

# Licensing Act Sub-Committee

## Agenda

---

**Date:** Monday, 30th April, 2018  
**Time:** 9.30 am  
**Venue:** Committee Suite 1 & 2, Westfields, Middlewich Road,  
Sandbach CW11 1HZ

---

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Appointment of Chairman**

To appoint a Chairman for the meeting.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

3. **Grange Farm, Hollyhurst Road, Marbury, Whitchurch - Application for New Premises Licence (Pages 7 - 48)**

To consider an application for a Premises Licence by Grange Farm Weddings and Events in respect of Grange Farm, Whitchurch.

### **THERE ARE NO PART 2 ITEMS**

---

For requests for further information

**Contact:** Julie Zientek  
**Tel:** 01270 686466  
**E-Mail:** [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk)

**This page is intentionally left blank**

## CHESHIRE EAST COUNCIL

**Procedure for Hearings – Licensing Act 2003****The Licensing Committee**

The full Licensing Committee consists of fifteen elected Members of the Council. From this full Committee will be drawn sub-committees of three members to deal with licensing functions under the Licensing Act 2003. The Chairman and Vice Chairman of the Licensing Committee shall have the discretion to refer a matter up to a hearing of the full Licensing Committee.

**Officers at Hearings**

- **The Committee Officer** introduces all parties and records the proceedings
- **The Legal Adviser** provides independent advice to the Members on legal matters and procedure.
- **The Licensing Officer** will introduce the matter and outline the application; the officer will also answer any questions Members may have.

**PROCEDURE**

NOTE: If the Sub-Committee has not already elected a Chairman, that will be the first item of business.

<b>1</b>	<b>Chairman</b>	The Chairman will: (i) call the matter to be considered (ii) call for any declarations of interest (iii) ask all parties to introduce themselves (iv) summarise the procedure to be followed at the hearing (v) will consider any request made by a party for another person to appear at the hearing (v) will advise the parties of any maximum period of time in which it has to present its case (if a maximum is imposed this shall be equal for all parties)
<b>2</b>	<b>Licensing Officer</b>	Will introduce and summarise the application, highlighting areas of contention or dispute.
<b>3</b>	<b>Committee Members</b>	May ask questions of the Licensing Officer
<b>4</b>	<b>Applicant</b>	Will present his/her case, calling witnesses, as appropriate.  <i>(If necessary, applicant will produce any notices required by law. Legal Adviser will draw attention to this if required.)</i>

5	<b>Responsible Authorities</b>  (who have made representations)	Each in turn may ask <u>questions</u> of the applicant, by way of clarification.
6	<b>Other Persons</b>  (who have made representations)	To be invited to ask <u>questions</u> of the applicant, by way of clarification.  <i>It is normal practice for a spokesperson only to speak on behalf of a group of residents.</i>
7	<b>Committee Members</b>	Each in turn may ask <u>questions</u> of the applicant.
8	<b>Applicant</b>	May make a <u>statement</u> or ask his witnesses to clarify any matters which he feels are unclear, or may have been misunderstood.
9	<b>Responsible Authorities</b>	Will make their representations.
10	<b>Applicant</b>	Or his representative or witnesses to ask <u>questions</u> of Responsible Authorities represented at the meeting, by way of clarification.
11	<b>Other Persons</b>  (who have made representations)	May ask <u>questions</u> of the Responsible Authorities represented at the meeting, by way of clarification.  <b>(Note: This is not the point at which they should be stating their objections.)</b>
12	<b>Committee Members</b>	May ask <u>questions</u> of the Responsible Authorities represented at the meeting
13	<b>Other Persons</b>  (who have made representations)	Those who have objected to the application will be invited <b><u>to make observations on the application</u></b> and present the bases of their objections.
15	<b>Applicant</b>	Or his representative or witnesses may ask <u>questions</u> of the other persons, by way of clarification.
16	<b>Committee Members</b>	May ask <u>questions</u> of the other persons.
17	<b>Chairman</b>	To invite both <b>Responsible Authorities</b> and <b>Other Persons</b> to make their closing addresses.
18	<b>Applicant</b>	Or his representative will <u>briefly summarise the application</u> and comment on the observations and any suggested

		conditions.
19	<b>Committee</b>	<u>Will retire</u> to consider the application. The Committee may request the Legal Advisor to advise on legal issues.
20	<b>Committee</b>	<p>Will return to <u>give its decision</u>, with reasons, which will be announced by the Chairman and subsequently confirmed in writing to the applicant and to all the parties that made representations.</p> <p>In cases where a decision cannot be given at the end of the hearing, parties will be advised of the decision within five working days.</p>

### Notes

1. The hearing shall normally be held in public. There may be occasions on which the Committee find it necessary to exclude members of the press and public; any such decision will be taken on the basis that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing taking place in public.
2. The Chairman may require any person behaving in a disruptive manner to leave the hearing and may (a) refuse to permit that person to return, or (b) permit him/her to return only on such conditions as the authority may specify, but any such person may submit in writing any information which they would have been entitled to provide orally if they had not been required to leave.
3. Prior to the hearing each party shall have given notification and served documentation (eg statements of witnesses or reports of experts) as required. Late representations and evidence will only be considered with the agreement of all parties.
4. Anyone entitled to be heard may be represented by any person, whether or not that person is legally qualified.
5. Hearsay will be permitted but the Sub-Committee will be reminded to give it appropriate weight.
6. Due note shall be taken of the provisions of the Hearings Regulations 2005.
7. The Chair may, in the interests of expediency or convenience of the parties, vary the procedure from time to time, provided notice is given to the parties and the rules of natural justice are observed.

## Summary of Procedure

1. Chairman appointed (if this has not been done previously).
2. Chairman to call for declarations of interest and request that all parties introduce themselves.
3. Chairman summarises the procedure for the hearing
4. The Licensing Officer summarises the application
5. Applicant to present his/her case.
6. Applicant to be questioned by all parties (to clarify points only) following which, he/she can clarify any other matters which he/she feels may have been misunderstood when the application was presented.
7. Applicant to be questioned by the Committee.
8. Responsible Authorities to make their representations following which they can be questioned by all parties by way of clarification.
9. Other Persons will be invited to present the bases of their objections, following which they can be questioned by all parties by way of clarification.
10. The applicant will be invited to sum up his/her case
11. Committee/Sub-Committee withdraws to make its decision
12. Committee/Sub-Committee returns to announce its decision to all present.



## **Licensing Act Sub Committee**

---

**Date of Meeting:** 30 April 2018

**Report Title:** Application for New Premises Licence to the Premises Licence at Grange Farm, Hollyhurst Road, Marbury, Whitchurch, Cheshire, SY13 4LY

**Senior Officer:** Frank Jordan – Executive Director Places

---

### **1. Report Summary**

- 1.1. The report provides details of an application for a Premises Licence, and the proposed operating schedule together with details of relevant representations received in relation to the application.

