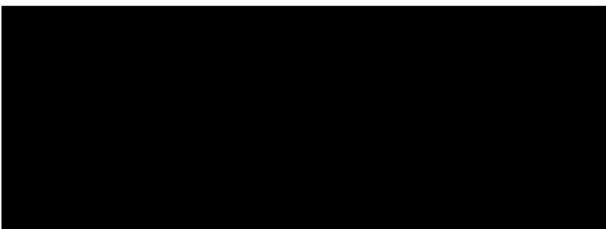


Representation 1



'To prevent public nuisance':

Regarding the review of the Riverside Mansions license and having raised a noise complaint (EH348597410) as a result of suffering from the noise from their sound system on three consecutive weekends (3rd, 11th & 17th July) from 2pm until after 11pm. In each instance the sound was audible (not just the thump of the bass) over our tv, with our doors and windows shut, at approximately 0.2 miles away. In the garden it made it impossible to have our own music on without it being drowned out by that coming from Riverside Mansions. This is in breach of condition 13 of their license: "Noise break-outs from amplified music will be controlled by the installation of Noise Limiting Devices, which will be set by the Noise Nuisance Team of the Three Rivers District Council's Environmental Health Department."

On the evening of Saturday 17th July we went for a walk and had to walk in the road to avoid all the cars parked on the pavement and grass verges near World of Water on the A41 and again parked on the pavement at the mini-roundabout junction of Old Mill Road with Bridge Road/Hunton Bridge Hill, Hunton Bridge. This is in breach of condition 14 of their license: "Guests and Patrons coming into the premises, shall be transported in coaches and shuttle buses from set locations where adequate spaces for car parks."

We think it is wholly inappropriate for this location to be used as a night-club/party venue. There is no parking and sound is always going to be an issue considering the surrounding geography and proximity of residential properties. Their license should be revoked.

Representation 2

I support the Police request to revoke the licence in full, as per their application dated 23rd July 2021. From the evidence provided by Police, Three Rivers Officers and local residents, the reasons for revoking the licence are:

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

The use of the property for nightclub / party events is fundamentally inappropriate in a residential area, due to residents being subjected to excessive noise, antisocial behaviour and road safety issues. The workload created for Police Officers is also unacceptable.

Events have taken place on successive weekends, on 3rd, 11th and 17th July.

The noise was so great in Gypsy Lane that I was unable to use the garden and had to move indoors with windows closed on a warm summer evening. This is unacceptable intrusion. As I can attest after driving past the venue the noise levels on Old Mill Road and The Maltings, closer to the venue, were extreme. The music and shouted DJ dialogue lasted from mid-afternoon until after midnight. This was a breach of condition 13 of the licence, namely that measures would be put in place to control noise breakouts.

Parking for attendees was uncontrolled, resulting in dangerous and inconsiderate parking in Old Mill Road, The Maltings and further afield such as the A41 near the Hunton Bridge roundabout. The parking caused traffic chaos, as passing places were occupied. Police had to intervene to prevent accidents. There is obviously limited parking space at the property, which makes it fundamentally unsuited for use as a party venue. The multiple vans for event support / catering could not be accommodated onsite and parked antisocially on nearby roads. Whilst the parking issue for attendees appears to have been predicted by placing condition 14 on the licence (for all attendees to be delivered by shuttle buses from a remote parking location), this condition was breached on all occasions.

I note from the letter dated 16th July from Three Rivers to the venue organiser (reference 20/00545/LAPL01) that other conditions of the licence were also breached, including the lack

of CCTV, lack of signage encouraging good behaviour when attendees exited the venue, lack of door supervisors and lifeguards.

As explained by the Police in their evidence statements, the organisers of events have failed on each occasion in their responsibility to control activities that impact upon local residents (parking, driving, antisocial behaviour, littering); indeed their security staff have helped create issues, for example by directing attendees to park antisocially in The Maltings.

The organiser of the venue is also patently unfit to hold a licence:

- When representatives of the Police and Three Rivers District Council met the venue organisers on 15th July, the organisers claimed that the forthcoming event would be low key with only ambient music. However on 17th July residents were again subject to the impacts of a prearranged and large scale party event - booming music, DJ commentary, antisocial behaviour and parking chaos. So the organisers obviously believe they can lie to authorities and ignore licensing conditions and are not fit to hold a licence.
- The organisers, from Police evidence, have claimed that they had arranged offsite parking with a hotel. This was untrue, as proven when authorities checked with the hotel. That the organisers chose to lie on such a fundamental condition of their licence (condition 14) further demonstrates that they are unfit to hold a licence.

Regards

[REDACTED]

[REDACTED]

Representation 3

Updated July 2021



Licensing Act 2003

REPRESENTATION FORM

The boxes marked * are mandatory, and any forms with these incomplete will be automatically refused

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSION, OLD MILL ROAD
*Address of the premises you are making a representation about	RIVERSIDE MANSION OLD MILL ROAD HUNTON BRIDGE, KINGS LANGLEY WD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	HUNTON BRIDGE IS A SMALL RESIDENTIAL AREA NOT SET UP FOR THE LEVEL OF ANTI SOCIAL BEHAVIOUR SEEN. I CANNOT IMAGINE THERE IS ADEQUATE POLICING & THE THOUGHT OF DRUNK DRIVERS NEAR SO MANY RESIDENTS IS TERRIFYING GIVEN NARROW FOOTPATHS.
Public safety	OLD MILL ROAD IS A NARROW, HIGH SPEED ROAD WITH POOR VISIBILITY AT POINTS. THIS IS PARTICULARLY DANGEROUS WHEN ADDITIONAL VEHICLES PARK ON THIS ROAD, HENCE PREVIOUS NEED TO CLOSE
To prevent public nuisance	THE NOISE FROM THIS VENUE IS EXCESSIVE. I HAVE SUBMITTED MULTIPLE RECORDING VIA THE NOISE APP AT ONE POINT SHORTLY BEFORE MIDNIGHT RECORDED UP TO 82DB IN MY BEDROOM. AS PARENT TO 2 CHILDREN, THIS IS UNACCEPTABLE.
To protect children from harm	MY CHILDREN HAVE BEEN KEPT AWAY BY THE NOISE FROM THIS VENUE & ON HOT EVENINGS, WE HAVE BEEN FORCED TO CLOSE WINDOWS & SUFFER EXCESSIVE HEAT. THERE WAS ALSO SIGNIFICANT RUBBISH LEFT OUTSIDE & THIS IS A SCHOOL ROUTE FOR MY CHILDREN.

We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED]

Date: 03/08/21

This form must be returned within the Statutory Period, which ends on:-
If this form is sent as an email attachment, its transmission will imply that you have agreed the above conditions.
Please see Notes overleaf.

Representation 4

To prevent public nuisance

On the 10th and 17th July 21 I experienced excessive noise and general disorder from Riverside, Old Mill road as a result of parties that were being held at the venue from early afternoon up to 11.30pm at night. Numerous residents in the Maltings were affected by this noise disturbance and general disorder as people were leaving the venue.

I was very surprised to find that this venue had been granted a license as myself and other residents in the area had lack of contact from the applicant for Riverside during the application process last year. I am aware that the application was advertised in the Watford Observer however none of the local residents receive this publication, but do receive My Abbots magazine. The applicant also displayed the application on the gates of Riverside which again cannot be seen by residents as there is no through pathway from these gates for members of the public to walk along in Old Mill Road. I feel that Riverside have failed to address any community concerns because of this lack of contact by the applicant.

