

# Licensing Act Sub-Committee

## Agenda

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**Date:** Thursday, 27th February, 2020  
**Time:** 10.00 am  
**Venue:** Committee Suite 1,2 & 3, Westfields, Middlewich Road,  
Sandbach CW11 1HZ

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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 in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are 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. **Application for a new Premises Licence - Lady Grey Farm, Lady Lane, Mobberley, Knutsford, Cheshire WA16 7NE (Pages 7 - 154)**

To consider an application for a Premises Licence by Daniel Morgan in respect of Lady Grey Farm, Lady Lane, Mobberley, Knutsford, Cheshire WA16 7NE.

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

**Membership:** Councillors S Davies, D Edwardes and L Smetham

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For requests for further information

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

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## 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.
<b>19</b>	<b>Committee</b>	<u>Will retire</u> to consider the application. The Committee may request the Legal Advisor to advise on legal issues.
<b>20</b>	<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.



*Working for a brighter future together*

## **Licensing Act Sub Committee**

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**Date of Meeting:** 27 February 2020

**Report Title:** Application for a new Premises Licence at Lady Grey Farm,  
Lady Lane, Mobberley, Knutsford, Cheshire, WA16 7NE

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

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### **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. Recommendations**

- 2.1. The Licensing Act Sub-Committee is requested to determine the application for a Premises Licence by Daniel Morgan, in respect of:

Lady Grey Farm, Lady Lane, Mobberley, Knutsford, Cheshire, WA16 7NE

- 2.2. Acting in the capacity of Licensing Authority, Members must seek to promote the Licensing Objectives. And where Members consider that matters have engaged 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 the application and the evidence presented by the parties in relation to the application for a new premises licence.

2.4. 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 Recommendations**

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, and provide 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 received by the Licensing Authority and sent out for consultation on the 2<sup>nd</sup> January 2020. The application is for a new Premises Licence under section 17 of the Licensing Act 2003.

5.2. The operating schedule indicates that the relevant licensable activities applied for are:

To permit the provision of Live Music Indoors  
Monday to Sunday 23.00 – 01.30

To permit the provision of Recorded Music Indoors  
Monday to Sunday 23.00 – 02.00

To permit the Sale and Supply of Alcohol  
Monday to Sunday 10.00 – 01.30

For the consumption on the premises only.

All licensable activities on New Years Eve to start from 10am until the terminal hour on New Years Day

- 5.3. Members should take into consideration the Licensing Act 2003 Schedule 1 (7A) whereby the provision of recorded music in an alcohol licensed premises for an audience of less than 500 people between the hours of 08.00 and 23.00 is not to be regarded as the provision of regulated entertainment for the purposes of Section 16.6 of the Guidance issued under Section 182 (Issued in April 2018) of the Licensing Act 2003. Additionally, any conditions attached to a licence that relate to deregulated entertainment would be suspended between the hours of 08:00 and 23:00, provided that appropriate but relevant conditions are put in place as Members deem fitting.
- 5.4. A copy of the application form is attached as Appendix 1.
- 5.5. Responsible Authorities:
- 5.5.1. The Council's Environmental Protection team have submitted a representation attached at Appendix 2.
- 5.5.2. Cheshire Police have proposed conditions to be included in the application which have been agreed by the applicant. A copy of the conditions is attached at Appendix 3.
- 5.6 Other Persons:
- 5.6.1 The Council has received forty representations from the public, which are set out at Appendix 4.
- 5.7 On the 5<sup>th</sup> of February 2020, the agent acting for the applicant contacted the Licensing Team to register an objection to the number of representations deemed relevant. There is no mechanism for the applicant to object to the number of representations that have been deemed to be relevant.
- 5.8 Any decision on the relevance of a representation is delegated to Licensing Officers. In this case three officers reviewed all the representations and collectively determined whether or not they were relevant. Twenty-eight representations were deemed not to be relevant.
- 5.9 At all times when considering the relevance of a representation, the following must be taken into consideration:
1. The relevant legislation
  2. The Council's Statement of Licensing Policy

3. The Statutory Guidance issued under section 182 of the Licensing Act 2003

- 5.10 To be considered relevant a representation must address the undermining of one or more of the Licensing Objectives. Representation cannot be speculative but must raise concerns regarding the likely effect of the granting of the application.
- 5.11 In respect of borderline decisions the Statutory Guidance states that ‘...the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.’
- 5.12 The Members of the Sub-Committee will need to consider each relevant representation (and any oral amplification given at the hearing) and determine how much weight it should be given.

