcohol.

Primary Function	Residential	Mixed Commercial and Residential	Commercial
Pub** Bar Wine Bar	Yes until 23.00, midnight Friday and Saturday	Yes until midnight	Yes until 02.00

KF2 - The location of licensed premises

3.15 The Licensing Authority considers the following as key issues in relation to the location of licensed premises:

- The proposed operation of the premises having regard to the licensable activities applied for, the size, structure and proposed capacity, the type/nature of the business

- The proximity of the premises to local residents.
- The proximity of the premises to other local businesses that could be affected
- The general character of the surrounding area including crime and antisocial behaviour levels
- The availability of transport to and from the premises

3.16 Consideration will be given to the capacity for vertical drinking at the premises. Vertical drinking has been linked with encouraging binge drinking and an increased potential for violence and antisocial behaviour.

3.17 Additionally, a number of premises closing simultaneously would lead to larger numbers leaving at the same time thereby increasing the risk of disorder and disturbance, as well as creating spikes in demand for taxis and other sources of transport.

3.18 There is the need to balance the needs of residents with that of the night-time economy. Licensees should consider how their premises could impact upon the needs of local residents and businesses. Particular consideration is expected to be given to:

- Prevention of noise or vibration escaping from the premises due to volume of music or plant and machinery noise.
- Prevention of noise disturbance from people entering and leaving the premises (e.g. queue management, dispersal policy).
- Prevention of disturbance by people outside the premises (e.g. smoking areas).
- Litter from the premises (This issue is considered particularly relevant in respect of late-night takeaways and smoking-related litter outside of licensed premises).
- Disturbance caused by deliveries and collections at the premises including waste and bottle collection.

3.19 Consideration should be given to the effective availability of transport in relation to the premises including the proximity of public transport in order to ensure customers are able to get home safely and without causing disturbance.

KF3 - Hours for licensed premises

3.20 The Licensing Authority considers that measures must be taken to address the causes of crime and disorder and public nuisance linked to the night time economy.

3.21 The Licensing Authority will have particular regard to the hours applied for and considers that later hours will typically be more sensitive and higher risk in causing problems, especially related to drunkenness and particularly after midnight.

Consequently, the Licensing Authority expects a higher level of control measures to be implemented at the premises when an application is made for later hours.

3.22 The Licensing Authority will have particular consideration to the location of premises and their likely effect on the locality when considering whether the hours requested are appropriate to the area and consistent with promoting the four licensing objectives (see the Matrix in paragraph 3.14). Opening hours will not generally be regulated but each application will be considered on its own merits and in particularly noise sensitive locations it may be appropriate to consider the opening hours of a premises.

3.23 Where relevant representations are made, premises that are considered to meet the criteria 'What we aim to encourage' will normally be given greater freedom to operate than premises that could be considered more likely to have a detrimental impact upon the licensing objectives, such as youth-oriented, alcohol-driven premises.

3.24 It is expected that hours for licensed premises will be particularly relevant having consideration to the location of the premises. Consequently, the hours applied for licensable activities should be appropriate with regard to the nature of the location of the premises. It is recognized that in spite of the quality of the operation of the business, where patrons are out of the control of the licensee, the lateness of the terminal hour for the premises will often be a contributory factor in the potential for disturbance.

3.25 The Licensing Authority will not consider the fact that other premises in the vicinity already have later hours as a justification for granting similar or extended hours and each application will be considered on its individual merits.

KF4 – Standards to promote the licensing objectives

3.26 An application for a new premises licence application, provisional statement, or a variation to an existing licence, must contain an operating schedule which identifies robust proposals to promote the licensing objectives.

3.27 Where no relevant representation is received against an application, conditions consistent with the steps proposed in the operating schedule will be attached to the licence (in addition to the mandatory conditions).

3.28 We have identified the standards we expect licensees to consider when preparing their operating schedules in order to promote the four objectives. However, it is a matter for them to consider and propose the measures they regard as appropriate to promote the licensing objectives with respect to the individual circumstances of their application and having regard to their comprehensive risk assessment of the operation of their premises. These measures are not exhaustive, and the Licensing Authority will have regard to any relevant issues raised in any representation that may fall outside the standards.

3.29 All relevant measures appropriate to the premises will be expected to be incorporated as part of the operating schedule. Licensees are not restricted to only those measures outlined in this Policy and it is proper that they address all issues they consider appropriate to promote the licensing objectives. They may also wish

to liaise with the responsible authorities and local residents or businesses in considering whether any additional issues may be relevant.

3.30 All persons, including responsible authorities, should also consider these standards in relation to making any representation against an application.

3.31 Where there are relevant representations in respect of an application, these standards will be applied by the Licensing Authority to ensure licensed premises operate in the manner expected, where appropriate, by the Licensing Policy.

3.32 When it is considered by the Licensing Authority to be appropriate and proportionate in order to promote the licensing objectives, the policy is to attach conditions in accordance with the standards to promote the licensing objectives outlined in this Policy

3.33 While the standards have been separated under distinct titles of the four licensing objectives, many of them will be relevant for the promotion of multiple objectives. Where a measure may address more than one licensing objective it need only be included once.