It would also seem that the conditions set by their licence were not adhered to so local residents feel there is disparity between what they said they were going to do and what in reality they actually did on these event days. There were no mini buses shuttling guests for the party that I or any of the residents observed. The Malting residents as well as other residents in surrounding roads were impacted with numerous vehicles attending this event either parking dangerously, parking on the pavement, blocking driveway/ garages and in some cases damaging vehicles when they left the area. There were supposed to be two door supervisors patrolling the area to ensure public safety however this was clearly not done and when one of the supervisors Victoria Gutsul did attend the Maltings receiving numerous complaints from residents face to face she failed to address any of these complaints. The noise level breached the condition of the licence and was totally unacceptable to me and many residents in a large circumference of the venue. I feel that the applicant has duped the committee in the granting of the licence.

On the 17th of July my son's car had two vehicles parked either side of this one at an awkward angle and the other a silver BMW which was opposite to my driveway. The driver of this vehicle was observed by another resident as parking then as he left the vehicle he walked over to my car parked across my driveway and placed several bottles of alcohol on top of my car. This demonstrated a total disregard for the residents and seemed to be a common theme when

speaking to other residents after these events. I took photos of this at the time. A neighbour kindly offered to move my son's car into his driveway so that it did not get damaged. I was unable to move it as my family were isolating with my eldest son poorly with COVID.

I experienced a great deal of anxiety as a result of the noise disturbance both on the 10th and on the 17th. The 10th was the day that England were playing in the semi-finals and by early afternoon around 2pm I could hear a loud sound system from Riverside. This could be heard in my property as well as outside in the road. The music stopped during the England game whilst they were playing however during half time and after the game finished which was after 11pm they again began playing music however this ended after a short period. I was aware of police cars who had attended and were parked in the Maltings as a result of this disturbance which is a shame full waste of police resources in my eyes.

On the 17TH the music system began playing from around 2pm and was unbearable. It was relentless with bass vibrating through my home. I could not leave my home as we were isolating and my eldest son was poorly in bed with COVID. His bedroom is to the back of the house and later he complained to me that it was impossible for him to sleep due to the music and also the footfall of people leaving the event from around 11.30 pm until 1am in the morning. Both him and myself experienced shouting, screaming from females in the road, cars beeping horns and police sirens. I made a recording of the noise disturbance.

During my 23 years in the Maltings I have never experienced any public disorder. There is a wedding venue near Gypsy lane Mercure Hunton Park Hotel which has never caused issue and has ample parking for guests attending the venue. Riverside has no parking and it is my opinion that should any further events take place at this venue then this would impact on all residents locally as they themselves have limited parking.

Public Safety

On the 17th July there were cars parked throughout the Maltings with several residents taking photos of these vehicles as many were parked across people's garages, across their drive, had no tax or parked on the pavement. At the entrance of the Maltings on the left side pavement a number of cars had been parked on the actual pavement preventing pedestrians from being able to use the path and forcing them to walk into the road which would present issues for their safety. At the far end of the Maltings by the flats a number of vehicles were blocking the garages preventing residents from having access. Due to the demeanour of these drivers the residents felt too frightened to challenge them and feared repercussions.

Some of the residents in the Malting were approached by some of the drivers and asked if they would take money for allowing them to park in their driveway. One resident of the Maltings was offered £20 by one driver and he declined telling the driver to move his car as he was partially parked across his driveway. This resident was an elderly gentleman and a longstanding resident of the Maltings. He was caused unnecessary distress from this driver and felt intimidated.

I observed one vehicle frantically driving up to the garages and then down to the other end of the Maltings looking for a parking space. This driver remained in the road continuing to drive back and forth for at least 30 minutes. The Maltings is a Cul De Sac so has very little traffic on a usual weekend however during the 17th there was a continual flow of vehicles coming in and out of the road from early afternoon until late evening. This is concerning for families leaving the road with their young families and pets.

██████████

██████████

Representation 5

Re: Riverside Mansions Complaint

I would like to provide the following input for the Riverside Mansions licence to be REVOKED:

Licensing Objectives	Explanation	Concerns
To prevent crime & disorder	<p>The people leaving the premises when the party has finished (past midnight) are still drinking when they leave. This is seen because they walk from the party to The Maltings to pick up their car. They are drinking and driving. The licensee should be made accountable for this because of the mere volume of alcohol being consumed is not being controlled or attempted to be controlled.</p> <p>Due to the volume of noise from the people themselves picking up their cars. I walked out of my home to see what was happening and all of the Range Rovers drove so aggressively out of the road, they almost ran over my foot. Probably due to being drunk.</p> <p>The police have been seen controlling traffic which is not a good use of police time and I would imagine the licensee has been told to sort this themselves but when my wife was coming home, the staff from the nightclub were directing people into the Maltings to park! Another example of the licensee not considering residents around her club.</p>	<p>Drink Driving</p> <p>Cars being parked in the Maltings</p> <p>Poor management</p>
To prevent public nuisance	<p>The rubbish left outside Riverside Mansions is completely unacceptable. This is clearly from the mansion as this was never the case prior to the parties happening and all of the rubbish was clear plastic cups from the people partying. This also shows they do not control the alcohol on the premises because this indicates the owner is allowing alcohol to be taken off the premises.</p> <p>I have attached a video of the noise produced from that venue which is on the other side of the river! This means the music would have carried through the marquee (noise limiters... which are clearly not in place), through trees, across the river and recorded on a mobile phone. It is incredibly loud. This is not fair when you have young children you are trying to put to bed and this music is being played past midnight. To clarify this a little more... we don't have issues with the rare loud party going on so we never raised anything on 3rd July however when this happened again and again (11th July and 16th July and possible other dates) then finding out the license was approved to have parties everyday of the week (including Sundays) and hours past midnight, this is not acceptable. It is so loud, we could hear the music in our home with the door closed.</p> <p>I have also attached a photo of the road being closed off.</p>	<p>Rubbish</p> <p>Alcohol control</p> <p>Poor management</p>

Whether this was done by the police or someone else using this sign, why should we have our road closed off to get home. I have attached a picture below, it is another issue being created by the licensee. The people attending this event should have been using a shuttle bus but they are not and that's why the sign has been put up due to the excess of cars coming through without anywhere to park apart from residential streets close by.



Please use this information for the review of the licence application.

Regards

[Redacted signature]

[Redacted contact information]

Licensing Act 2003

REPRESENTATION FORM

The boxes marked * are mandatory, and any forms with these incomplete will be automatically refused

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE WD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	Email sent to licensing team on 13/08 explaining: - People from venue drinking outside premises, drunk driving & throwing rubbish on floor - Driving aggressively - Staff from venue directing 'party people' to Park in the Maltings
Public safety	—
To prevent public nuisance	Included in email: - Masses of plastic cups from premises left all over the road (old mill) & in the Maltings - Excessively loud music - Excessively loud people coming out of venue.
To protect children from harm	We have two young children that have struggled to sleep when this venue is using parties. This is not fair on all of the residents.

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents and any subsequent appeal court proceedings.

Signed: [REDACTED] Date: 13/08/2020

This form must be returned within the Statutory Period, which ends on:-
If this form is sent as an email attachment, its transmission will imply that you have agreed the above conditions.
Please see Notes overleaf.

Representation 6

We wish to add our comments to the Licensing Committee with regard to the unacceptable use of the above property.

For 3 weekends running, the house was used as a venue, with loud music, antisocial behaviour, litter and chaotic parking. In effect using a residential property as a nightclub.

As we understand the venue was licensed for small gatherings with ambient music. They were supposed to arrange alternative parking and buses to and from the house. This didn't happen on any occasion. The noise was excessive, as was the antisocial behaviour of the guests. This is in clear breach of their licence (Condition 13). Their security guards were actively encouraging parking in The Maltings.