### **2. Recommendation/s**

- 2.1. The Licensing Act Sub-Committee is requested to determine the application for a application for a Premises Licence by Grange Farm Weddings & Events, in respect of:

**Grange Farm, Hollyhurst Road, Marbury, Whitchurch, Cheshire,  
SY13 4LY**

- 2.2. Acting in the capacity of Licensing Authority, Members must seek to promote the Licensing Objectives. And where Members consider that matters have engages one or more of the Objectives, they may exercise their discretion. The Licensing Objectives are:
- a. The prevention of crime and disorder
  - b. Public Safety
  - c. The prevention of public nuisance
  - d. The protection of children from harm

- 2.3. Members of the Licensing Sub-Committee are reminded that they may not exercise discretion in any case, merely because it considers it desirable to do so. Careful consideration should be given to application and relevant representations in light of the proposed operating schedules.
- 2.4. The Sub-Committee must have regard to the Guidance issued under Section 182 of the Licensing Act 2003 and the Council's Statement of Licensing Policy.
- 2.5. Finally, Members are also reminded that in determining the application, consideration also needs to be given to:
  - a. The rules of natural justice
  - b. The provisions of the Human Rights Act 1998

### **3. Reasons for Recommendation/s**

- 3.1. The Licensing Act Sub-Committee has the power to determine this application in accordance with the provisions of the Licensing Act 2003 and the Council's Constitution. the key reasons why the recommendation/s has been made. Link your reasons into appropriate council policies and corporate objectives.

### **4. Other Options Considered**

- 4.1. Not applicable

### **5. Background**

- 5.1. The application was initially received on the 5th March 2018. The application is for a Premises Licence under section 17 of the Licensing Act 2003.
- 5.2. The operating schedule indicates that the relevant licensable activities applied for are:
  1. Provision of Live Music (indoors)  
18:00 – 00:30 on Saturdays
  2. Provision of Recorded Music (indoors)  
18:00 – 00:30 on Saturdays
- 5.3. A copy of the application form is attached as Appendix 1.
- 5.4. Responsible Authorities:
  - 5.4.1. Cheshire Police have no objection to the application



5.4.2. The Council's Environmental Protection Team has proposed conditions to be included on the licence (appendix 2), which they consider will promote the Licensing Objectives. At the time of writing the report the applicant has not agreed the proposed conditions.

5.5 Other Persons:

5.5.1 The Council has received six objections to the application, which are set out at appendix 3.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

6.1.1. In accordance with the provisions of section 18 of the Licensing Act 2003 the Licensing Authority must, having regard to the representations, take such steps (if any) as it considers appropriate for the promotion of the licensing objectives. Section 18(4) provides that the authority may:

- I. Grant the licence subject to the relevant mandatory conditions and conditions consistent with the operating schedule
- II. Modify the application to such extent as the Authority considers appropriate for the promotion of the Licensing Objectives
- III. Exclude from the scope of the licence any of the Licensable Activities to which the application relates
- IV. Reject the application

6.1.2 Members are reminded that should any conditions be added, they should be practical, enforceable and appropriate to promote the Licensing Objectives.

6.1.3 Members are also reminded of the statutory obligation placed on the Local Authority under section 17 of the Crime and Disorder Act 1998 to through all of its various functions, and Licensing is one of those functions to do all that it can to prevent Crime and disorder, Anti-social Behaviour, behaviour adversely affecting the environment and re-offending.

### **6.2. Finance Implications**

6.2.1. Not applicable

### **6.3. Risk Management Implications**

6.3.1. Section 181 and Schedule 5 of the Licensing Act 2003 make provision for appeal to the Magistrates' Court of any decision made by the Licensing Authority.

## **7. Ward Members Affected**

7.1. Wrenbury – Councillor Stan Davies

## **8. Consultation & Engagement**

8.1. In accordance with the provisions of the Licensing Act 2003 each of the Responsibility Authorities has been consulted on the application. The application has also been publicly advertised for the required 28 days to allow for public objection or comment.

## **9. Contact Information**

9.1. Any questions relating to this report should be directed to the following officer:

Name: Jennifer Knight

Job Title: Senior Licensing Officer

Email: [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)

## **APPENDICES**

Appendix 1 – Premises Licence Application Form & Plan

Appendix 2 – Environmental Health Conditions

Appendix 3 – Objections

Appendix 4 – Relevant parts of Licensing Policy

Appendix 5 – Map of area



**Cheshire East**  
**Application for a premises licence**  
**Licensing Act 2003**

For help contact  
[licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)  
 Telephone: 0300 123 5015

\* required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

☒ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader

☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

Is your business registered in the UK with Companies House? ☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Is your business registered outside the UK? ☐ Yes ☒ No

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

*Continued from previous page...*Your position in the business Home country 

The country where the headquarters of your business is located.

**Business Address**

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name Street District City or town County or administrative area Postcode Country **Section 2 of 21****PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address    ☐ OS map reference    ☐ Description
**Postal Address Of Premises**Building number or name Street District City or town County or administrative area Postcode Country **Further Details**Telephone number Non-domestic rateable value of premises (£)

**Section 3 of 21****APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☐ A limited company / limited liability partnership
- ☒ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

**Confirm The Following**

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

**Section 4 of 21****NON INDIVIDUAL APPLICANTS**

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

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Partnership (yet to be registered).

**Address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>

**Contact Details**

E-mail	<input type="text"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text"/> <input type="text"/> <input type="text"/>
	dd mm yyyy
* Nationality	<input type="text"/>

Documents that demonstrate entitlement to work in the UK

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Partnership (yet to be registered).

Continued from previous page...

**Address**

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	

**Contact Details**

E-mail	
Telephone number	
Other telephone number	
Date of birth	<div>dd</div> <div>mm</div> <div>yyyy</div>
Nationality	<div></div>

Documents that demonstrate entitlement to work in the UK

Remove this applicant

Add another applicant

**Section 5 of 21****OPERATING SCHEDULE**

When do you want the premises licence to start?

01

/

07

/

2018

dd

mm

yyyy

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

/

/

dd

mm

yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

The premises is to offer an event space for weddings on Saturdays only. The premises is located rurally with the nearest neighbour being 220m from the premises building, and only 5 neighbouring properties within 400m. The premises building is separated from neighbours by extensive farm buildings and the altitude is 13m below the nearest neighbour, all of which assist with minimising potential noise impact. Potential noise sources will be from bands or DJ's but these will only take place within the premises that is a contained unit with special care given to minimising impact to neighbours. The following will also be enforced to minimise noise impact: No fireworks, windows and doors shut during playing of music,



**Continued from previous page...**

large soft curtains used to dampen noise, sound limiters, no outdoors music, speakers face away from neighbours and reduce bass to a minimum. Please also note that the project is going through the planning process but has approval from the Amenity & Quality of Life consultee with regards to noise impact. All of the above hopefully give **comfort around** disorder and public nuisance.

No alcohol will be sold at the premises.

Due to wedding events being the primary focus, it is not expected that crime & disorder or harm to children will be an issue due to the family nature of such events. However, representatives will be on-site at all times to ensure that this is monitored and the police alerted immediately should any of these issues occur (nearest police station is 3.5 miles away, 4 Station Rd, Whitchurch).

Overcrowding will not be an issue as the venue is pre-booked confirming number of guests and will only host private parties.

Regarding safety, building regulations, fire regulations, H&S and disabled facilities will all be supplied and satisfied. Fire Station is 3.6 miles away (SY13 1QL).