5. Options available to the Sub-Committee

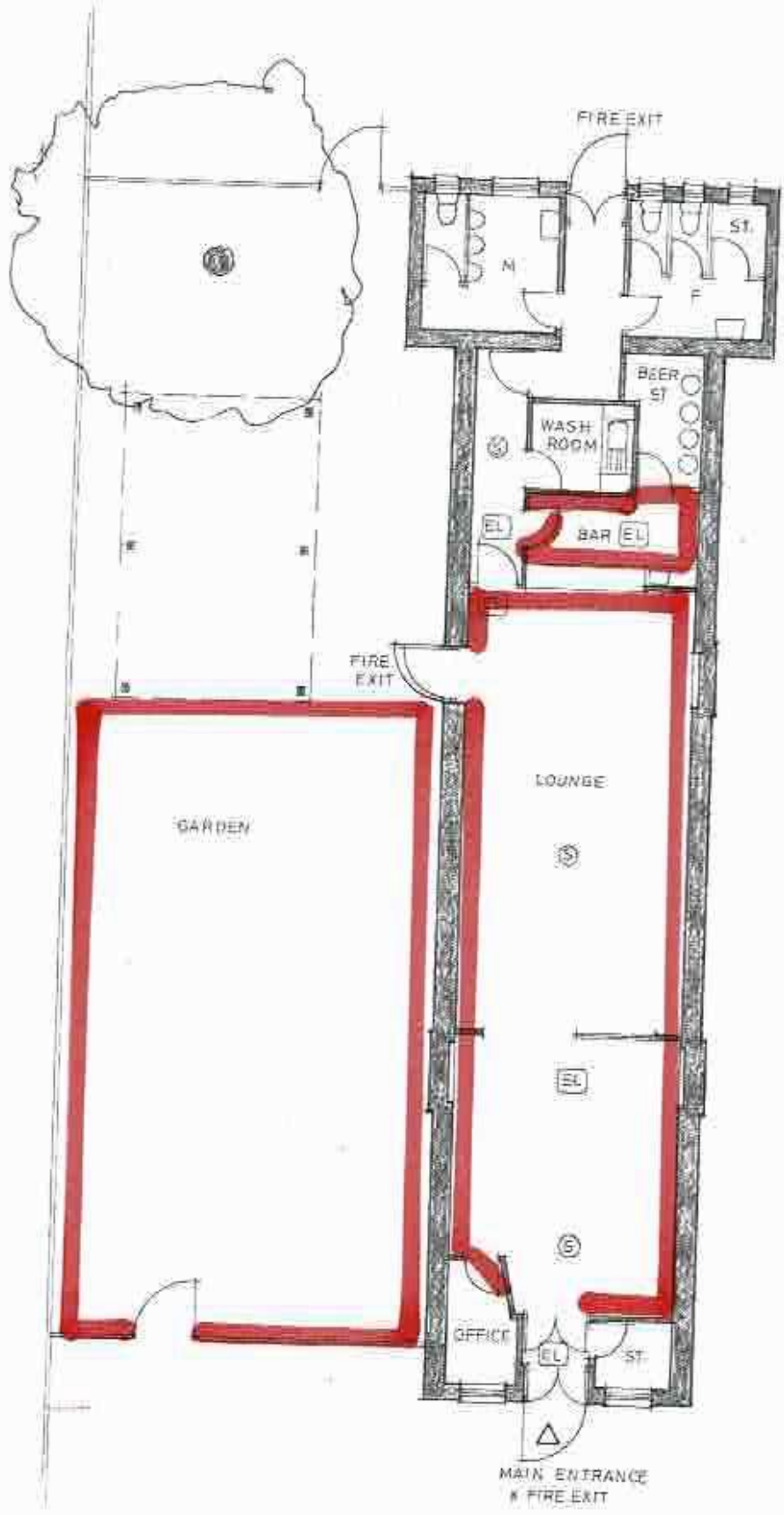
The Sub-Committee must take such of the following steps as it considers appropriate to ensure the promotion of the licensing objectives –

- Grant the application as requested
- Grant the application whilst imposing additional conditions
- Exclude or reduce the hours of operation of any licensable activities included within the application
- Reject the whole or part of the application

Report Author

Sarah White, Licensing
Team Leader

Email: licensing.team@colchester.gov.uk



- KEY
- [EL] EMERGENCY LIGHT
 - (S) SMOKE DETECTOR

Do not scale from drawings

Revised:		
TITLE: Existing Building—The Revival Public House Boxted Straight Road, Boxted		
Date: September 2023	Job No:	File #1:

0m 1m 2m 3m 4m 5m

0m 1m 2m 3m 4m 5m

SCALE: 1:100

1. Elm Tree Lane

I support this application as its a vital venue in the village where friends meet up and socialise

It also has two pool teams that play from the pub in the Colchester Wednesday pool league

The pub provides a safe, friendly environment and is an important social space for residents. I believe granting the licence will benefit the local area without causing problems.

The pub contributes to the local community in a positive way, and I support the granting of the licence

2. Oakfield Drive

I am writing to say that I object strongly to to the proposals for the British Legion in Boxted.

1) The unrequested music which will seriously affect my wellbeing and joy of living in Boxted. I do not wish to sit in my garden, or in general be subjected to unwarranted music.

2) The behaviour and out of hours disruptive behaviour from people in the British Legion has also been unaccepted.

3) My quality and safety of life will be ruined by the constant flow of traffic and noise from the Legion

4) Most importantly the combination of school runs at 3pm and people leaving the the Legion at the same time, is a potential accident waiting to happen.