The Police had to be called, which is a complete waste of their time and resources.

We strongly urge the Licensing Team to revoke their licence with immediate effect. Thank you

████████████████████
██

Representation 7

To Whom it May Concern,

Further to the public notice posted in Old Mill Road in relation to the licensing of the above premises, we have the following comments to make: -

We entirely agree with points a,b,c and d of the notice but also have our own comments as follows: -

1. Noise disturbance from loud and bass heavy music sometimes until the early hours of the morning (We live [REDACTED] with three OAPs in residence)
2. Insufficient parking leads to congestion to the entrance to our own property. Indeed on the last occasion, three vehicles were parked blocking the gates to our premises. We have even been disturbed by people asking us if they can pay us to park on our premises.
3. Various confused party goers have knocked on our door asking for access to 'the rave'.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Representation 8

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	Riverside Mansions
*Address of the premises you are making a representation about	Old Mill road, Hunton Bridge Kings Langley. WD4 8QT

<i>*Which of the four licensing Objectives does your representation relate to?</i>	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	<u>Anti-social behaviour promoted by staff/management of riverside mansions.</u> Staff from riverside mansions were in Old Mill Road directing traffic for an event into The Maltings. This action resulted in large numbers of vehicles being directed into the cul-de-sac. Residents found it difficult to park and access to some of the garages at the rear of the properties was blocked. Although I recognise the parking issues were the result of individual event goers, the riverside staff caused the situation by physically directing vehicles into the road.
Public safety	
To prevent public nuisance	<u>Loud outdoor music from the event.</u> Music from riverside mansions has caused considerable nuisance. On one occasion we were trying to sit outside on a pleasant Saturday evening and were subjected to music from the event for the entire evening. My eldest son was visiting us this occasion. He lives in Manchester said it was worse than being in Moss Side. How on Earth can a licence be granted for open air music in a residential area. Most of

the time such events are held miles from anywhere, or for a limited amount of time. If approved Riverside Mansions will be able to hold such events throughout the year.

Public nuisance caused by inconsiderate parking of event goers. Staff from riverside mansions were physically directing cars of event goers into The Maltings.

The actions of these staff directly led to considerable public inconvenience. Some people living in the road had difficulty parking and some garages to the rear of the properties had their access blocked.

On one occasion we heard raised voices coming from the garages. When I investigated I found a resident of The Maltings arguing with two men working at Riverside Mansions. They had been making videos of an event and had been told to park in The Maltings by staff from riverside mansions. They parked in front of a garage with an owners permission, but were later blocked in when another resident of The Maltings returned home and parked in front of her own garage. This led to a heated debate between them. The situation seemed to be deteriorating so I then spent about an hour of my Saturday evening trying to calm the situation and prevent any further escalation. I was told both sides had called the police using the 999 number, so I stayed until the police arrived. Six police officers turned up to deal with what was essentially a parking dispute. They then spent a considerable amount of time dealing with this disagreement. This was of course time they couldn't spend on dealing with other incidents.

Due to the number of vehicles parking in the Maltings it was difficult to manoeuvre in the road. My son watched one person for the event driving a large Mercedes into the road, reverse into a residents car and the simply drive off.

	<p><u>Parking problems on Old Mill Road also cause a nuisance.</u> Due to the large number of vehicles arriving at Riverside Mansions by car, lots of cars were parking on the double yellow lines along Old Mill Road. The sections of yellow lines are there to provide passing places for vehicles travelling in opposite directions. This presented more than a nuisance and was a danger to road users.</p>
<p>To protect children from harm</p>	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: 

Date: 16/08/21

Representation 9

*Your Name	[REDACTED]
*Postal and email address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	Riverside Mansions
*Address of the premises you are making a representation about	Old Mill Road, Hunton Bridge WD4 8QT

NOTE: As a resident of the Maltings I was not made aware that the Riverside Mansions were converted to an events venue and was granted a licence to hold events 7 days a week in a residential area.

<i>*Which of the four licensing Objectives does your representation relate to?</i>	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	Obstructive parking issue had a large impact during the three weekends when the events took place.
Public safety	<p>Many of the guest cars were parked on the pavement of the Old Mill Road and on double yellow lines, this prevented pedestrians from walking down the Old Mill Road and the Maltings. This also affected the traffic on the Old Mill Road and the surrounding areas.</p> <p>In addition, many cars from the event were parking on The Maltings making it impossible for any of our friends and families to visit us. As a result our guests had to turn away. The event guests from the Riverside Mansion were parked and blocked the garages by the flats on The Maltings. There were about 8 to 10 cars parked in this area. The</p>

	<p>events manager came to investigate the parking and noise issues in the Maltings and spoke to many residents. She and her security representative maintained that the noise level from the music was below the 89 decibels and was acceptable. She also stated that she would make a note of the cars registrations and would ask the car owners to move their cars. The event's manager also stated that this was a brunch event and would stop at 21:30 but the music stopped at around 23:30. None of the issues raised were rectified by the events manager.</p>
<p>To prevent public nuisance</p>	<p>The very loud music on Saturdays (3rd, 10^h and 17th July) started from 14:00 approx and stopped approximately between 23:30 and 00:00 which disturbed the peace and tranquillity of the neighbourhood.</p> <p>Once the event finished the guests left the event venue and got into their cars causing a lot of noise and commotion on The Maltings and surrounding areas. This disturbed the neighbourhood late into the night and effected our sleep. The people leaving the venue were making a lot noise well after midnight for almost an hour while waiting be picked up.</p> <p><i>(Please find attached two videos sent via email from [REDACTED] on 16/08/2021)</i></p>
<p>To protect children from harm</p>	

I fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED] [REDACTED]

Date: 16th August 2021

Representation 10



Updated July 2021

Licensing Act 2003

REPRESENTATION FORM

The boxes marked * are mandatory, and any forms with these incomplete will be automatically refused

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE WD4 8QT
*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	Breach of licence. Lots of parking issues - no mini buses. Inviting 300 people to a venue in a conservation area & quiet residential area is not acceptable.
Public safety	Traffic chaos on Old Mill Rd. Cars parked on pavements + on double yellow lines. Caused lots of issues. Cars not being able to get past parked cars.
To prevent public nuisance	Loud thumping music from 4pm until midnight. Cars parked in our road, blocking driveways + causing disturbance when leaving at midnight.
To protect children from harm	Intimidation.

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED]

Date: 19/8/21

This form must be returned within the Statutory Period, which ends on:-
If this form is sent as an email attachment, its transmission will imply that you have agreed the above conditions.
Please see Notes overleaf.