## **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 exercise its various functions, doing all that it can to prevent Crime and disorder, and Anti-social Behaviour, behaviour adversely affecting the environment as well the misuse of drugs, alcohol and re-offending in the Local Environment.

**6.2. Finance Implications**

6.2.1. There are no financial implications

**6.3. Policy Implications**

6.3.1. The Licensing Authority has adopted a Statement of Licensing Policy in accordance with section 5 of the Licensing Act 2003.

6.3.2. The Licensing Authority must also have due regard to the guidance issued under section 182 of the Licensing Act 2003.

6.3.3. Members should provide reason(s) for any decision taken and should set out the reasoning where they determine to depart in any way from the Policy or Guidance.

**6.4. Equality Implications**

6.4.1. There are no direct equality implications

**6.5. Human Resources Implications**

6.5.1. There are no human resources implications

**6.6. Risk Management Implications**

6.7. The Licensing Sub-Committee will hear representations made on behalf of both the applicant and the 'relevant persons' who have submitted their representations and will make a decision on the basis of the evidence presented to it. The Licensing Act 2003 makes provision for appeal to the Magistrates' Court of any decision made by the Licensing Authority.

**6.8. Rural Communities Implications**

6.8.1. There are no direct implications for rural communities.

**6.9. Implications for Children & Young People/Cared for Children**

6.9.1. There are no direct implications for children and young people.

**6.10. Public Health Implications**

6.10.1 There are no direct implications for public health.

**6.11. Climate Change Implications**

6.11.1. There are no direct implications for Climate Change

## **7. Ward Members Affected**

7.1. Mobberley – Councillor Charlotte Leach

## **8. Consultation & Engagement**

8.1. Consultation in respect of submitting an application for a Premises Licence Application is prescribed in the Licensing Act 2003 and has been fully complied with.

## **9. Access to Information**

9.1. The background papers relating to this report can be made available by contacting the report writer.

## **10. Contact Information**

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

Name: Jennifer Knight

Job Title: Senior Licensing Officer

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

Appendix 1 – Application

Appendix 2 – Environmental Health Representation

Appendix 3 – Cheshire Police Conditions

Appendix 4 – Representations submitted from other persons

Appendix 5 – Map of the Premises



**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

Not Currently In Use

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

Daniel

\* Family name

Morgan

\* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- 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 the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

**Address**

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

**Agent 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:

- An agent that is a business or organisation, including a sole trader
  - A private individual acting as an agent
- A sole trader is a business owned by one person without any special legal structure.

**Agent Business**

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

Is your business registered outside the UK?  Yes  No

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

Business name  If your business is registered, use its registered name.

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

Legal status

Your position in the business

Home country  The country where the headquarters of your business is located.

*Continued from previous page...*

**Agent 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****INDIVIDUAL APPLICANT DETAILS****Applicant Name**

Is the name the same as (or similar to) the details given in section one?

- Yes  No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Daniel

Family name

Morgan

Is the applicant 18 years of age or older?

- Yes  No

Continued from previous page...

**Current Residential Address**

Is the address the same as (or similar to) the address given in section one?

- Yes
- No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Applicant Contact Details**

Are the contact details the same as (or similar to) those given in section one?

- Yes
- No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail

Telephone number

Other telephone number

\* Date of birth

\* Nationality

Right to work share code

Documents that demonstrate entitlement to work in the UK  
Right to work share code if not submitting scanned documents

Add another applicant

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start?

 /  /   
 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

**Continued from previous page...**

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 premise is in a rural location and consists of three converted barns. The venue is to operate as a self contained wedding and function center. The site has off road parking.

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

**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**

Continued from previous page...

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.

music will be amplified and unamplified

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.

Continued from previous page...

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.

on New Years the licensed hours to be from 10am until terminal hour on New Years Day

**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

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

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.

Continued from previous page...

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.

Recorded music will be amplified. After 01.30 the recorded music will be low volume background music only

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.

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.

on New Years Eve the licensed hours 10am to terminal hour on New Years Day

**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?

- Yes
  No

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Continued from previous page...

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

- 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 sale of alcohol be for consumption:

- On the premises       Off the premises       Both

If the sale of alcohol is for consumption on  
the premises select on, if the sale of alcohol  
is for consumption away from the premises  
select off. If the sale of alcohol is for  
consumption on the premises and away  
from the premises select both.

State any seasonal variations

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

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of alcohol 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.