3. Straight Road

I would like to comment on the current Application for a Premises licence for 'The Revival Pub', Straight Road, Boxted.

By way of introduction, I have lived xxxx these premises for forty years, when it was 'The Boxted British Legion Club'. During that time, with one or two hiccups in the last few years, it has been a peaceful co-existence. I will also say that I have been involved in the licensed trade all my working life.

I refer above to 'one or two hiccups' and these generally arise from musical events being held outside the small building. These can therefore be something of a

nuisance in the late evening in what is a very quiet rural area. The possibility of these events increasing to attract a wider customer base is of concern. I can put up with a noise nuisance for fellow villagers' sake but not for a wider clientele.

There is also a road safety issue with the lack of parking at the premises. The forecourt of the premises is small, and there is also a question whether the whole of that area is part of the premises and available to customers. As a village amenity many of the former customers of the club walked there but, even so, there could be considerable number of cars parking along Straight Road, which is an unlit road, albeit with a 30mph limit. Sadly, it not unusual for some of these cars to park on the narrow footway impeding the passage of children's buggies and occasionally a mobility scooter etc.

I request that these issues of public safety and public nuisance are considered in determining this application.

4. Oakfield Drive

I wish to raise my objections in the strongest of terms to a Premise Licence being issued to the above application as it is being used to directly replacing a Members Club Premises License, that has expired and not been renewed.

It is essential to note that this Premises Application has solely originated from the financial closure of The Boxted British Legion Club and the non-renewal of the Club Premises License which they held and the questionable sale of the property.

This application is exposing the site to selling alcohol to ANY CUSTOMER, who walks in the door, rather than selling to a known club member or their signed guest as was tightly controlled under the Members Premises Licences.

Technically as the alcohol is already owned by the club with a Member Premises License this is an application for **First Time alcohol will be sold on the premises and as such should be tested under both Planning and Licensing policies.**

This is the first Full Premises License Application received for this site and is indirect opposition to the safety and control that the Members Club Premises License has provided for 30 years.

A Premises Licence granted for this applicant and site exposes the venue and residents to

1. Crime And Disorder
2. Public Nuisance
3. Public safety

I would strongly question if this Premise Licence application should be referred to the Planning department who in conjunction with Colchester Borough Licensing should closely examine it, focusing on the areas of alcohol and public safety; disruption of addressing antisocial behaviour; alcohol and drug related crime and identifying hidden harm.

This Application will have a negative impact on the village and the residents who live nearby, and substantiate a public nuisance from increased traffic flow, starting and revving of car engines within a quiet rural residential area. There will also be the noise of customers arriving and leaving the premises possibly drunk, or under the influence of drugs etc,

Colchester Borough Licensing Policy which is integral in managing the role licensed premises play in the community must ensure that licensed premises have a positive impact on their locality, ensure high standards of management for licensed premises and promote high-quality premises that can contribute positively to their locality.

The Community Safety and the Safer Colchester Partnership focuses on alcohol and public safety; addressing antisocial behaviour; alcohol and drug related crime; and identifying hidden harms.

I am confident that this Premises licence cannot be granted if the above key policies are applied, as this Premises License cannot be viewed as having a positive impact on the area.

The Boxted British Legion Club, which had existed in this site for approx 30 years under a Members Premises License. This did cause occasionally cause disruption to the area but was mostly self-policed by its members and committee.

The current application for a Premise License detailed below has no such restriction and puts the village and its residents at serious risk from crime and disorder, Public Nuisance and exposure to Public Safety issues.

It is a horrific idea to residents that a Premises License, could be granted, as it will allow:

1. The Revival Pub to be open to anyone and everyone, with NO membership security as before.
2. The Revival Pub would be a for profit establishment and would need to be promoted heavily to attract clientele via advertising/social media.
3. Patrons are likely to come from a wide surrounding area with little control by the management as to who consumes alcohol or anything else on its premises.
4. The site is 3.5 miles from the A12 and 5 miles from Colchester, no distance to go for a Rave /party and in easily distance for drug running from county lines etc. this would bring crime to the village, and I suspect local properties identified for theft.
5. Boxted Straight Road is a long straight road ideal for street racing, always a possibility.

Without Colchester Planning and Licensing taking control, fully examining the Application and rejecting this Premises Application all these problems and issues are likely to become reality destroying Boxted and the quietness the village that its residents currently enjoy.

Please view the website for The Revival Pub.

This already demonstrates their intention to “PARTY” and the type of establishment they intend to run. The Revival Pub Website Front page states:

“Welcome to the Party! in large capital white text on a black background.

This clearly advertises the intention that the Revival Pub is planning to host large parties open to anyone or a **“Create a party atmosphere”** within the Revival Pub premises.

Scrolling down the front page the label:

“About the Pub

Appears and this statement is written”.

“We are a licenced public house at the heart of a small rural community.”

Indicating that they already have a License which has yet to be considered!!

Scrolling to the events page

A backdrop of a nightclub/rave appears with the words;

Poppy Quiz 10th October

Given the advertising and design of the Revival Pub website it is clear the intention is to create a very **lively “rave and nightclub venue under the guise of a public house in a quite village.”**

Obviously recorded and possibly live music will be played within the premises and likely to be piped to the garden which is a sun trap and heavily used in warmer month disturbing the neighbours. In any respect the music pollution will escape when doors to the venue are open.