Representation 11

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS OLD MILLS, HUNTON BLVD W4Y RQ1.
*Address of the premises you are making a representation about	_____

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	During THE THREE EVENTS CARS WERE PARKED WITHOUT ANY CONSIDERATION TO RESIDENTS I HAD TO PUT MY WHEELIE BINS IN MY PRIVATE PARKING SPACES TO INCREASE
Public safety	YOU COULD NOT DRIVE UP OUR ROAD DUE TO CARS PARKED EVERYWHERE. I WALKED UP TO THE HOUSE AND THE SMELL OF CANNABIS WAS INTENSE. I SAW SEVERAL BOTTLES WHO WERE DRINK.
To prevent public nuisance	THE NOISE WAS UNBEARABLE. HUGE "BOOM! BOOM! BOOM!" SPEAKERS. I HAD MY WINDOWS CLOSED AND STILL SHOOK IN MY CHAIR. IN HIS MOUTH AS "PANACHE" WHISTLES AND MUSIC DRINK UPS ALL OF THE ROAD.
To protect children from harm	OUR CHILDREN HAVE GROWN UP LOUDEST AND DID NOT TO BE SUBJECTED TO EXTREMELY LOUD MUSIC

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Sign: [REDACTED] Date: 15/8/21

Representation 12

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	Riverside Mansions Old Mill Road WD4 8QT
*Address of the premises you are making a representation about	

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	Dangerous parking on footpaths and double yellow lines, blocking driveways in the Maltings, double parking on entrance to The Maltings, blocking access for emergency vehicles impossible.
Public safety	
To prevent public nuisance	Verbal abuse from people parking when politely asked not to park illegally etc. Extreme loud music with heavy bass, we have a puppy and he was extremely upset by all the noise of people returning to their cars late at night. We had to stay and comfort him until early hours of Sunday morning. Old Mill road and The Maltings covered in Litter the following morning. An extremely upsetting experience for all of the local residence.
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed [REDACTED]

Date: 18/5/21

Representation 13

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BAILEE HEREIS WAY SQ7

* Which of the four licensing Objectives does your representation relate to?	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	
Public safety	
To prevent public nuisance ✓	SEE ATTACHED
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED]

Date: 12TH AUGUST 2021
[REDACTED]

This form must be returned within the Statutory Period, which ends on:-

Riverside Mansions

Public Nuisance

a) Noise

Unacceptable high levels of noise emanating from Riverside Mansions from early evening until after midnight on the evenings of 3rd, 11th and 17th July 2021. We are elderly and retire to bed relatively early. On these occasions it was difficult to get to sleep even though we have double glazing. The Maltings is a quiet residential area.

b) Parking

Inconsiderate parking in The Maltings and Old Mill Road on the evenings of 3rd, 11th and 17th July 2021. There is limited parking at Riverside Mansions and there are no public car parks in the vicinity. Due to the numbers attending, partygoers had to search for somewhere to park, and this caused severe problems. On one occasion, marshalls were involved in directing traffic into The Maltings, whilst other cars were trying to leave The Maltings as there were no spaces left.

We went to evening mass in Chipperfield on 3rd and 17th July departing at 18.00 and returning at about 19.45. It was difficult leaving The Maltings as well as on our return. Also, police cars and an ambulance were in The Maltings on the night of 17th July.

Representation 14

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD, HUNTON BRIDGE WD4 8QT

***Which of the four licensing Objectives does your representation relate to?** Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary

To prevent crime and disorder
 Terms of their licence but this is ^{in this day & age} civil not criminal. The patron numbers were 250-300 each event and appeared to be in the age group of 20-35 years. This could only be described as a rave and you do not have to stretch your imagination too far to conclude what was occurring on the premises.

Public safety The public safety aspect comes into play when the patrons are turned out onto Old Mill Road when the rave ends. This is a country lane and cannot cope with the numbers of patrons waiting for lifts. The police closed the road so the patrons had to cross the A41 to be picked up. This is very dangerous particularly if they had been drinking.

To prevent public nuisance The hours of the events were from 4 PM - 12.30 AM and the noise was deafening. They stationed two "Security" staff at the entrance to the Maltings who were directing traffic for the event to park in the Maltings. This led to all motorists between patrons and residents and we finished up with 3 police cars and an ambulance in attendance that should have been elsewhere.

To protect children from harm I would not imagine children were present at the event but I am certain they could not sleep through these major disturbances and should not have to witness their parents out in the street arguing with the patrons. THESE EVENTS REALLY DO NEED TO BE CEASED AND THE LICENCE REVOKED. THIS IS NOT A SUITABLE VENUE FOR THIS

We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED]

Date: 15th August 2021

This form must be returned within the Statutory Period which ends on:

Representation 15

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	Riverside mansions
*Address of the premises you are making a representation about	OLD MILL ROAD, HUNTON BRIDGE WD4 8QT.

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	- Abusive attendees to the event, drunk + disorderly behaviour when leaving, abuse of local residents verbally verbally - Drinking + driving - extremely dangerous.
Public safety	- Parking across drive ways + double yellow lines, pavements whilst event on. - Due to the pandemic, there has been a need for ambulances to attend the residents of the village. This would be impossible, putting lives at risk.
To prevent public nuisance	- Extreme noise levels from the event of music which could be heard across the entire village, keeping children + the elderly awake - Calls made to the police at the time of the event to report the incidents by ourselves.
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed [REDACTED]

Date: 13/8/2021.

Representation 16

*Your Name	[REDACTED]
*Postal and email address	
Contact telephone number	

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE WD4 8QT

*Which of the four Licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
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To prevent crime and disorder	MANY PARTY GOERS TRAVEL FROM FAR + WIDE IN CARS + THERE ARE NO PARKING FACILITIES AVAILABLE TO THE PROPERTY. THEY PARK ANYWHERE BLOCKING ACCESS TO THE MALTINGS -
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Public safety	PARK ILLEGALLY ON OLD MILL ROAD + SQUEEZE THEIR LARGE VEHICLES WHEREVER THEY CAN, WITHOUT REGARD FOR THE LOCAL RESIDENTS. THEY KNOCK ON DOORS ASKING TO PARK ON DRIVES + IGNORE REQUESTS TO MOVE.
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To prevent public nuisance	THE ENTRANCE TO RIVERSIDE MANSIONS IS ON THE ROAD + QUEUES OF PEOPLE WAIT IN LINE, ON THE ROAD, TO GAIN ENTRY. THE MUSIC BASE IS THUMPING LOUD INTO THE NIGHT + THEN THEY MAKE NOISE RETRIEVING THEIR
----------------------------	---

To protect children from harm	VEHICLES, LOUD MUSIC COMING FROM CARS, SHOUTING AT EACH OTHER + REVING ENGINE ENGINES. THERE HAS ALSO BEEN REPORTS OF THEM URINATING BY THEIR CARS + LEAVING RUBBISH.
-------------------------------	--

We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

igned: [REDACTED]

Date: 12/5/2021

Representation 17

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD, HUNTON BRIDGE, WD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder ✓	Open viewing of Personnel seen leaving the property, drinking Alcohol + then driving car after.
Public safety ✓	These Intimidating behaviour towards local residents. Parking on private property + blocking chireways.
To prevent public nuisance ✓	Excessive noise + litter pollution to local area. Uncontrolled parking of events.
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed:

[REDACTED]

Date:

13/08/21

Representation 18

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE WD48QT.

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder PARKING ISSUES	FAILURE TO COMPLY WITH TERMS + CONDITIONS OF LICENCE FOR PREMISES BY NOT ARRANGING FOR SAFE + ADEQUATE PARKING FOR PATRONS
Public safety OVER CAPACITY ON NUMBERS ROAD BLOCKED FOR ACCESS BY GUEST CARS	FAILURE TO ENSURE ADEQUATE FIRE SAFETY AT THE PREMISES BY ALLOWING HUNDREDS MORE GUESTS TO PARTY - FIRE BRIGADE OR AMBULANCE COULD NOT GET THROUGH IF EMERGENCY
To prevent public nuisance NOISE WENT ON UP TO 1AM	CARS PARKED ILLEGALLY & DOUBLE PARKED IN THE MALTINGS - BLOCKING DRIVEWAYS ETC. PEOPLE FROM PARTY RETURNING TO CARS DRUNK - THEN DRIVING - FIGHTING - SCREAMING - BOTTLES DISGUARDED ON ROAD.
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED] Date: 13/08/2021.