Regarding prevention of public nuisance (noise has been addressed) we will keep litter to a minimum by providing bins on the site (40 acres) and there is more than enough on site parking (69 spaces & also confirmed by highways).

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

**Section 6 of 21****PROVISION OF PLAYS**

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes

☒ No

**Section 7 of 21****PROVISION OF FILMS**

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes

☒ No

**Section 8 of 21****PROVISION OF INDOOR SPORTING EVENTS**

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes

☒ No

**Section 9 of 21****PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes

☒ No



Continued from previous page...

## Section 10 of 21

## PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

☒ Yes
 ☐ No

## Standard Days And Timings

## MONDAY

Start End Start End 

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

## TUESDAY

Start End Start End 

## WEDNESDAY

Start End Start End 

## THURSDAY

Start End Start End 

## FRIDAY

Start End Start End 

## SATURDAY

Start End Start End 

## SUNDAY

Start End Start End 

Will the performance of live music take place indoors or outdoors or both?

☒ Indoors
 ☐ Outdoors
 ☐ Both

Where taking place in a **building** or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

A wedding party may opt for a live band with amplified music. However, the following will be enforced to minimise noise impact to others: Minimal bass, speakers to point away from neighbours and be free standing, sound limiters, extensive soft curtains to be used to absorb sound, all doors and windows to be closed during these hours and no glass to be fitted on

*Continued from previous page...*

elevation facing neighbours.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

The summer will be the focus of the events (only Saturdays) with very few if any during the winter months.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

## Section 11 of 21

### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☒ Yes

☐ No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start 18:00

End 24:30

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☒ Indoors☐ Outdoors☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

A wedding party may opt for a DJ with amplified music. However, the following will be enforced to minimise noise impact to others: Minimal bass, speakers to point away from neighbours and be free standing, sound limiters, extensive soft curtains to be used to absorb sound, all doors and windows to be closed during these hours and no glass to be fitted on elevation facing neighbours.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

The summer will be the focus of the events (only Saturdays) with very few if any during the winter months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

**Section 12 of 21****PROVISION OF PERFORMANCES OF DANCE**[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

☐ Yes☒ No**Section 13 of 21****PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Continued from previous page...

**Section 14 of 21****LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

☐ Yes
 ☒ No
**Section 15 of 21****SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

☐ Yes
 ☒ No
**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☒ Electronically, by the proposed designated premises supervisor
- ☐ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21****ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

n/a

**Section 17 of 21****HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings****MONDAY**Start End Start End 

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

**TUESDAY**Start End Start End

Continued from previous page...

WEDNESDAY

Start  End

Start  End

THURSDAY

Start  End

Start  End

FRIDAY

Start  End

Start  End

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

The summer will be the focus of the events (only Saturdays) with very few if any during the winter months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

n/a

## Section 18 of 21

### LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The applicant recognises that they and our staff are responsible for the safe and effective management of the premises and the promotion of the four licensing objectives listed below. Ongoing training will be key to delivering this. Although it is critical that training covers all four objectives, due to the nature of the business particular focus in training will be given to

*Continued from previous page...*

the entertainment and safety element of our service (no alcohol or food to be sold).

b) The prevention of crime and disorder

A premises risk assessment will be conducted prior to the site opening to the public, this will generate a security policy. Consideration to the final design will be given to minimise crime and disorder.

The building will not house any valuables so is not vulnerable to theft. External motion sensing lighting will be fitted. An on-site representative will be present at all times.

The premises will be searched carefully before and during events for any suspect packages. Staff will be trained to handle such events and be equipped with police contact details.

Daily staff briefing and debriefing will be scheduled. Staff to be trained to handle any situation involving crime and disorder e.g. drugs, weapons, violence, etc.

No events will be promoted.

Private events only that are pre-booked with admissions numbers pre agreed and managed.

c) Public safety

We will have clear documented policies and procedures in place to identify public safety risks with measures in place to handle these before opening the venue. A full risk assessment will be completed taking into account public safety by highlighting any potential hazards and methods for minimising these and actions should the unfortunate occur. This will be reviewed every 12 months.

First aid boxes will be available. At least one member of staff will hold a first aid qualification.

A documented capacity will be set for the premises and pre-booking will control numbers attending each event.

Spillages will be quickly signed and cleaned up to reduce risk of slippages.

A written policy to deal with accidents and emergencies will be in place to handle such incidents. This will be based on the risk assessment.

Fire detection system will be in place with clearly labeled means of escape.

There will be a zero tolerance policy to drugs use. Smoking areas will be clearly labeled outside.

Outdoor lighting to be provided to reduce trip risk.

d) The prevention of public nuisance

Please also note that the project is going through the planning process but has approval from the Amenity & Quality of Life consultee with regards to noise impact. The consultee has actually attended site and had no concerns regarding noise impact to neighbours.

We endeavor to be as proactive as possible on this matter and will give great focus on this element in the external and internal design of the venue.



**Continued from previous page...**

We will have clear and documented policies and procedures in place to identify potential public nuisance risks and will implement measures to prevent, respond and manage these risks. This will involve engaging with local residents to ensure that we are acting appropriately and addressing any issues that may occur.

There will be a noise management policy in place to enforce sound attenuation. Staff will be trained on the contents of this on which copies will be available for inspection. Bands and DJs will also be made aware of the policy and will be asked to sign up to this.

Windows and doors will be kept closed during entertainment times (18:00-24:30, Saturdays only with a focus on summer months). No windows are to be installed on the elevation facing the neighbours. A lobby area will be provided for entrance and exit on the elevation facing the neighbours.

A sound limiting device will be used on each event. Speakers will not be wall mounted, but free standing with rubber feet. They will be aimed in the opposite direction to the neighbours. The trained on-site representative will conduct perimeter checks to make sure that noise pollution is acceptable, this will be completed each time a new entertainer takes over. A contact number will be provided to local residents to report any concerns/issues if any occur.

Noise and nuisance for arriving and leaving guests will be minimal due to the long private access drive. The drop-off area is right next to the buildings entrance so circa 220m from the nearest neighbour and parking even further away. Arrival times will be pre-planned so arrival will take place over a short window. Due to pre-booked private parties, no queuing for entry will be required. Upon exit the entertainer and on-site rep will encourage all to leave quietly and peacefully, whilst discouraging drink driving. Due to the nature of a wedding it is expected that people will leave gradually throughout the night. However a customer dispersal policy will be used to encourage this including; gradual change in music, reduction in volume, increasing lighting, etc.

Prior to the event a list of approved taxi companies will be promoted to each client for guest pre-booking.

The only external area accessible for guests will be on the opposite side of the building to the neighbours. No music will be played outside. The on-site rep will monitor the outside area to ensure no excess noise.

Although deliveries will be minimal, these will be restricted to working hours.

External lighting will be on timers and triggered by motion, so that light pollution is not caused outside of operation hours.

Comments from earlier about the venue:

The premises is located rurally with the nearest neighbour being 220m from the premises building, and only 5 neighbouring properties within 400m. The premises building is separated from neighbours by extensive farm buildings and the altitude is 13m below the nearest neighbour, all of which assist with minimising potential noise impact. Potential noise sources will be from bands or DJ's but these will only take place within the premises that is a contained unit with special care given to minimising impact to neighbours. The following will also be enforced to minimise noise impact: No fireworks, windows and doors shut during playing of music, large soft curtains used to dampen noise, sound limiters, no outdoors music, speakers face away from neighbours and reduce bass to a minimum.

e) The protection of children from harm

No alcohol to be sold and no adult entertainment.