Live music has previous been held outside under a marque and this echoes around the village and down the valley to Great Horkesley further causing noise pollution.

This type of establishment is totally unsuitable for the site and village and goes against the **“Local Development Framework which recognises the need to ensure that licensed premises are suitable for the area in which they are situated.”**

There has been absolutely No consultation with local residents prior to applying for the Premises Licence by The applicant.

The Blue Notification letter was not displayed as instructed and it is my understanding that the closing date for objection had to be move from the 6th October 2025 to the 23rd October 2025 to allow sufficient display time of the Blue Notice and residents time to object.

This has created suspicion within the village as to the intentions of the Premises Licence Applicant and residents are extremely concerned, when full informed of the possible implications that this Premises License Application could create are explained and the utter detrimental destructive impact it could have on the village if not strongly objected to and refused.

Premises Plan. Washroom /Kitchen

I note with interest that the small room directly behind the bar and adjacent to the cellar is labelled "**Washroom**"!

I suspect this is to prevent having to comply with "**kitchen hygiene rules**."

This has always been the Kitchen and houses a base unit with aluminium draining kitchen sink, water heater, extractor fan, a fridge/freezer, kettle, air fryer, crockery etc.

It is my understanding that The Revival Pub does not have a DPS or a Personnel License Holder.

6. Public Nuisance

The evenings of 15th and 16th October 2025 The Revival Pub had ten licenses so was open. It is impossible to object to these tens as there is no forward knowledge they had been applied for.

A public nuisance was created on both these evenings as a direct result of a tens license being issued.

This occurred when customers of the Revival pub parked on the pavement opposite the venue blocking pedestrian right of way. To get passed myself and several other dog walkers had to walk in the road with traffic passing in both directions. This is extremely dangerous especially as the village has no streetlights and visibility is obscured by parked vehicles.

This Public Nuisance was reported to Essex police on their website with Ref Nos:

BCA-126702-25-4242-04 15th October 2025

VCN-86519-25-4242-IR 16th October 2025

A Public Nuisance was also created by these parked cars as exiting from the private driveways on Straight Road was made very dangerous when cars parked either on the road or on the pavement blocked the visibility when exiting.

I have photos of these vehicles illegally parked on the pavement.

If a Premises License is granted a public nuisance from cars parked in this manner is likely to occur every time the Revival Club is open, how can the Colchester licensing allow this to happen.

When the British Legion was open they used a car park area to the rear of the premise, but there was history of evens or meetings held in these premises causing numerous vehicles to be parked along Straight Road. They could frequently be

parked from well before Oakfield Drive to Eastside, some hundred yards or so. This becomes very dangerous with traffic still trying to weave through the village and residents trying to safely exit their driveways or walking in the road. It is only a matter of time before a nasty accident is cause by these parked and pavement parked cars. Emergency vehicles could find access difficult on these occasions also.

Having discussed this Premises Application with numerous villagers many of us are questioning exactly what is happening and how can Colchester Borough Licensing Policy, Community Safety and Colchester Planning Department possibly not protect them the nightmare of "The Revival Pub" destroying the village.

I personally have three years of elected experience of being Treasurer of the Royal Boxted British Legion Club and how it was run. I also have a sound commercial and financial background. I fully expect that any business based there will not be commercially viable and will eventually fail due to lack of income and the premises of the Revival Pub will be put up for sale again.

If this Premises Licence is granted it is likely that any new owner may try again to run a licenced establishment on the site as a presidency will have been created and the villagers will have to endure the insecurity of what the site will be used for and the possible impact on the village yet again.

Given the above evidence, the licensing objectives and the responsibilities of Colchester Borough Licensing Policy to ensure that licensed premises have a positive impact on their locality, ensure high standards of management for licensed premises and promote high-quality premises that can contribute positively to their locality, I trust this application will be refused, as it will clearly not in keeping with its locality.

I tender and support my opposition to this Premise Licence Application.

I look forward to receiving notification of the date and time of hearing and will most definitely attend and present any evidence I can provide against this Application.

5. Oakfield Drive

I wish to object to the Application to the Premises Licence on the following grounds:

1. Public Safety - whilst the previous use was limited in its hours and Private Membership usage, the new application appears to be more extensive in terms of hours open and a "Partying" type venue according to its new website and facebook advertising. As close residents we had to put up with occasions where parking outside the venue was backed up along the narrow road causing blockages to through traffic and a danger to residents trying to exit their drives. The new pub will likely increase the frequency and extent of the dangerous situation faced by

residents and through traffic. I have personally witnessed altercations between drivers travelling from either end of the line of parked cars unable to both get through the small space left after cars are parked outside the venue.

2. Prevention of Public Nuisance - The above traffic blockages and potential noise nuisance is unfair to local residents. This location is completely unsuitable for a pub.

See attached pictures taken in the summer of road blockages and residents unable to see properly as they exit their drives onto Straight Road. Only a matter of time before a bad accident occurs as residents cars are hit by people rushing to get through the gap before they meet oncoming traffic.

PS Don't know why but I can't add my jpeg file pictures to your form.





One other issue which just occurred to me is the bin collections on a Friday.

Our garden waste is collected about 1pm on a Friday and if cars are parked along Straight Road the bin lorry would just be able to move along on the wrong side of the road thereby blocking any cars coming in either direction.

Would that be a public nuisance or a bit of a safety issue?

6. Straight Road

I wish to object to the granting of a liquor license at The Revival Public House in Straight Road Boxted.