Representation 19

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL RD. HURTON BRIDGE WD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	
Public safety	
To prevent public nuisance	The numbers of cars at these Events cause a great deal of disruption with inconsiderate parking - a norm. I was approached by an attendee wishing to use my driveway. My husband is in palliative case at home
To protect children from harm	

cont'd
 .. with carers visiting throughout the day - parking is essential for them.

I/We fully understand that this form is included in the documents, and an

Lastly - on the evening of July 17th, as witnessed by a neighbour, a car reversed into my vehicle - damaging the rear door. The driver failed to stop.

Signed: [REDACTED]

These are my concerns - at full

This form must be signed by you. If this form is sent without your signature, we will assume you do not agree to the above conditions. Please see Notes overleaf.

Representation 20

*Your Name	
*Postal and email address	
<i>Email:</i>	
Contact telephone number	

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE HEXTS HD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	
Public safety	
To prevent public nuisance	-Noise level. -Parking difficulties. Partygoers removed the "parking prevention" cones in the Matings to park -Blocked Driveways. Partygoers parked across. -Overall feeling area is too small to accommodate huge parties -Disturbance to local community
To protect children from harm	

/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed:

Date: 16-8-2021

Representation 21

*Your Name	[REDACTED]
*Postal and email address	
Contact telephone number	

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL RD, HUNTON BRIDGE WDA 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	/
Public safety	/
To prevent public nuisance	AT RECENT EVENTS THERE HAS BEEN VERY LOUD THUMPING BASS MUSIC FROM VENUE. THERE ARE ALSO PARKING CONCERNS WITH MANY CARS AND FEW SPACES. A NUMBER OF PEOPLE ASKING TO PARK ON MY DRIVE, ONE CAR NOT ASKING AND LEAVING CAR ON DRIVE.
To protect children from harm	/

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed

[REDACTED]

Date: 16/8/2021

This form must be returned within the Statutory Period, which ends on:-

Representation 22

*Your Name	
*Postal and email address	
Contact telephone number	

*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE. WDA 8QT

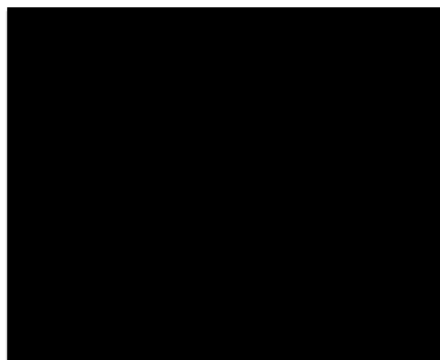
*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	NO PARKING FACILITIES WHATSOEVER RESULTING IN DOZENS OF CARS PARKING ON A NARROW ROAD. POLICE HAD TO CLOSE THE ROAD FROM ONE END TO AVOID GRIDLOCK AND POTENTIAL DISORDER. A VENUE OF THIS SIZE MUST PROVIDE CAR PARKING IN SUCH A LOCALITY.
To prevent public nuisance	TOTALLY UNACCEPTABLE OF THUMPING VERY LOUD 'MUSIC' - ON 2 OCCASIONS FROM LATE AFTERNOON UNTIL MIDNIGHT. THE VOLUME OF NOISE COULD BE HEARD FROM MILES AROUND INTERFERING WITH ANY PEACEFUL ENJOYMENT THAT THE COMMUNITY ARE ENTITLED TO.

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signature: Date: 15.08.21

Representation 23

Lorna Fryer – Lead Licensing Officer
Regulatory Services
Three Rivers District Council
Three Rivers House, Northway
Rickmansworth, Herts. WD3 1RL



August 20th 2021

Dear Ms Fryer

Re: Application to Review Premises Licence 20/00545/LAPL01
RIVERSIDE MANSIONS, OLD MILL ROAD, HUNTON BRIDGE.

Many thanks for your email dated August 2nd 2021, regarding the ‘valid’ application to review the premises licence for Riverside Mansions.

I most vehemently oppose any application for these premises to be used as an events venue, for a number of reasons; and having been subjected to the significant noise nuisance, anti social behaviour, and parking, whilst the venue was used on three consecutive weekends in July, I can not believe any competent local authority would sanction such an application.

Old Mill Road is a residential road, with parking restrictions in place at various points, and a speed restricting chicane, completely inappropriate to be used to park cars, either in the road itself or using the footpath thereby causing pedestrians to have to walk in the road. I believe that the organisers of the events at Riverside Mansions were in contravention of conditions relating to parking namely that attendees should park at a Hilton Hotel in Watford and be bussed in to the venue, as there is no off-road parking there. I understand no such arrangement existed and the organisers lied both to yourselves and to the Police. Just on that issue alone, no license should be granted.

The noise on the three consecutive weekends during which events took place were hugely intrusive. The pathway for noise to travel across the fields opposite Riverside Mansions, across the railway, and hit premises in Gypsy Lane with no measures in place to control noise breakouts made all three occasions horrendous experiences, and not one I would have expected our local authority to have accepted.

If reports I have received via OWL (Neighbourhood Watch/Herts Constabulary), Lib-Dem Councillors (Sara Bedford, Ruth Clark, Jon Tankard and Phil Williams), Abbots News (August 2021) are to be believed, the operator of the venue has complete contempt for the local authority, the police, and especially the residents within the local community. I understand they have failed to comply with various conditions set when the licence was approved – as a wedding venue (which it clearly is not), they have lied to the local authority and the police even following assurances given on 15th July.

The organisers of this particular venture do not deserve to be granted a licence. They are basically running a nightclub in a residential area without the slightest consideration for any Hunton Bridge resident. I hope that Three Rivers District Council and local Police will be taking steps to recover costs incurred from the organisers for time and work involved in addressing the events of the three weekends in July.

PLEASE, PLEASE, do not grant this licence.

Yours sincerely

[REDACTED]

[REDACTED]

Representation 24

*Your Name	
*Postal and email address	
Contact telephone number	

*Name of the premises you are making a representation about	Riverside Mansions
*Address of the premises you are making a representation about	Old Mill Road Hunton Bridge WD4 8QT

<i>*Which of the four licensing Objectives does your representation relate to?</i>	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	<p>This 'venue' is located in a quiet residential and designated conservation area. It is totally inappropriate and unacceptable that it has been issued with this licence to hold events, with no limit on numbers, which inevitably result in the totally unacceptable level of drunken, antisocial behaviour and parking issues seen. The licence allows for parties 365 days per year and so could potentially be a daily occurrence. Some residents of The Maltings have been verbally abused and scared by visitors to this 'venue', I fail to see how allowing this licence to continue fits with the Council licencing policy including:</p> <p>20.2 Three Rivers District Council is committed to improving the quality of life for the people of</p>