We will have clear and documented policies to identify age restricted risks to the premises and measures to manage, prevent and respond to these risks.

There is very limited risk to children due to the nature of the premises offering a venue for weddings and alcohol not being for sale and gambling banned.

No gambling will take place on site, including gaming machines.

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

**Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport **endorsed** to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work **relating** to the carrying on of a licensable activity.



*Continued from previous page...*

- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

## Section 20 of 21

### NOTES ON REGULATED ENTERTAINMENT

*Continued from previous page...*

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

**Continued from previous page...**

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- **Cross activity** exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

**Section 21 of 21****PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00\*

Band E - £125001 and over £635.00\*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

\* Fee amount (£)

190.00

**ATTACHMENTS****AUTHORITY POSTAL ADDRESS**

Continued from previous page...

**Address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

**DECLARATION**

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I

\* understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or

\* her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

☐ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cheshire-east/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

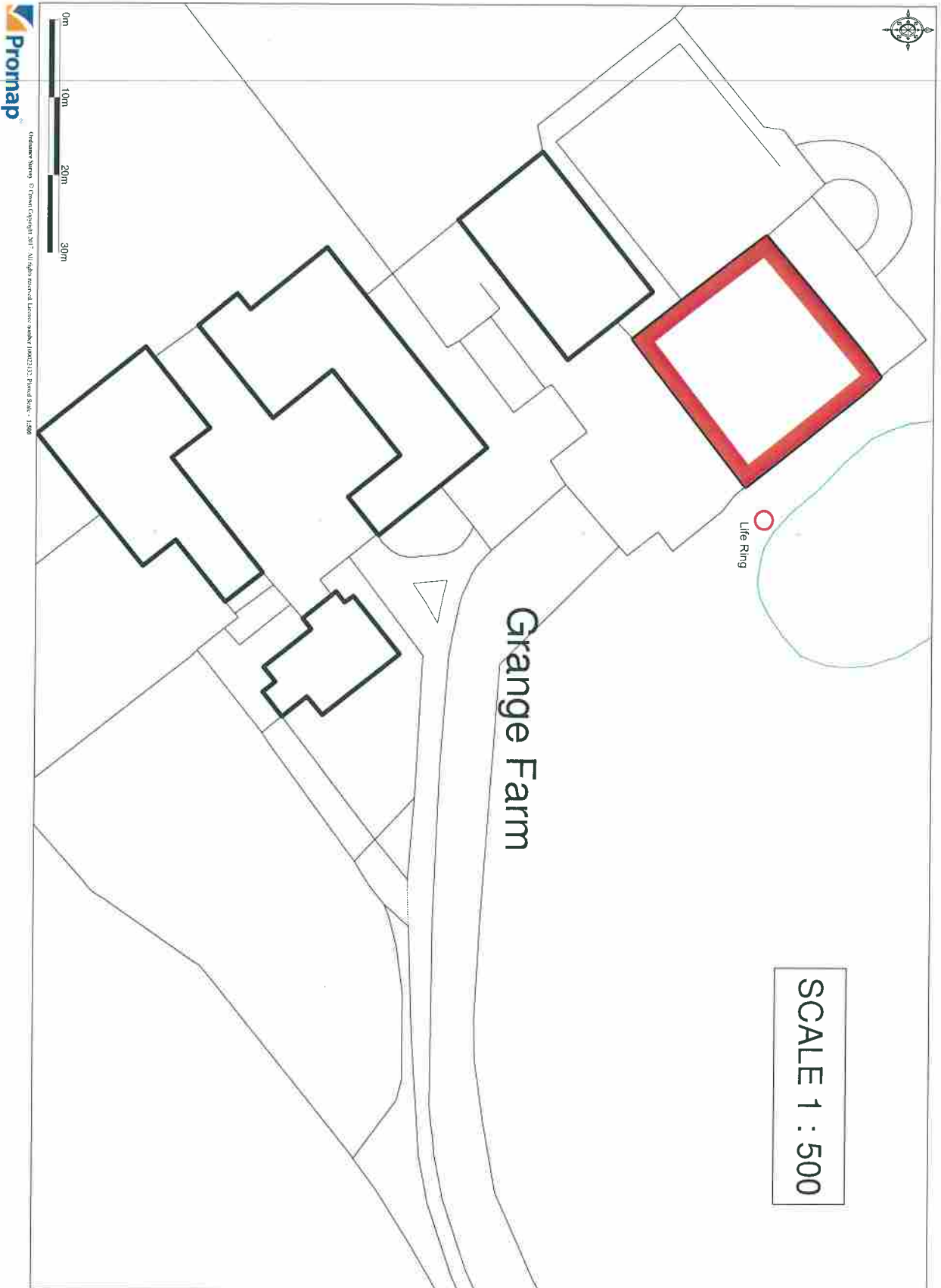
*Continued from previous page...*

**IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

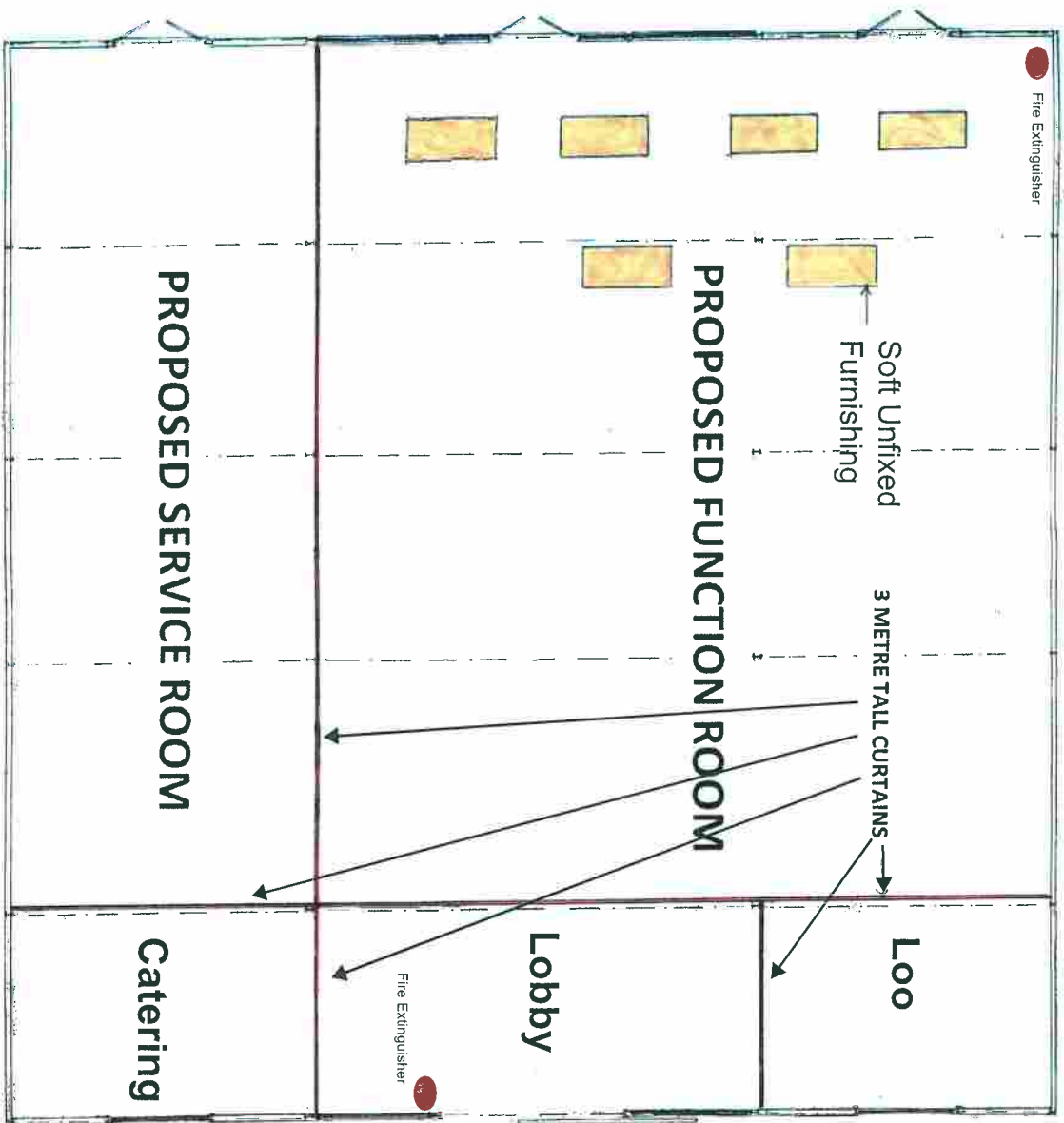
**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED**