On New Years Eve licensed hours will be 10am until terminal hour on New Years Day

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

**Name**

First name

Family name

Date of birth

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

**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

Continued from previous page...

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.

NONE

**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

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

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.

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.

On New Years Eve licensed hours will be 10am until terminal hour on New Years Day

**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.

b) The prevention of crime and disorder

The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points. The CCTV cameras shall continually record whilst the premises are open to the public and recording shall be kept available and unedited for a minimum of 28 days with the date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce / download / burn CCTV images upon request by a police officer or an authorised officer of the licensing authority. Any footage must be in a format so it can be played back on a standard personal computer or standard DVD player. Where the recording is on a removable medium (i.e. compact disc, flash card etc.), a secure storage system to store those recording mediums shall be provided.

An incident log (which may be electronically recorded) shall be kept at the premises for at least six months, and made available on request to the Police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:

- (a) all crimes reported to the venue, or by the venue to the Police
- (b) all ejections of patrons
- (c) any incidents of disorder
- (d) any faults in the CCTV system
- (e) any visit by a relevant authority or emergency service

*Continued from previous page...*

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

c) Public safety

The premises will be fitted with a approved fire alarm system. A qualified first aider will be in the building when any of the licensing activities are taking place.

d) The prevention of public nuisance

NOTICES WILL BE DISPLAYED REQUESTING PATRONS TO LEAVE THE PREMISES QUIETLY.  
THE DPS AND STAFF, WILL AT ALL TIMES BE VIGILANT, IN TERMS OF THE MONITORING AND PREVENTION OF LITTER WITHIN THE VICINITY OF THE OUTLET. WHERE POSSIBLE DOORS AND WINDOWS WILL BE CLOSED AFTER 23.00

e) The protection of children from harm

ALL STAFF WILL BE TRAINED IN CHALLENGE 25 AND SIGN TO SAY THEY UNDERSTAND THEIR ROLE. LEGAL NOTICES WILL BE DISPLAYED TO WARN MINORS ID CHECKS ARE USED AT ALL TIMES.  
A RECORD OF ALL INCIDENTS WILL BE KEPT ON SITE FOR INSPECTION. STAFF WILL UNDER GO REFRESHER TRAINING AT 6 MONTHLY INTERVALS

**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 in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**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 birth or adoption certificate issued 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 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.

*Continued from previous page...*

- 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.
- 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 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, 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.

**Continued from previous page...**

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.

**Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

**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 (£)

100.00

**DECLARATION**

**Continued from previous page...**

\* 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

\* Capacity

\* Date  /  /   
dd mm yyyy

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.

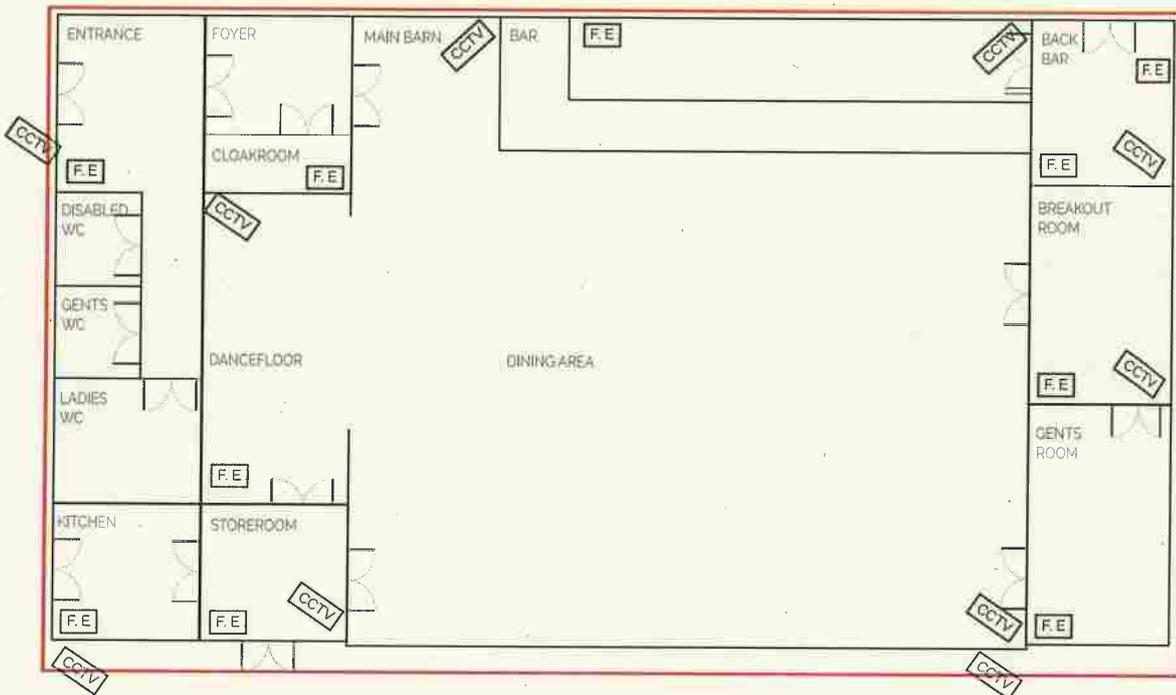
**IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**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**