	<p>the District by continuing to reduce crime and the fear of crime.</p> <p>3.6 One of the Licensing Objectives is 'the prevention of crime and disorder'</p>
<p>Public safety</p>	<p>The venue has no onsite parking and the park and ride clause of the licence is just not a practical or safe solution.</p> <p>The location is on a narrow winding road and not really suitable for even 1 coach/bus to stop. It will cause a dangerous blockage in the road for both pedestrians and road users. Added to this the owners of Riverside seem to have no serious intention of implementing a park and ride scheme anyway.</p> <p>They used their 'door security' to direct their visitors into The Maltings cul de sac. to park which has barely enough parking for residents as it is.</p> <p>Cars were parked in The Maltings and along Old Mill Road, blocking pavements and drives as well as parking along double yellow lines causing a dangerous situation for pedestrians and road users. There are already parking and safety issues in Old Mill Road near The Maltings anyway, and exiting our road is often dangerous as you cannot always see oncoming traffic when you pull out, this made the situation even more dangerous.</p> <p>In addition, I understand that the Licensing Authority expects applicants to obtain all other required permissions and consents necessary. As far as I can see, the property Riverside has not been granted change of use to Commercial. Riverside is listed as paying Council tax band H for a residential property since 1993 and is not listed as mixed use. This is not an acceptable situation and just another breach of responsibility and</p>

	possibly public safety if the property has not been properly assessed for commercial use.
To prevent public nuisance	<p>On the weekends of 3rd, 10th, and 17th of July the noise and disturbance emanating from Riverside Mansions from early afternoon until late evening was so loud it caused the floor in our house to vibrate quite severely, this could cause actual damage to my property. In addition, there was considerable disturbance and noise at the end of the events with revving engines, sounding of car horns and general noise with people coming to retrieve their cars.</p> <p>There appears to have been no effort taken in their responsibility to:</p> <ul style="list-style-type: none"> • Prevent noise and vibration escaping the premises, or • Prevent disturbance by visitors arriving, or • Managing the quiet dispersal of their customers when leaving the premises. <p>There are a number of conditions attached to the licence when granted which seem to have been ignored. I am surprised and disappointed that a follow up was not done to check that conditions were met before Riverside were allowed to open.</p>
To protect children from harm	

Representation 25

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Emails:	[REDACTED]

Contact telephone number [REDACTED]

*Name of the premises you are making a representation about	Riverside Mansions, Old Mill Road, Hunton Bridge, WD4 8QT
*Address of the premises you are making a representation about	

*Which of the four licensing Objectives does your representation relate to?	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	
Public safety	
To prevent public nuisance	<p>We have been affected when there have been large gatherings and parties taking place at Riverside Mansions in that we have had people parking on our driveway and loitering on our drive too. We have had people being rude to us when we have asked them to move off our driveway when loitering late at night and we have had been affected by very loud noise volumes through to the early hours of the morning which has led to sleepless nights and this has been loud music from DJ speakers that has vibrated our house. We have had amicable meetings with the owner of the house to express our concerns and how we have been massively affected too. We have had to ask people to stop parking on our driveway and have had abuse from the people who go to these parties when we have asked them to not park or to not stand and loiter on our driveway. It is the guests that are the issue as they are very anti-social. On one particular occasion, we asked several of the guests who were standing on our driveway and loitering to move and they hurled abuse at us and scared my wife... one even got into a confrontation with my wife too which was a very scary experience for her and I had to intervene. We got to the point where we were of the conclusion that we needed to put our house on the market immediately and move because there is no way that we can put up with these parties on a regular basis... it was ruining our lives.</p>

We did get a chance to speak with the owner about these issues and they did make sure that nobody parked on our driveway for the latest party, but we still had to deal with the loud music until the early hours

To protect children from harm

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed:



Date: 26/08/21

Representation 26

Dear Mrs. Fryer

I wish to object to Riverside Mansions, Old Mill Road, Hunton Bridge, WD4 8QT holding any licence which results in the anti-social behaviour and awful, excessive noise that emanated from the premises on several weekends recently. The party-goers behaved in a disgusting and disorderly way, parked at best inconsiderately at worst dangerously, so much so that normal people going about their business could not access part of the road. The noise from the premises was so loud that we could hear the DJ doing his shouting, and the music was so loud that I was prevented from getting to sleep.

This was totally unacceptable, and I urge you to revoke their licence.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Representation 27



I support the Police request to fully revoke the licence. The reasons for revoking the licence are:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance

The use of the property for nightclub / party events is fundamentally inappropriate in a residential area, due to residents being subjected to excessive noise, antisocial behaviour and road safety issues. The workload created for Police Officers is also unacceptable.

Events had taken place on successive weekends, on 3rd, 11th and 17th July, before the Police placed a temporary closure on the premises.

The noise was so great in Gypsy Lane that we were unable to use the garden and had to move indoors with windows closed on a warm summer evening. This is unacceptable intrusion. The music and shouted DJ dialogue lasted from mid- afternoon until after midnight. This was a breach of condition 13 of the licence, namely that measures would be put in place to control noise breakouts.

There was dangerous and inconsiderate parking in Old Mill Road, The Maltings and further afield such as the A41 near the Hunton Bridge roundabout. The parking caused traffic chaos, as passing places were occupied. Police had to intervene to prevent accidents. There is obviously limited parking space at the property, which makes it fundamentally unsuited for use as a party venue. Condition 14 on the licence requires that all attendees be delivered by shuttle buses from a remote parking location; this condition was breached on all occasions.

In addition to the problem of parking for attendees, there was antisocial and dangerous parking by the multiple vans for event support / catering. This again highlights that this location is fundamentally inappropriate for an events venue.

The organisers of events have failed on each occasion in their responsibility to control activities that impact upon local residents (parking, driving, noise, antisocial behaviour,

littering); indeed the event staff have shown a disregard for others, for example by directing attendees to park antisocially in The Maltings.

The organiser of the venue has already proven unfit to hold a licence, through the above failings and:

- When representatives of the Police and Three Rivers District Council met the venue organisers on 15th July, the organisers claimed that the forthcoming event would be low key with only ambient music. However on 17th July residents were again subject to the impacts of a large scale party event - booming music, DJ commentary, antisocial behaviour and parking chaos. This was obviously in planning before the discussion on 15th July. The organisers obviously felt that they could lie to authorities and ignore licensing conditions; they are not fit to hold a licence.
- The organisers, from Police evidence, claimed that they had arranged offsite parking with a hotel. This was untrue, as proven when authorities checked with the hotel. That the organiser lied on such a key condition of their licence (condition 14) further demonstrates their disregard for local residents and that they are unfit to hold a licence.

To conclude, Hunton Bridge is a small residential hamlet and therefore an unsuitable location for an events venue. The licence holders' failings and disregard for others proves them unfit to hold such a licence.

Regards



Representation 28

[REDACTED]

Dear Mrs Fryer

I am writing to you to oppose the application for a licence for the above premises on 'public nuisance' and 'crime and disorder' grounds.

Over three consecutive weekends (until you suspended Riverside Mansions' licence), I have been subjected to intolerable noise and disturbance from their activities, and very much regret their apparent flagrant disregard for anyone else, including local residents. I have lived in Gypsy Lane for 42 years and have never had cause to write to the Council about unacceptable noise levels during this period. The licensee's consideration for their neighbours has not been demonstrated and I have no reason to believe that loud noise and DJ's instructions over a sound system will not again become the norm if you approve this application.

At one point (please see my complaint to you dated logged on your website on 14th July), I tried to drive down Old Mill Road and could not get through. Cars at best were parked inconsiderately and at worst, dangerously and the attitude of Riverside's security staff was less than considerate. Surely, a public road should be navigable at all times and not blocked by cars whose owners are attending a private event.

I would urge you to reject this application in its entirety.

Yours sincerely

[REDACTED]

Representation 29

DISTRICT COUNCIL

Licensing Act 2003

REPRESENTATION FORM

*The boxes marked * are mandatory, and any forms with these incomplete will be automatically refused*

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]
*Name of the premises you are making a representation about	RIVERSIDE MANSIONS
*Address of the premises you are making a representation about	OLD MILL ROAD HUNTON BRIDGE, W4 8QT
*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder	CARS WERE DOUBLE PARKED OVER NEIGHBOURS GARAGES. THIS LEAD TO HEATED EXCHANGES AND CAUSE FOR 3 POLICE CARS TO PARK OUTSIDE MY HOUSE
Public safety	OLD MILL ROAD WAS LIKE A CAR PARK. CARS PARKED ON DOUBLE YELLOWS & ON THE PAVEMENTS. THIS LEFT NO ROOM TO WALK CHILDREN & DOGS RESULTING IN WALKING ON A BUSY ROAD
To prevent public nuisance	THE MUSIC ON 3 WEEKENDS STARTED AROUND 2PM & FINISHED AT 11.30. WE COULD HEAR EVERY SONG AS IF IT WAS COMING FROM OUR OWN GARDEN. THE BASE WAS RIDICULOUSLY LOUD.
To protect children from harm	MY SON WAS EXTREMELY UPSET & HAD A VERY BAD HEADACHE ON THE ENGLAND FINAL NIGHT DUE TO THE VOLUME COMING FROM RIVERSIDE. TOTALLY UNACCEPTABLE!