**This page is intentionally left blank**





ILLUSTRATIVE LAYOUT PLAN



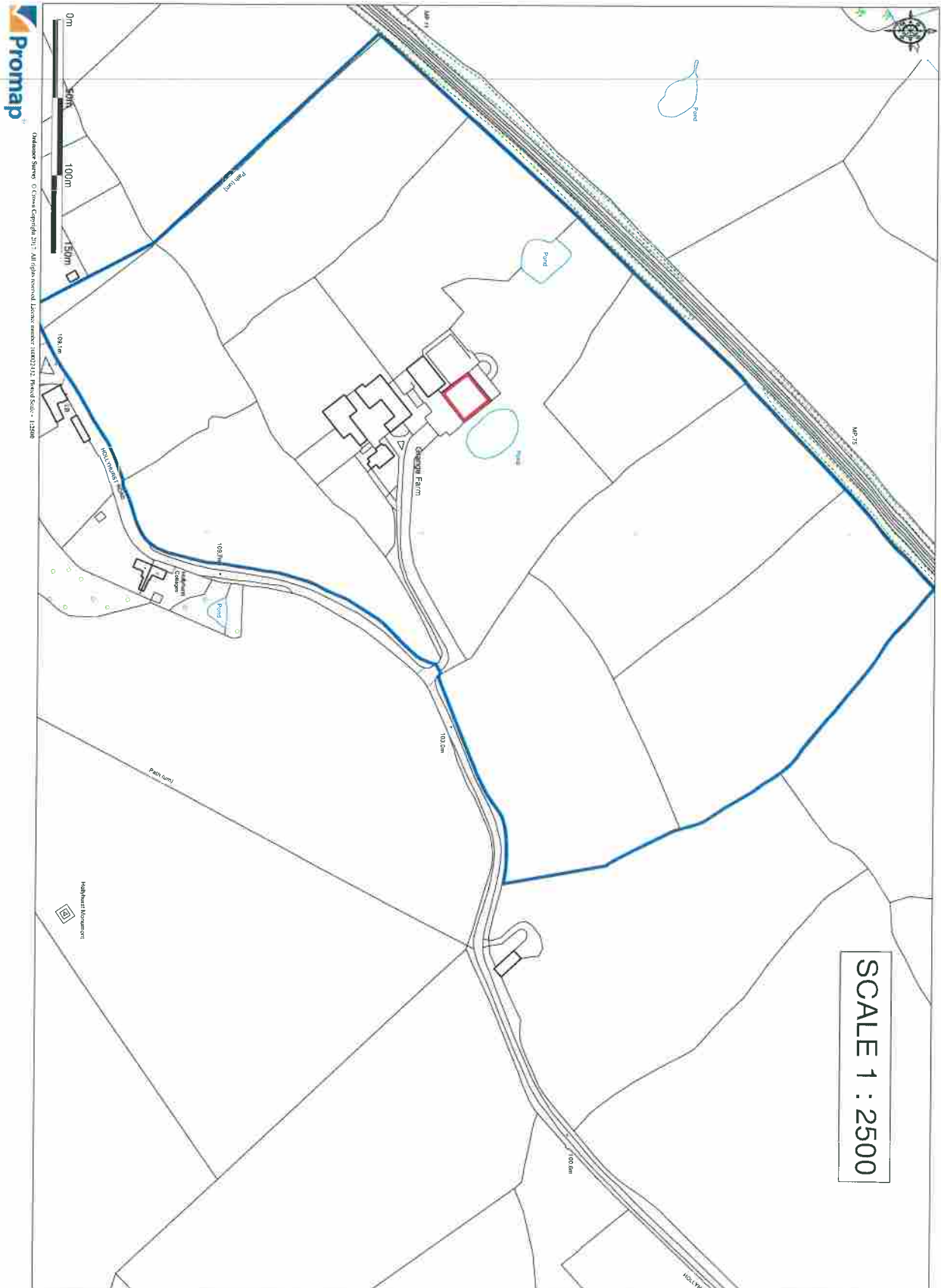
NEW SLIDING DOOR  
TO EXISTING OPENING



FLOOR PLAN  
AS PROPOSED

SCALE 1 : 100 @ A3





**This page is intentionally left blank**

**LICENSING ACT 2003**  
**Environmental Health Consultation**  
**Response**



EP Ref: ELL/056541

Date Received:

5 March 2018

Name of Applicant:

Grange Farm Weddings &amp; Events Grange Farm

Address to which application relates:

Hollyhurst, Marbury, Whitchurch, SY13 4LY

Conversion:

☐

Variation:

☐

New:

☒
☐

Approve

☒

Approve with Conditions

☐

Object to Section(s)

**Proposed Conditions**

The following conditions should be applied:

**PREVENTION OF PUBLIC NUISANCE**

In order to protect the interest of local residents and ensure that the licensing objective of public nuisance prevention is upheld: all necessary steps shall be taken to ensure that any noise from the premises shall not be at a level which could cause a noise nuisance at the boundary of the nearest residential premises. Therefore this Division wish to reiterate the points made within the application and conditioned accordingly.

1. No music to be played in the outside area.
2. Noise emanating from the premises as a result of entertainment shall not be clearly audible at the boundary of any adjacent residential premises.
3. All external windows and doors shall be closed whilst entertainment is taking place, except for normal access and egress.

4. The Licence Holder/Designated Premises Supervisor or responsible person nominated by him in charge of the Premises shall ensure that any noise emanating from the Premises is not audible at the boundary of noise sensitive properties.