I am a resident at xxxx directly beside the World War Two era Nissen Hut which the applicant intends to run music, dancing and drinking.

My objections are as follows.

1) On Sunday 21-9-2025 at 10:30 a notice of the application was displayed for the first time outside the premises this being the only notice displayed. No letter, leaflet or other form of notice has been provided to residents. There has been no consultation with the residential occupants of Straight Road. The area is exclusively residential. The applicant has not technically complied with the time period required under the Act, or complied in the spirit of the Act by seeking input from the existing neighbour's.

2) The applicant's plans do not show where the performance of dance, or plays or live music would be located. The area indicated in red outlined as the bar on the plans (which should be the place mainly or exclusively used for the sale and consumption of alcohol) is in fact the counter of the servery area in the original British Legion layout accessible to staff members only. Essentially customers would carry drinks into, across and through, the area now indicated as the lounge on the plans. Which historically would have been the bar area. From a safety viewpoint the drinking area should be separate to the area designated for dancing and or live performances. The plans need to be re-drawn.

3) The building intended for use is unsuitable for the types of entertainment listed above being a World War One era, prefabricated Nissen hut, essentially a temporary structure lacking modern heat and sound insulation. The close proximity of residential properties, the majority of which are occupied by senior citizens, will inevitably lead to a noise nuisance.

4) The hut uses asbestos for the majority of the structure which constitutes a hazard if disturbed by workmen or customers. If this building were to be constructed today it would breach building standards.

5) The sides of the building are windowless the roof low and ventilation is therefore inadequate for a large public gathering and energetic activity.

6) Noise and disorder. The hours applied for allow the operator, and any future operator, to run the premises until 23:00 hours every single day. In practice when a licensed premises closes the patrons slowly exit to return to their cars. Among any group of customers some will inevitably spend a period of time waving off friends, finishing cigarettes, shouting good night, relieving themselves against trees and hedges and slamming car doors. One to two individuals' wheel-spinning into Straight Road at midnight to the "delight" of the residents. Whilst the premises licence may end at a fixed time, the noise of the last of the patrons will continue for approximately one hour. In essence the noise generated from the closed Revival Pub will

potentially finish at around midnight on every single day of the week and all weekend. If the applied for hours are granted there will be no respite for residents on any single day. My partner, a nurse, gets up for work at 06:00 hours, potentially less than six hours after the car park noise ends, assuming, despite her irritation, she fell instantly asleep.

It could be argued that she should not have bought a house next to a Pub if she could not cope with lack of sleep, but in fact xxxx was next to a Private members Club with compliant members, not a fully licensed Public House open to all and sundry.

The British legion was a members only club with a restrictive Registered Club Certificate allowing them to sell alcohol to their own members. Essentially this limits attendance by non members to people who are guests of members. Numbers of attendees tend to be low, everyone knows each other and such members clubs generally cater for locals, or persons with a shared interest. A full on-licence has no such restrictions. Historically the licensing justices granted the British Legion Club house a members Registration Certificate because they felt that best served the local community, the tendency of the Club memberships to 'self Police' and ban problem individuals may have been a consideration. Vetting of new members by existing members reduces the opportunity for disorderly individuals, known drug dealers', thieves, or identified sex offenders to gain membership, or access. This is essentially why the need for Police officers to be called to incidents in Private Registered members clubs is statistically far fewer than their need to regularly attend Public Houses for bar fights, drunkenness, noise and underage drinking etc. Please consider the long term future implications that upgrading to a Full On Licence in close proximity to a solely residential area. Inevitably this must have an impact on the lifestyle quality of the neighbours.

7) Parking. The plans do not show any provision for the general public to park their cars, motorbikes or pedal cycles. The biggest concern for most neighbouring residents in Straight Road is that their driveways will be blocked by customers' vehicles. This has already happened whilst the premises recently had the advantage of an occasional licence.

There are no streetlights at all in Straight Road, parking after dark is therefore complicated by the fact that drop kerbs are possibly less visible to persons from outside the area, or perhaps the general public are less conscientious when parking than the villagers themselves. The Revival has seven possible parking spaces, if two are taken by staff that leaves only five (5) customer parking spaces, everyone else will park in Straight Road as best they can.

No provision, as yet for disabled parking, lighting or pedal cycles.

A well evolved proposal would cover this important issue in the application plan, although a visit to the site will reveal the parking issue is insurmountable on the land as it stands.

8) Over provision. Colchester Community Stadium, a short distance from the location of the proposed Revival Public House, enjoys ample safe parking, good street

lighting has several licensed premises and a variety of entertainment is provided. This development is in well-planned modern buildings with adequate security and away from occupied residential property.

9) Security. On five occasions to my knowledge the existing hut, used originally by the British Legion, has been subjected to attack by nighttime burglars. Having no resident landlord, Pub dog or manager, and being of a ramshackle construction it is particularly attractive to thieves. As a licensed premises it will be assumed by thieves that the building contains alcoholic drinks potentially, cash and aluminium barrels that they will be able to dispose of. Any Police response patrol must attend all the way from Colchester giving such burglars some time to overcome, or ignore a triggered alarm.

10) Toilets. The plans do not propose a capacity figure for patrons however the provision of a single male WC and 3 standing urinals may be considered inadequate in view of the fact that patrons have recently urinated in the car park. No provision of a disabled toilet is apparent.