**OFFICE USE ONLY**

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)



— RED LINE DENOTE'S EXTENT OF LICENSING BOUNDARY  
F.E. DENOTE'S LOCATION OF FIRE EQUIPMENT  
CCTV DENOTE'S LOCATION OF CCTV

**LICENSING ACT 2003  
Environmental Health Consultation  
Response**



*Working for a brighter future together*

EP Ref: ELL/065387

Date Received: 22 January 2020

Name of Applicant: Lady Grey Farm

Address to which application relates: Lady Lane, Mobberley, Knutsford, WA16 7NE

Conversion:  Variation:  New:

<input type="checkbox"/>	Approve
<input type="checkbox"/>	Approve with Conditions
<input checked="" type="checkbox"/>	Object to Section(s) : 10 & 11

**LICENSING OBJECTIVE: PREVENTION OF PUBLIC NUISANCE - OBJECTION**

The last date for representations is 31<sup>ST</sup> JANUARY 2020. Having regard to the licensing objective: prevention of public nuisance. As of 30/01/20, the applicant has failed to confirm if a noise consultant has been commissioned to prepare the necessary reports required by this department - to adequately assess the premises licence application.

The onus is upon the applicant, to demonstrate, that the introduction of the new sound source:

- Does not create a public nuisance.
- Shall not cause an increase in the ambient background noise level at the boundary of the nearest residential property.

**FROM THE PREMISES LICENCE APPLICATION FORM**

*The premise is in a rural location and consists of three converted barns. The venue is to operate as a self contained wedding and function centre. The site has off road parking.*

- *Provision of Live Music, Monday – Sunday, 23:00 – 01:30, Indoors  
Music will be amplified and unamplified*
- *Provision of Recorded Music: Monday – Sunday, 23:00 – 02:00, Indoors*

*Recorded music will be amplified. After 01.30 the recorded music will be low volume background music only*

**EH OFFICER COMMENTS**

There appears to be sufficient distance between the premises and noise sensitive residential properties. However, no details have been provided concerning the construction envelope of the three converted barns that make up the premises, to ensure that these are adequate to control noise break-out from the proposed wedding and function centre at this location.

Also concerns that the topography of the area with no barriers between source and noise sensitive properties will create a public nuisance. In addition the location of the property: the background noise level is very low (albeit the contribution of aircraft noise upon soundscape); which may result in noise impact from the proposed licensable activities.

Noise sensitive residential dwellings are located in proximity of the premises. If the premises is not adequately insulated or managed, there is potential that the venue will create a public nuisance by way of noise.

The building envelope must be capable of containing noise from events: be that amplified music- DJ **announcements** or people noise. Music and noise from guest activity (talking, cheering and applauding) emanating from entertainment premises (including external areas such as balconies, gardens and smoking areas) should not create a public nuisance.

#### **REQUIRED - NOISE IMPACT ASSESSMENT**

The applicant is required to submit a noise impact assessment, demonstrating that any live, recorded music or people noise, emanating from the premises, is not clearly audible at the boundary of the nearest residential property.

#### **Noise Design Criteria**

Inaudibility shall be acoustically calculated/modelled at one metre outside the nearest residential façade:

- Entertainment Noise Level, LAeq (1 minute) shall not exceed the Representative Background Noise Level, LA90.
- Entertainment Noise Level, L10 (5 minutes) should not exceed Representative Background Noise Level, L90, in any 1/3 octave band from 40Hz to 160Hz.

#### **Informative – Noise Insulation Scheme**

It is technically possible to ensure noise breakout from a place of entertainment does not affect nearby residents.

The noise survey and report shall be prepared by a competent noise consultant. A list of noise consultants can be obtained from <http://www.ioa.org.uk/> (The Institute of Acoustics) and <http://www.association-of-noise-consultants.co.uk> (The Association of Noise Consultants).