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED] Date: 27/8/21

Representation 30

Dear Sir/madam,

I would like to object most strongly to any license being issued or renewed for the above premises.

The main reasons for my objection is the inconsiderate behaviour of this venue towards the neighbouring area and its residents.

The noise from the music is intolerable, played at an excessive volume and can be heard over a very large area. We have been unable to sit in our garden when the music is playing as it is unacceptably loud and constant over many hours.

There is totally inconsiderate parking by attendees who seem to park anywhere, regardless of inconvenience to other road users. On one occasion, inconsiderate parking on Old Mill Road resulted in closure of the road by the Police as it became a one way street with no facility to drive past the parked cars without meeting oncoming traffic head on, with nowhere to go.

I understand from local residents that the behaviour of some of the attendees has been totally unacceptable as they were using the roadside as a toilet in full public view.

I would strongly urge the Licensing Dept to decline to issue or renew any entertainment licenses to this venue either now or in the future.

It is in the wrong place, on a narrow, busy road in a quiet residential area with no parking facilities and no consideration for the inconvenience and mental strain that it causes to residents and road users.

██████████
██

Representation 31

Dear Sir/madam,

I am writing to request that the licence currently held by the above venue be revoked and not renewed now, or at any time in the future.

The level of noise over the three weekends in July when events were held at this venue was totally unacceptable and could be heard far and wide. There was a total lack of consideration for any local residents with loud music, dangerous and inconsiderate parking and anti social behaviour taking place. I understand that valuable police time was taken to protect residents and drivers from this totally unacceptable behaviour and on one occasion were forced to close Old Mill Road due to thoughtless and dangerous parking.

No one should ever be expected to tolerate such levels of inappropriate behaviour, especially in their own homes and gardens in a quiet residential area. We were unable to sit peacefully in our gardens, or have the windows open in the house, because of the volume of music, and the duration over many hours from afternoon until late at night/ early hours of the morning. It was a total intrusion of our safety, peace and tranquility in our own homes that we are all entitled to.

I would urge you most strongly to cancel any current permission for a licence at this venue and ensure that no licence is given for any event at any time in the future, for the safety and sanity of all law abiding, tax paying residents of Hunton Bridge and the wider area.

Yours faithfully

██████████
████████████████████

Representation 32

*Your Name	[REDACTED]
*Postal and email address	[REDACTED]
Contact telephone number	

*Name of the premises you are making a representation about	Riverside Mansions
*Address of the premises you are making a representation about	Old Mill Rd Hunton Bridge Kings Langley WD4 8QT

*Which of the four licensing Objectives does your representation relate to?	Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary
To prevent crime and disorder *	Would seem that by the police and public statements relating to events that have been held that crime and disorder has already occurred. Due to the properties location in a residential area and lack of parking facilities it is obvious that the premises are not suitable for late night entertainment/music for hundreds of people consuming alcohol. How is this to be policed and who will pay?
Public safety *	As above and without detailed conditions and enforcement to the operating schedule as required by the Licensing Act 2003 Public Safety will always be compromised. It should also be noted how intimidating it is for local residents to have hundreds of people possibly drunk in such close proximity to their property and families all day and late at night as the license allows
To prevent public nuisance *	As above and noise app submissions 27th June, 3rd, 9th, 10th, 11th and 17th July 2021 all demonstrating unacceptable and damaging to health levels of noise outbreaks. It is obvious that by licensing a nightclub on a premises with limited facilities in a residential area 10am until 2am 365 days of the year will cause public nuisance as demonstrated by the events held in June and July
To protect children from harm *	As above and damage has been caused to the health of my 2no 5year old grandchildren due to being woken from their sleep on the 9th, 10th 11th and leading to on the 17th July them having to be got out of bed and driven to Aylesbury so that they could get a nights sleep. This is a totally unacceptable and illegal situation which cannot be allowed to continue. Three Rivers need to show in detail what actions they are going to take to ensure that no further damage will occur to my grand childrens health as required by the Licensing Act 2003

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: [REDACTED]

Date: 30 Aug 2021

This form must be returned within the Statutory Period, which ends on:-

If this form is sent as an email attachment, its transmission will be deemed to be received on the date of the email.

Representation 33

[REDACTED]

August 20th 2021

Dear Ms Fryer

Re: Application to Review Premises Licence 20/00545/LAPL01
RIVERSIDE MANSIONS, OLD MILL ROAD, HUNTON BRIDGE.

Many thanks for your email dated August 2nd 2021, regarding the 'valid' application to review the premises licence for Riverside Mansions.

I most vehemently oppose any application for these premises to be used as an events venue, for a number of reasons; and having been subjected to the significant noise nuisance, anti social behaviour, and parking, whilst the venue was used on three consecutive weekends in July, I can not believe any competent local authority would sanction such an application.

Old Mill Road is a residential road, with parking restrictions in place at various points, and a speed restricting chicane, completely inappropriate to be used to park cars, either in the road itself or using the footpath thereby causing pedestrians to have to walk in the road. I believe that the organisers of the events at Riverside Mansions were in contravention of conditions relating to parking namely that attendees should park at a Hilton Hotel in Watford and be bussed in to the venue, as there is no off-road parking there. I understand no such arrangement existed and the organisers lied both to yourselves and to the Police. Just on that issue alone, no license should be granted.

The noise on the three consecutive weekends during which events took place were hugely intrusive. The pathway for noise to travel across the fields opposite Riverside Mansions, across the railway, and hit premises in Gypsy Lane with no measures in place to control noise breakouts made all three occasions horrendous experiences, and not one I would have expected our local authority to have accepted.

On July 11th (the second of the three events at Riverside Mansions) I ventured to Old Mill Road to identify where the noise (I can't call it music !!) was coming from. I witnessed the anti social parking causing me to have to walk in the road opposite the venue; the noise at the venue was quite deafening, and the numbers accessing the event were spilling out into the road,

shepherded by obvious bouncers !! This was 4pm in the afternoon, I hate to think what it was like when the 'party-goers' left much later !!

If reports I have received via OWL (Neighbourhood Watch/Herts Constabulary), Lib-Dem Councillors (Sara Bedford, Ruth Clark, Jon Tankard and Phil Williams), Abbots News (August 2021) are to be believed, the operator of the venue has complete contempt for the local authority, the police, and especially the residents within the local community. I understand they have failed to comply with various conditions set when the licence was approved – as a wedding venue (which it clearly is not), they have lied to the local authority and the police even following assurances given on 15th July.

The organisers of this particular venture do not deserve to be granted a licence. They are basically running a nightclub in a residential area without the slightest consideration for any Hunton Bridge resident. I hope that Three Rivers District Council and local Police will be taking steps to recover costs incurred from the organisers for time and work involved in addressing the events of the three weekends in July.

PLEASE, PLEASE, do not grant this licence.

Yours sincerely



Representation 34

Dear Sirs,

I wish to make representations in relation to the premises licence review for the above address.