### **INFORMATIVES**

#### **PLANNING PERMISSION**



- It is your responsibility to obtain other consent/planning permission/approvals which may be required in addition to the necessary Premises Licence.
- There are sometimes circumstances where planning conditions have been set which may impact on your activities. If the Planning Permission and the Premises Licence differ; for example where the Planning Authority have set a terminal hour which is earlier than those conditioned by the Premises Licence; you must abide by the earlier time otherwise you leave yourself open to enforcement action.

#### **FOOD BUSINESS OPERATIONS**

- Anyone starting a new food business must register with the Council **at least 28 days before** you start any food operations. You can register your food business online via GOV.UK. If you have premises in more than one local authority area, you must register with each authority separately.

Signed: Margaret Hopley | Enforcement Officer | Environmental Protection

Dated: 12 March 2018

For Enquiries please contact: Margaret Hopley  
Direct Dial:   
Email: 

LCPREMCO

[REDACTED]

The Licensing Section  
Cheshire East Council  
Municipal Buildings  
Earle Street  
Crewe  
CW1 2BJ



26<sup>th</sup> March, 2018

Dear Sirs,

Re Grange Farm, Hollyhurst Road, Marbury, Whitchurch, SY13 4LY  
Application for a premises licence: Licensing Act 2003

As a resident in proximity to Grange Farm, we write regarding the application for a Premises Licence for Live and Recorded Music on Saturdays, between the hours of 18:00 and 00:30.

The application is in the name of Grange Farm Weddings and Events. The owner of the property has made 2 applications to create a wedding venue; these were turned down by Cheshire East Planning Authority on the grounds of road safety.

The site is on a very narrow, quiet country lane; residents and the Parish Council objected to the wedding venue proposal, and the proposal to turn another building into an associated multi-occupational house, for the following reasons:

The access to the property is via very narrow lanes with blind bends, high hedges and very few passing places; it was felt that the traffic generated by such a commercial enterprise would create a road safety hazard. The lanes include 2 designated cycleways and are used extensively by local horse riders. (Cheshire East Planning Authority has granted planning permission for 3 livery yards in the immediate area.) It is also an area popular with walkers.

There were grave concerns regarding the noise which would be generated at weddings/parties. It is a quiet rural area, with a number of homes within yards of the site. Sound travels far in rural areas; there is already disturbance created by noise from wedding events at Combermere Abbey which is much further away from the houses at this location. The noise from this venue would have a detrimental impact on the health, wellbeing and safety of local residents.

No reason is given for the Licence application; it would appear to be another attempt to create an intrusive, unwarranted and inappropriate commercial event venue in the heart of a rural area.

We object in the strongest way to this application.

Yours faithfully,

[REDACTED]

LC PREMCO



21<sup>st</sup> March 2018

The Licensing Section  
Cheshire East Council  
Municipal Buildings  
Earle Street  
Crewe  
CW1 2BJ



Dear Sirs

**APPLICATION FOR A PREMISES LICENCE: LICENSING ACT 2003**  
**Grange Farm, Holly Hurst Road, Marbury, Whitchurch, SY13 4LY**

I am writing in response to the above application in respect of Grange Farm Weddings & Events and would like you to please note my complete objection to this application.

I have objected to two previous planning applications which have both been refused, so I am extremely perplexed as to why they need a music license after the council have refused their applications as Grange Farm Wedding & Events (refer to 17/3035N & 17/5892N). How can they apply for this Licence as Grange Farm Wedding & Events does not have planning permission to hold events?

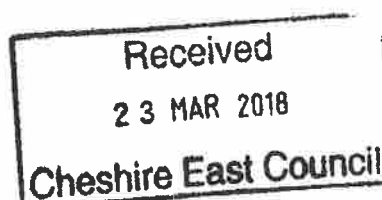
Grange Farm is situated only 200 metres from my home and acceptance of this licence would be a total intrusion to our peace and tranquillity. Due to the significant noise generated from both live/recorded music which will instantly be carried over to our properties as 95% of the time the wind is blown from the north west which is a natural fact and due the position of the British Isles this is never going to change!

Being situated east of the proposed venue at Grange Farm, noise from music/sound equipment, people chatting/laughing/singing into the late nights would certainly increase in volume as the celebrations get into full swing. No doubt during the summer months celebrations would spill into the outside space therefore increasing the noise volume and pollution further – we are also concerned all of this would certainly cause us sleepless nights not only due to this noise but also the increased volume of vehicle traffic as people arrive and depart from the venue late at night. But most concerning is "Why do they need a license"? I ask you again and strongly highlight the fact that you have already refused (twice) their applications to run this "Grange Farm Wedding & Events". If they are granted this license for music then we will take this matter further with the courts.

I am sick to the back teeth of constantly objecting to their planning proposals, this is the third time within less than 18 months. I, like my neighbours, chose to move to this peaceful and tranquil countryside for our enjoyment, not to have to put up with this kind of repeated applications, that if granted, would certainly make our lives extremely distressing.

Please also take note of our other objections to both planning applications, we would appreciate this application be refused.

Yours faithfully





21<sup>st</sup> March 2018

The Licensing Section  
Cheshire East Council  
Municipal Buildings  
Earle Street  
Crewe  
CW1 2BJ

Dear Sirs

**APPLICATION FOR A PREMISES LICENCE: LICENSING ACT 2003**  
Grange Farm, Holly Hurst Road, Marbury, Whitchurch, SY13 4LY

I am writing in response to the above application in respect of Grange Farm Weddings & Events and would like you to please note my objection to this application.

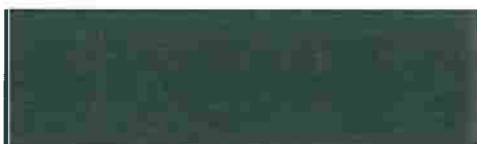
I have objected to two previous planning applications which have both been refused, and I am very distressed at having again to object to yet another application – please refer to 17/3035N & 17/5892N – as planning has been refused twice, why are they applying for this Licence as Grange Farm Wedding & Events does not have planning permission to hold events?

Grange Farm is situated only 200 metres from our home and acceptance of this licence would be a total intrusion to our peace and tranquillity. Due to the significant noise generated from both live/recorded music which will instantly be carried over to our property as 95% of the time the wind is blown from the west which is a natural fact and due the position of the British Isles this is never going to change!

Being situated east of the proposed venue at Grange Farm, noise from music/sound equipment, people chatting/laughing/singing into the late nights would certainly increase in volume as the celebrations get into full swing. No doubt during the summer months celebrations would spill into the outside space therefore increasing the noise volume and pollution further – we are also concerned all of this would certainly cause us sleepless nights not only due to this noise but also the increased volume of vehicle traffic as people arrive and depart from the venue late at night.

Please also take note of our other objections to both planning applications, we would appreciate this application be refused.

Yours faithfully





201261000

**Grange Farm Weddings & Events, Hollyhurst Road, Marbury. SY13 4LY****APPLICATION FOR A PREMISES LICENCE: LICENCING ACT 2003**Live Music **Saturday 18.00 - 00.30**Recorded Music **Saturday 18.00 - 00.30****COMENTS: Object to the Application**

As a resident of [REDACTED] which is [REDACTED] to Grange Farm, and approximately 200 metres from the venue, it is clear that we will be directly, along with our immediate neighbours, affected by the performance of live or recorded music.