11) The hut is surrounded by both dead and dying mature deciduous trees due to a severe leaf miner moth infestation the overhanging horse chestnut tree poses a direct threat to the asbestos roof of the hut and dead branches have historically hit vehicles parked in the car park. The dead tree trunks and dead branches pose a risk to pedestrians and vehicles.

12) The locality has a village pond adjoining the car park which attracts a diverse variety of wildlife and gives 200 year old xxxx its name. Deer, wildfowl bats and many species of bird, reptile insect and mammal frequent this locality drawn by the pond. Since renovations have commenced on the Revival the pond has been filled with builders' rubble and I am concerned that the village will lose this wildlife sanctuary.

In conclusion for the reasons listed above myself and my partner are strongly opposed to the grant of a new full on liquor licence at this location. Should it be decided that a hearing is required we would like to present our objections and our evidence. Several other residents have also raised their concerns to me.

Should it be decided to grant this application without a public hearing could I request consideration of a reduction in the late-night closing hours of the premises on Sundays and Bank holidays to 21:00 as was the circumstances for the original British Legion.

Submitted for your kind consideration.

7. Straight Road

We would also like to raise a representation against the premises licence application, with relation to the following objectives:

Public Safety

There are no street lights along Straight Road, so visibility is poor for both pedestrians and road users. At this end of the road, there is only one pavement, which runs along the east side. It varies in width, becoming quite narrow in the vicinity of the former British Legion site. There has been more than one 'event' held at the premises in the past couple of weeks, resulting in numerous cars being parked along the kerb edge, indeed several cars have been parked up on the pavement. This raises concern for public safety. Pedestrians, dog-walkers, families with children have no choice but to walk out into the road, putting them in immediate danger. To compound the problem the parked cars are generally nose-to-tail. Cars travelling up and down the road cannot easily give way to one another due to the width of the road. Furthermore very few drivers actually stick to the speed limit of 30mph. So this is potentially a recipe for disaster in terms of people walking along straight road. Some attendees of these 'events' clearly have no regard for residents, parking adjacent to driveways and next to dropped kerbs, presenting a hazard for homes owners trying to get into or out of their own property.

The off-road parking area for the site is very limited. One space is designated for Pond Cottage, a property next door. So it doesn't take long for people to start parking on the road. The vehicular entrance off straight road suffers from poor visibility when looking at approaching vehicles from the south (i.e. Colchester). With cars parked opposite this exacerbates the risk of an accident. The risk is likely to increase if the premises were to be open 7 days a week.

The Prevention of Crime and Disorder

As residents of Boxted for 4.5 years we have had no concerns with crime and disorder in the village and cannot recall any incident related to the British Legion during or after functions. However this was open at limited times during the week and weekend. We understand the current licence holder has applied for the establishment to be open 7 days a week. This raises concern that some people will be encouraged to drink all day. Not that this is a crime of course, but fueled with alcohol, people can get volatile and become threatening or destructive. With that is the possibility of crime and disorder, to what effectively is a very quiet, well respected area of the village.

The Prevention of Public Nuisance

During its life as the British Legion, there have been live music events held on this site, generally on a Saturday night in the summer. These probably aren't to everyone's taste, but sometimes they offer a pleasant form of 'free' entertainment, when sitting in the garden. That said they were very occasional. As a 'pub' there is potential for live music or Karaoke to be a weekly event and this would be a concern in terms of noise.

We trust this is in order and will be considered, with the other representations when determining the application.

8. Straight Road

Introduction

This is a submission of objection to the proposed application for a premises license by the Revival Pub, Straight Road, Boxted, CO4 5QN. These premises are locally known as the British Legion, or “The Legion”, and have been for many years.

What is being proposed is effectively to change a small private members club to a public house, open for long hours, every day of the week.

I have not been able to find a copy of an existing or former premises license on the licensing authority’s website to this building but would assume that the licensing authority considers the history of permissions on this site in its determination process.

I understand that any objections to a premises license application should relate directly to one or more of the following licensing objectives which are discussed in detail below:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

I should add that I have lived opposite the British Legion for 22 years, during which time I have never found great cause for complaint. If “the Legion” were to carry on business as usual, I would probably not have a great deal of concern. However, the worry is what happens in the future if the business grows to an open public house operating from 11 am to 11 pm every day of the week, and the licence is passed on to others, then further to others and so on etc. In this case, the following concerns are most relevant.

Planning Authority Consultee

Before detailing my objections to the application, I wish to raise the subject of planning under the Town and Country Planning Act 1990, because I believe it to be highly relevant to this issue. It is for the City Council to determine the exact position, and I have written separately to the Planning Authority today to request their view, but my understanding is as follows.

Searching the City Council’s planning website, I have been unable to find a relevant planning permission for these premises. I spoke to a planning officer in the City Council who confirmed that she could not find such evidence and that no planning

application has been made since at least 1991. It is my belief that there is no planning permission for these premises.

I understand that the planning authority is a statutory consultee to the licensing authority who should consider the planning position when reviewing the application. In my view, what is being proposed is a “material change of use” for this building, in which case, in conjunction with the alcohol premises license, the facility must also have a valid planning permission to operate lawfully. I would be keen for the planning authority to provide the licensing authority with their view on planning for this building.

For the record, in my opinion, if a planning application was made for a new pub, this would probably result in a refusal for a number of obvious planning reasons relating to its limited building and site use and its unsuitable location. If a planning application were not refused, at least it would give residents a fair say in the process and would hopefully result in several restrictive covenants.