I am a householder at [REDACTED]. Despite my home being 400m away from Riverside Mansions, on several occasions over the last few months the noise from that premises was very loud in our house. During the day, we had to use elevated voices to converse if we were outdoors, and during the night our 8-year-old was not able to sleep until the noise stopped in the small hours. By the third weekend, we began to seek solutions such as staying with relatives or camping elsewhere to avoid the noise and allow our daughter to sleep. Fortunately, this nuisance has stopped for the last several weekends.

When the noise first started one weekend in early Summer, I walked down the road in early evening to look for the source of the disturbance. This led me down Gypsy Lane, across the railway bridge, and down the public footpath through the field to Old Mill Road.

I discovered that the end of Gypsy Lane (near the railway bridge) was crammed full of parked cars (perhaps 10) with no drivers to be seen. Several cars were blocked in. Emergency access to the railway line or bridge would have been impossible. This is very unusual at the end of Gypsy lane, and I assume that the parked cars were something to do with the large event taking place at Riverside - either staff or customers.

On crossing the railway bridge, with an unobstructed path to Old Mill Lane, the noise was considerably louder. From this point, I subsequently submitted a recording using the noise app.

When I arrived in Old Mill Road, it was apparent that the noise (loud bangs, booming "grunge" bass noises, electronic 'car alarm' type noises, and a man shouting on a public address system) were coming from a marquee-like structure in the grounds of Riverside.

On the pavement, I was approached by security staff from Riverside, and made to feel unwelcome. It wasn't said specifically (it was actually too noisy to hear), but the implication was that Old Mill Road was only accessible to Riverside customers, not to the general public. They also appeared to be blocking the road to vehicular through traffic.

I duly moved on. On my return journey, rather than walk back up the field, I walked up Old Mill Road to Hunton Bridge. As I passed The Maltings, I could see that the parking situation was even worse there than at the end of Gypsy Lane. Cars were double-parked, parked in obstructive places, and even parked on people's front lawns. One householder appeared to be remonstrating with a driver who had blocked a driveway. I noticed litter strewn around, including over front lawns.

On the roadside at the bottom of the maltings, a young woman accompanied by a man appeared to be cleaning her vaginal area with a pack of baby-wipes, which she then tossed onto the ground. There was little attempt to conceal this process, which she did in a standing position by simply lifting the hem of her mini-dress, and the man also appeared nonchalant. I've never seen this before (least of all in a public road at 7PM), but I imagine it might have been some kind of post-coital clean-up. I didn't enquire.

Over the summer, the situation did not improve until a closure notice was finally placed on the address.

I strenuously suggest that none of the above is what we want to happen to our local area. The licensee at Riverside is clearly not able to operate in a responsible way, or to contain the damage when things go wrong. Please withdraw the license.

Yours faithfully,

██████████
██████████████████
██████████

Representation 35

I am just dropping you a note to make sure you know I strongly object to the use that is being made of Riverside in Old Mill Road as a party venue.

Because

1. The noise is unbearably bad. It's very noisy. Too noisy to sleep and too noisy to use the garden. It's intrusive and ruins even attempting to sit in one's own living room. It goes on most of the day and it's to the night. It's oppressive and very depressing. Because the venue is in the valley the sound carries up the hill. Surely this level of noise and nuisance can't be within the licence.

2. The mess from party goers. Litter all up and down the road itself and surrounding roads. Plastic, takeaway packaging and glass bottles. Very depressing for a volunteer litter picker like me. The glass is dangerous too let alone the effect on wildlife and the clean up costs. Litter attracts others to litter too. There was a considerable amount of public peeing and whilst good for the grass in moderation is unpleasant and smelly when in such volume. I believe it's an offence too.

3. The dangerous parking and driving. Cars everywhere parked on pavements and along the road making a two way road into a dangerous single file with no overtaking bays. I thought people were supposed to come by bus and coach. There is no parking at the venue. The police had to block the road off inconveniencing residents.

The disturbance as people leave. I drove through late one evening as people were leaving and did not feel at all safe with the number of people, cars manoeuvring and people under the influence milling about.

This is a residential area and this kind of use of the property is entirely unsuitable for such an area. Please revoke the licence.

[REDACTED]
[REDACTED]
[REDACTED]

Environmental Health

REPRESENTATION FORM

The boxes marked * are mandatory, and any forms with these incomplete will be automatically refused

*Your Name	Greg Pilley
*Postal and email address	Three Rivers House, Northway, Hertfordshire, WD3 1RL gregory.pilley@threerivers.gov.uk
Contact telephone number	01923 776611

*Name of the premises you are making a representation about	Riverside Mansions
*Address of the premises you are making a representation about	Old Mill Road Hunton Bridge Kings Langley WD4 8QT

* Which of the four licensing Objectives does your representation relate to?	<i>Please detail the evidence supporting your representation. Or the reason for your representation, use separate sheets if necessary</i>
To prevent crime and disorder	
Public safety	
To prevent public nuisance	<p>We have received 9 separate complaints relating to the noise from the music. I have listened to a number of the recordings that have been submitted to this department and in my opinion the impact that the level of music is having on the area is significant and unreasonable.</p> <p>There appears to be no proper control of the level of the music, we have received no evidence to prove that a noise limiter has been installed and we have not approved any such device or level for it to be set at.</p> <p>An officer from this department was part of a joint meeting with the DPS to offer advice in ways of managing the noise from the venue. Following this meeting there were further complaints about the noise from the following weekend. A</p>

	record of the recordings can be provided if required and the individual recordings can be presented to demonstrate the impact this is having on residents.
To protect children from harm	

I/We fully understand that this Representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publically accessible documents, and any subsequent appeal court proceedings.

Signed: 

Date: 31/08/2021

Planning Authority

Dear Lorna,

RE: Review of Premises Licence at Riverside Mansions Old Mill Road, Hunton Bridge, Kings Langley, Herts WD4 8QT

I write in my capacity as Team Leader of the Planning Department at Three Rivers District Council. This representation is more for information purposes.

I have visited the above site on numerous occasions in an attempt to form a view on whether a material change of use has occurred as a result of recent events which have been taking place at the property.

From a planning perspective, the lawful use of the site is as a single dwelling. No planning permission has been granted for the dwelling, associated outbuildings and grounds to be used for events. However, following reports of events at the property throughout June and July it was my opinion that a material change of use had occurred given the frequency of these events and the impact they were having on the character of the site and general locality. The events which were taking place were not ancillary to a single dwelling given their scale and influx of visitors and thus a material change of use is likely to have occurred within the meaning of section 55(1) of the Town and Country Planning Act 1990 (as amended). Nevertheless, greater information was required from the owners/occupiers before matters could be taken further. A Planning Contravention Notice (PCN) was therefore issued on 27^h July. The answers to the PCN are expected on 31 August. Following the receipt of the completed PCN a better planning judgement can be made.

If the view is taken that a material change of use has occurred there would be concerns as to its planning acceptability given its location within the Green Belt and the proximity to nearby residential properties. Having listened to the noise recordings the events which were taking place were clearly having a detrimental impact on the amenity of adjacent residents and the wider area.

Consequently, if the licence is maintained at the above site and events were to continue on a regular basis, it is my current view that a planning application would be required to be submitted to the Council.

Kind regards,

Matthew Roberts

Team Leader

Projects and Compliance

Development Management

Herts Fire and Rescue

No Comment – Mr Phil Burn of Herts Fire & Rescue has nothing to add to the evidence. They are not permitted to comment unless they have witnessed first-hand whether their appliances would not be able to get to a location given recent events at Riverside. Should they have witnessed the issues reported they may have been able to submit a representation that these events would cause danger to life if their appliances could not gain access in an emergency.