It should be noted that the owners of Grange Farm ( Weddings & Events) have twice been refused Planning Permission for 'Change of Use' at this site by Cheshire East Council in the last twelve months. So it is of concern that they appear to be seeking with this application a route to continue with their original plans.

My objections to this application are covered mainly by two elements:

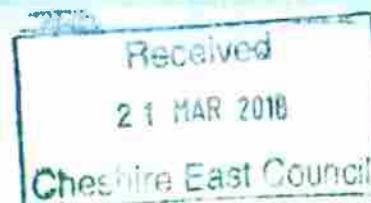
**Noise.**

There will be a major impact from noise in the area both locally and within a mile radius from the gathering of weddings/Events at Grange Farm, especially during the time when music is played which is usually in the evenings either by Live Bands or a DJ. As we all know Weddings are especially notorious for late night festivities. Many venues will state noise reduction features, however on hot evenings windows and doors are always opened, allowing noise pollution to the surrounding area. The acoustics in the area are such that noise travels a great distance. At a previous party held at Grange Farm we could hear quite clearly the voices of guest chatting. Also the Hollyhurst area suffers from mild noise pollution from Combermere Abbey events when music can be heard until late evening. This site is over a mile from our property, as the proposed venue is 200 metres from our house it is clear the intrusion of noise will be significant. It really is unacceptable that in a rural area we should be submitted to this noise pollution on Saturday evenings and into the early hours of Sunday.

As this is a rural area the fields in the local vicinity cater for livestock, along with horses. There are also several local livery stables and breeders. All these will be affected by any adverse noise elements such as loud music.

**Major Increase in Traffic.**

Hollyhurst Road and surrounding lanes are very narrow and in some stretches single track, with few passing places. The major increase in traffic volumes would be unsuited to our road system. This is especially true for vehicles arriving from the south/west of Grange Farm who would travel along the southern approaches, e.g. Ossmere Lane which has a single track section with notorious soft verges, and Hollyhurst Road off Hollins Lane which has a single track section with high banks on both sides of the road.





Hollyhurst Road is an Official Cycle Route, and is also used extensively by horse riders, hiking parties, and local dog walkers. The increase in traffic movements in the day by cars, taxis, mini buses and service vehicles would significant increase health and safety issues for all these uses of our local road network. Whilst late at night the high level of traffic leaving the venue would impact on the area, especially Hollyhurst Road with additional noise levels. It should be noted that many of the properties in the area are very close to the road, indeed our own house is just 6 meters from the highway. The application is for music up to 00.30 am which probably mean that the venue will not close until 01.00 am. Can you imagine the intrusion of vehicle noise e.g door's opening and closing, and the engine noise when passing the houses at that time of night especially, in the summer months. This will cause a problem for neighbours and could lead to considerable stress, which Cheshire East Council should note.

In summary I, like my neighbours, chose to live in this beautiful area of Cheshire for it's peace and tranquility, which we really cherish. It is highly unlikely that the transportation and assembly of large numbers of people into a peaceful rural area will not have a major impact on the noise levels and traffic volumes. This peaceful environment has been unchanged for centuries and now there seems a rush to blight it!! This application, if successful, has the potential to blemish the very core of our existing environment.

[REDACTED]

[REDACTED]

[REDACTED]

LC PREM CO

**Grange Farm Wedding and Events SY13 4LY**

Application for Premises License for Recorded and Live music on Saturdays from 1800-0030hours : Licensing Act 2003

I refer to the above application and as a neighbour wish to offer my objection.

My questions are:

- 1) Would Grange Farm apply for the above unless they were confident that they would be granted permission to use the premises for various events involving large numbers of people?
- 2) Will Cheshire East require more information before granting such a license?

I refer to previous planning applications 12/5892N and 17/3035N which were both refused on the grounds of road safety. It would seem that the above application is an attempt by Grange Farm to achieve their original objective.

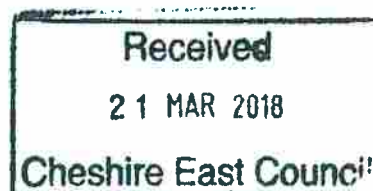
Our property is 200 metres from the proposed venue. We are to assume that the license for music will be part of an event, be it a wedding or some other social gathering of large groups of people. It is inevitable that music played at an event so close to residential property will cause a disturbance even if played indoors. During the summer months guests will migrate to the outdoors, when this happens even the noise of peoples voices will carry to our property let alone the actual music. We know this as some time ago we experienced what was possibly a small gathering at Grange Farm and the voices of people at that gathering could be clearly heard. Guests will arrive by car, taxi or mini bus. This will create noise on their arriving and leaving. This will be disturbing in both instances but particularly on their leaving so late at night. Some people will take a taxi home and collect their cars the next day, more disturbance and traffic.

We should not only consider the safety and welfare of the residents of Hollyhurst but the animals in the area. There are horses and sheep in the fields and livery stables where horses are bred.

If this license request is granted, we would assume the next step would be making the venue available for functions. This is a road safety issue. When fully operational guests are not just going to arrive in the evening to listen to the music but will arrive in the afternoon to enjoy the benefits of the venue. As has already been stated, Hollyhurst Road and surrounding lanes are narrow and winding with sharp bends, blind corners and very few passing places. The lanes cannot take any further influx of traffic without impacting on the safety of other road users, motorists, cyclists, horse riders, pedestrians, farm vehicles (farmers do work on Saturdays) and now we are to have caravans!!

We chose to live in a beautiful, peaceful rural area but it would seem that once again, not only do we have a threat to our peace and tranquility but to our safety on the lanes.

. 18.3.18 -



LCPREMO

We write to you in regards to the application made for a premises licence at Grange Farm, Hollyhurst Road, Marbury, Whitchurch, SY13 4LY. As neighbours of Grange Farm, we are totally against this and wish to point out that the Cheshire East County Council and Highways Agency have twice now, already refused Grange Farm planning applications for 'Weddings and Events', primarily due to the single track and very narrow winding lanes with no passing places that exist in this very rural location.

From our point of view, to apply for a premises licence seems to be a back door way or attempt to gain possible future application approvals. We are strongly against this application.

Hollyhurst Road forms part of the National Cycle way route 45 and also the Cheshire Cycleway (route 70) so these lanes are used by very vulnerable cyclists and non-motorised traffic which include hikers, dog-walkers, joggers and horse-riders. The increase in traffic along Hollyhurst Road, if an event was to be held at Grange Farm, would add extra danger and risk. We believe the Council should be protecting these vulnerable road users and not increasing traffic unnecessarily and should therefore refuse this licence application.