For the benefit of the Licensing Authority kindly note that in my letter to the Planning Authority of today's date I have asked the following questions:-

- Is there an existing planning permission for the British Legion at Boxted? - in which case, kindly provide a copy;
- If there is no planning permission, can a new alcohol license be issued and can the British Legion operate as proposed by the licence with no planning permission?

Prevention of Crime and Disorder

I believe that the police are also a statutory consultee in the licensing process in which case no doubt they will be informing the council of the relevant history at this location. For my part, I recall that there was a spate of break-ins a few years ago where alcohol was the key product stolen. The building is a classic second world war Nissen Hut, with the characteristic curved corrugated iron roof, and must be very difficult to secure to a modern specification.

Obviously, going forward, the presence of “a new pub” may attract some criminals to try their luck, and this attention could ‘overspill’ into adjacent residential areas. This is a considerable cause for concern for ourselves and our neighbours.

The proposed license conditions, relating to CCTV, crime, drunkenness, antisocial behaviour, and police access provide an insight to the types of activities and customers that are expected, and this does not give local residents much confidence. It does not help that the proposed “maximum number” of clients has not

been inserted into the application form, and in the absence of a business plan, it is difficult to know exactly what is proposed.

Public Safety

The principal concerns for myself and my neighbours relate to the small nature of the site and building, its close proximity to several residential properties, and its location on a busy main road, namely Straight Road, Boxted. As has been said, the premises are based in a small former Nissen hut, as built in many locations on airfields across the country during the second world war. The biggest potential problems stem from the fact that there is very limited car parking on the site, no more than 6 to 10 Cars.

Boxted Straight Road in this location is only 5.5 metres wide and has only the one footpath 1.2 metres wide on the opposite side of the road to The Legion. The road is a heavily trafficked through route to Dedham and to the village itself which includes a Village Hall and playing field, and a large primary school. On function days there can be 20 to 30 cars parked on this busy road, some of whom park partially on the pavement, because of the narrow width of the road.

The car parking on the highway creates a safety hazard for members of the public, as well as those attending the functions. It leads to mothers with push chairs having to avoid the public footpath and use the road itself; clearly very dangerous. This is particularly an issue for collecting their children from the primary school when there are daytime functions at the Legion.

There are no site splays at the Legion, nor on most of the private residential properties either side. Due to the many openings to individual properties in the vicinity, the car parking often partially encroaches upon the drive exits, making use of our own properties difficult and dangerous. This is exacerbated by a deceptive slight bend in the road at the point of the Legion's exit and entrance.

I appreciate that it would be the responsibility of the licensee to ensure the safety of the building, but there are sometimes so many people attending functions that I would query the maximum capacity based on the age and dubious structural strength of the building itself. It is only a single storey building of course.

The prevention of public nuisance

The principal concerns around public nuisance, apart from traffic and parking which I discussed above, relate to noise and light pollution from functions.

I have not had cause to complain in the past, for what feels like just a few functions in a year, but my concern with this license application is that these may grow under

the very wide scope of the new application, and its continuous activities as a 'pub'. In this respect, it will no doubt have to make a profit in order to survive, which is generally achieved by expansion. As a potential warning sign, it appears that the British Legion had to close due to being financially unviable, demonstrating the difficulty in attracting the numbers of customers.

In the past, loud music has generally stopped at the allotted time before 11 pm but this would become completely unacceptable if there were several functions in a row during one week. The noise from music at functions has been quite noticeable this year, presumably because many of us have been trying to enjoy the peace of our gardens during warm summer evenings, and/or have had our bedroom windows open at nighttime.

Light pollution is an issue, particularly for residents and wildlife, as this peaceful village has no street lighting, and there are two large spotlights fixed to the front of the Legion above the doors. One of these is motion sensitive but is located next to a large flag, which of course sets off the light almost continuously. My property is directly opposite the Legion and the light's beam extends down my drive.

The protection of children from harm

During functions, people tend to spill out onto the car park, particularly children who stray into the adjacent public footpaths and countryside on both sides of the road, leading to safety issues with repeated crossing between parked cars. The public footpaths, which run alongside our properties including my own, become their "playground" because there is insufficient space around the Nissen Hut. It is yet another reason that this building and site are inappropriate for a public house.

I trust this submission meets the criteria for representation, but if there is any further information you require, please do not hesitate to contact me.

9. Straight Road

I see that your notice posted on 20th September outside these premises, formerly the Royal British Legion Club, has now been updated. Music has been dropped from the notice but does appear on the application activities.

I object to this application on the following grounds:

Public Safety. There is very limited parking on the premises and the road outside the property is inadequate as there is no footpath on the applicant's northbound side. The road is only 6m wide and the footpath on the far southbound side is only 1m wide. This is the side vehicles attending the RBL events used to park with some

parking over the path. Parked cars with a width of 2m reduce the road width to just 4m which reduces it to a single lane which, with perhaps some 20 vehicles + gaps for residents' driveways, could reduce this stretch of road to single lane for some 175 plus meters. If vehicles are parked up to the edge of my dropped kerb I can not back my car into my drive nor exit forwards as the remaining road width is inadequate for my turning circle. There are no street lights the entire length of Straight Road. This is a rural farming area and, of necessity, farmers' vehicles have grown in size and particularly during the summer / autumn months are often working all daylight hours. I support British farming so have no objection to this and when they move combine or harvesting appliances they have to have a support vehicle owing to their width but their tractors with trailers do not. If the road width is restricted in the area due to the envisaged parking this could easily lead to a blockage and total road closure.