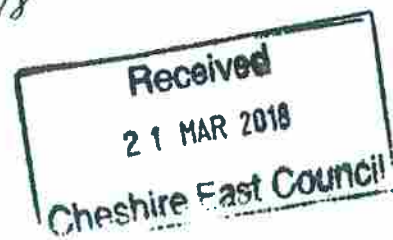
The application for up to 6.5hrs of constant music, live or recorded, would affect our sleep and health. Noise pollution would be inevitable if an event was to be held at Grange Farm as we live in a very quiet, peaceful and very rural locality. Noise would travel far across the open fields, as already happens when events take place at Combermere Abbey which is a few miles away. Grange Farm is approximately 200 yards from our home. The increase in noise, if an event was held, would also affect animal welfare. We have a livery stables halfway down Hollyhurst Road, several farms with livestock all within the immediate vicinity of Grange Farm.

We will be informing our Parish Council of our strong objections to this licence application.

Yours sincerely,

17/3/18.

17/3/18



**This page is intentionally left blank**

## **Relevant Sections of Cheshire East Licensing Policy**

### **9. Prevention of Public Nuisance**

9.1 If Relevant Representations are received the Licensing Authority, when making an objective judgment about what constitutes a nuisance in respect of an application or review of a premises licence or certificate, will take a broad common law meaning when considering matters such as:

- Noise from premises
- Waste
- Litter
- Car parking
- Light pollution
- Noxious odours

9.2 In considering the potential impact of licensed premises on the surrounding locality the Licensing Authority, when in receipt of any Relevant Representations will take into account the type of entertainment activity proposed hours of operation, the capacity of the premises, the character of the areas and the proximity to local residents. Consideration will be given to the potential steps which could be taken to reduce the risk of nuisance occurring. This will particularly apply in areas where there is residential accommodation in the proximity of the premises.

Noise and Vibration

9.3 In order to enforce the provisions of the Environmental Protection Act 1990 (which relate to noise nuisance) the Police, Environmental Health Officers and Licensing Officers will liaise to ensure that adequate control measures are properly used to protect the local environment. Any action taken will be conducted in accordance with relevant enforcement policies

9.4 Consideration will be given to whether the operating schedule contains adequate measures to prevent noise and vibration, generated from within the premises, outside it, or from an open site, that may cause disturbance. Stricter conditions will be considered on premises in areas that have denser residential accommodation or have residential accommodation close to them. Noise includes music and human voices. Measures in the Operating Schedule may include installation of soundproofing, air conditioning, acoustic lobbies, sound limitation devices or locking doors at specified hours. If the proposed operating schedule fails to address noise nuisance issues, the Environmental Health Department may request that an independent acoustic report is conducted. Environmental Health may use any recommendations from such a report to propose amendments to the Operating Schedule or suggest conditions for the consideration of any (Sub) Committee.

9.5 Applicants will be expected to have included measures in their Operating Schedules that make adequate provision to:

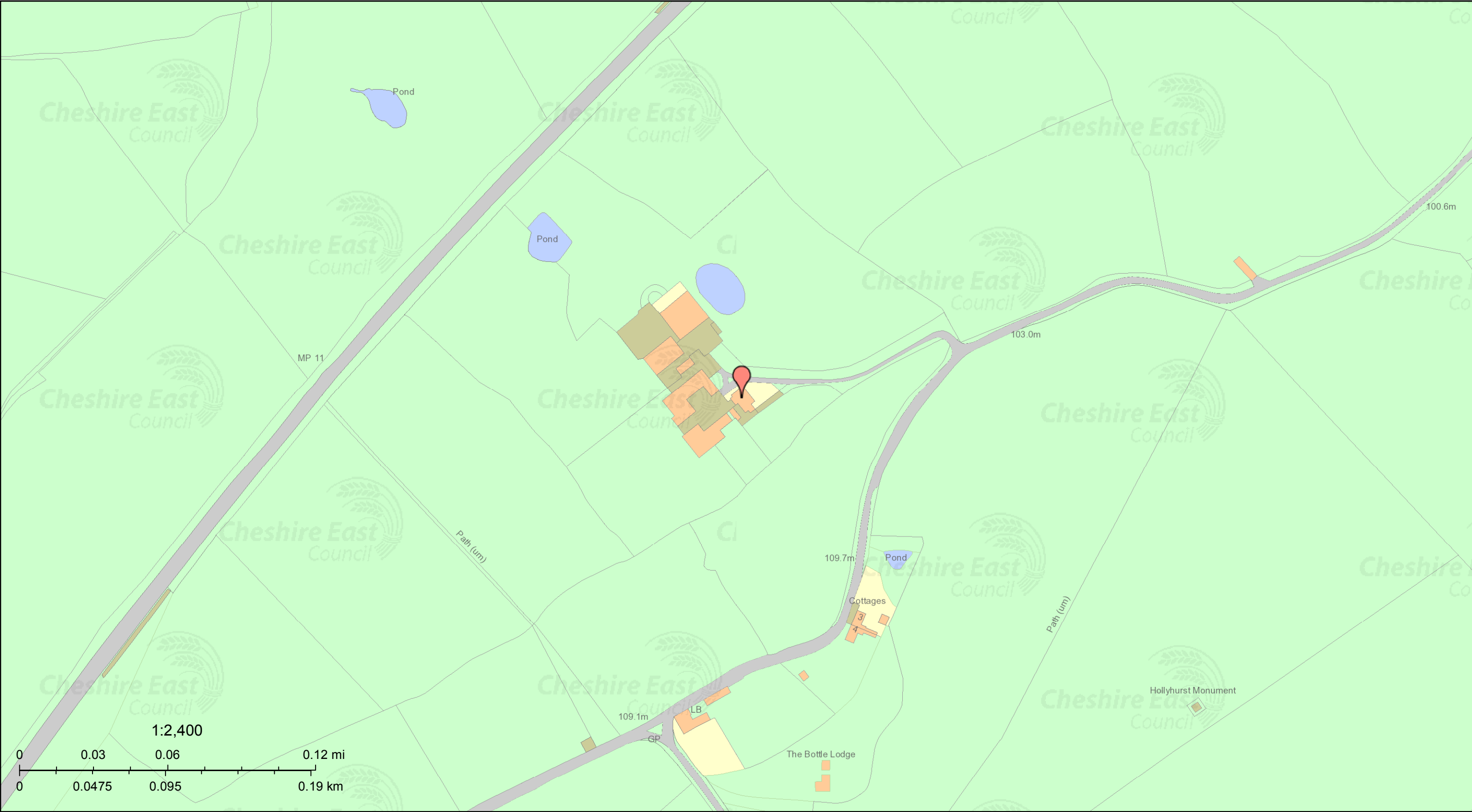
- Restrict the generation of any noise within the premises and from activities associated with the premises in the vicinity, or from an open air site
- Limit the escape of any noise from the premises or open air site
- Restrict any noise emissions to below levels that could affect people in the vicinity going about their business, at work and when at home both while relaxing and while sleeping
- Minimise and control any noise from customers arriving and departing from the premises

9.6 The Licensing Authority will not impose conditions on licensed premises that cannot be directly controlled, or on matters not related to the vicinity of the premises.

9.7 If it is considered that any noise emanating from within the curtilage of a licensed premises is causing a public nuisance, under the provisions of the Anti-Social Behaviour Act 2003, an Authorised Officer can require its immediate closure for a period of up to 24 hours. It should be noted that the 'test' is a lesser one than that required to determine a Statutory Noise Nuisance and the statutory defence of 'best practicable means' is not available.



Appendix 5



April 6, 2018



**This page is intentionally left blank**