Public Nuisance. This is purely a residential area there being no other commercial premises until much further south and these all have off road parking for their staff and clients.

The mainly local members of the former RBL club were somewhat "mature" and generally respected the peace of the neighbouring residents but non-local customers leaving this pub at or after 11pm will have no consideration for same and likely be noisy and, bearing in mind the generally older age of the nearby residents, this could become a regular and considerable nuisance affecting residents' lifestyle and undoubtedly future house values.

There is no guarantee the current owners who have set up a new limited company The Revival Pub Ltd, incorporated on 25th August 2025 with shareholders/directors being Philip Coppen and Portia Coppen, will trade there themselves, they could simply put in a manager or sublet to any other company or person to trade as and how they see fit with the potential to show total disregard for their residential neighbours.

Location. The surrounding area is rural and sparsely populated and is already served with three established pubs each less than three miles distant, one in north Colchester is under four miles and there are two more in Stratford St Mary within five miles. There is also Harpers café just seven minutes walk from this Revival with food and alcohol licence and plenty of off road parking, although they are not open in the evenings. I believe all serve food. So potential customers already have a good selection of hostelrys all of which require being driven to and have off-road parking.

10. Straight Road

The Royal British Legion was a members only club allowed only to sell alcohol to its own members essentially that limited attendances by non members to people who were guests of members.

A full on licence has no such restrictions. The new landlord of the Revival Public House may well have excellent intentions. However if the building successfully obtains a full on licence the new licensee is under no obligation to remain and trade at this public house. Any future landlord who takes over is free to run the premises in any manner that they decide in the hours granted.

The second cause for concern is the parking. There are only 7 car parking spaces for customers and staff. The majority of customers will be forced to park on Straight Road. The pub would cater for passing trade so the quality or care taken by external visitors is, as yet unknown.

Whilst the applicants opening this new public house may honestly make a wonderful go of it, despite the awful parking, future licensees may be more interested in profit and loss.

11. Straight Road

We have just been made aware of a new 'full-on' licence application for the above premises. The notification for this application was posted at the premises apparently on 20th September 2025 inviting residents to consider the implications of such licence but the closure date is listed as 6th October so the required 28 days notification was not reached.

There are many reasons why we, as nearby residents, object to this licence being granted, herewith listed:

1) Potential for misuse of the premises under such a licence in the future should the new owner decide to sell and invite a new buyer. Previously, the premises were issued with a restrictive Registered Club Certificate meaning that visitor numbers were limited and suited the size and location of the premises. Such numbers could be enlarged significantly, creating problems as outlined below. Historically, this venue has never been successful so it's not unreasonable to assume that it will be sold on in due course, with a full-on licence to potentially unwanted new buyers.

2) Insufficient car parking for unrestricted visitors. At the present time there is a total of 7 car parking spaces. This, inevitably, will lead to two unwanted outcomes. First, additional car parking will only be available along Straight Road, in either direction away from the premises along the south side of the road. A recent event showed the potential outcome of street parking with a large number of cars parked very close to residents' driveways, in some cases making it difficult for the residents to turn in a particular direction (depending on the parked car's location) and also making it difficult for anyone exiting the designated space adjacent to the premises. Also, due to the narrow road, visitors will either have to park half-on the already extremely narrow pavements or park fully in the road, potentially causing delays to other road users. It will also be dangerous to exit vehicles on the roadside due to excessive motorist speeding along Straight Road at all times.

Further, there will be increased pedestrian activity as visitors return to their cars, with the potential for anti-social noise and behaviour.

This will inevitably force the new owner to consider further off-street parking and to this we object strongly as it will potentially impact the local rural aspect. Recently, rubble (possibly containing asbestos) has been dumped into the pond adjacent to the premises with the rumour being that the plan is to fill in part of the pond to allow

for more car parking. This is extremely damaging to local wildlife that populate the pond and will result in a loss of a natural and much-loved local feature.

3) Along with an expansion of the car parking facility there will be an increase in lighting. Historically, the premises has been a blight on the landscape due to the use of inappropriate and ill-considered lighting. As a current member of the Dedham Vale Society's campaign group monitoring the spread of light pollution, I am well aware of the detrimental effects of this aspect to local properties (including my own). The original lighting installed years ago was left on all day and night, was completely inappropriate for the location, did nothing to prevent burglary and was completely harmful to local wildlife.

Boxted is a rural village famous for its scenery and dark skies and is / was a haven for owls, bats, moths and many other nocturnal wildlife. The use of upward-facing, permanently illuminated floodlights is completely unnecessary, wasteful and ecologically damaging. More recently the premises was equipped with a motion sensor and LED lighting, which was an improvement until a flag was installed next to the sensor meaning the floodlight was flashing on and off all night, prompting at least one local resident to complain to the owner. More car parking space will inevitably lead to the use of more inappropriate lighting as most venues care nothing for the local environment over their profits. This is catastrophic for local nocturnal wildlife. And, of course, the recent event held at the premises prompted the reinstatement of the legacy high-pressure sodium floodlight that is a blight to the natural landscape along with the newer LED lighting.