The report shall indicate how the applicant will comply with the above noise design criteria.

Upon obtaining the appropriate external noise level data for the site and taking into account the noise design criteria, a site specific noise insulation scheme for the premises and a Noise Management Plan shall be prepared in support of the Premises Licence Application for the consideration by this department.

### **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:** Stephanie Bierwas | | Environmental Protection

**Dated:** 30 January 2020

Direct Dial:  
Email:



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## CHESHIRE EAST COUNCIL

## Representation Form.

Responsible Authority.

POLICE

Your Name	Kelly Warburton
Job Title	Police Licensing Officer
Postal and email address	Crewe Police Station, Civic Centre, Crewe, CW1 2DW
Contact telephone number	

Name of the premises you are making a representation about.	<b>Lady Grey Farm</b>
Address of the premises you are making a representation about.	<b>Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE.</b>

Which of the four licensing Objectives does your representation relate to? Please state yes or no.	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
The Prevention of harm to children	YES	See Below
To prevent Public Nuisance		
To prevent crime and disorder	Yes	See Below
Public Safety		

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	See Below:
--	------------

AMENDMENTS:

The below conditions are to replace the conditions offered by the applicant on the application form in relation to The prevention of children from harm and To prevent crime and disorder.

COMMENTS:

**Prevention of Crime & Disorder**

A CCTV system shall be used and shall be designed and installed in accordance with the Cheshire Constabulary's CCTV guidance document called 'CCTV in Licensed Premises – An Operational Requirement'. This system shall be in operation at all times when licensable activities are taking place.

Recorded CCTV images will be maintained and stored for a period of twenty-eight days,

A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show a Police officer or an authorised officer of the licensing authority data or footage upon request.

Designated supervisors will need to demonstrate that their CCTV system complies with their Operational requirements. They will need to be able to demonstrate the following:-

- Recordings are fit for their intended purpose,
- Good quality images are presented to the officer in a format that can be replayed on a standard computer
- The supervisor has an understanding of the equipment/training,
- Management records are kept,
- Maintenance agreements and records are maintained,
- Data Protection principles and signage are in place.

An incident log (which may be electronically recorded) shall be kept at the premises for at least six months, and made available on request to the Police or an authorised officer of the licensing authority, which will record the following incidents including pertinent details:

- (a) all crimes reported to the venue, or by the venue to the Police
- (b) all ejections of patrons
- (c) any incidents of disorder
- (d) any faults in the CCTV system
- (e) any visit by a relevant authority or emergency service

**Protection of Children from Harm**

A "Challenge 25" policy shall be operated at the premises at all times.

The only forms of ID that shall be accepted (at the discretion of the Management) as proof of age are a valid passport, a valid photographic driving licence, a PASS approved proof of age card, HM Services Warrant Card or other reliable photo ID (that has been approved for acceptance by the Police or an Officer of the Local Authority)

Publicity materials notifying customers of the operation of the "Challenge 25" scheme shall be displayed at the premises.

The Designated Premises Supervisor or Premises Licence Holder shall operate and maintain an up-to-date Register of Refusals of Sale of Alcohol, indicating the date, time and reason for refusal which shall be made available for inspection by Local Authority Officers and the Police.

The DPS or other responsible person shall check and sign the register once a week.

Alternatively an electronic point of sale refusals log shall be kept.

A documented training programme shall be introduced for all staff in a position to sell, serve or deliver alcohol. A written record for each member of staff shall be kept of the content of such training and shall be made available for inspection at the request of Local Authority Officers and Police.

The DPS or Premises Licence Holder shall conduct six monthly training reviews with all members of staff authorised to sell, serve or deliver alcohol in order to reinforce the training and to promote best practice. A written record for each member of staff shall be kept of the content of such reviews and shall be made available for inspection at the request of Local Authority Officers and Police.

A list of persons authorised to sell alcohol shall be kept on site and made available for inspection at the request of Local Authority Officers and Police.

## **Misc**

The use of Lady Grey Farm for Licensable activities shall be restricted to pre-booked functions only. Such bookings shall be recorded in a register kept for this purpose and shall be made available for inspection by Police or other authorised officer. Bookings shall only be accepted with no less than 24 hours notice.

All other steps offered are welcome and acceptable to the Police and will assist in promoting all four objectives of the Act.

Signed: K. Warburton

Date: 13/01/2020

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I am writing to lodge my objection to the application for a Premises licence at Lady Grey Farm, Ladylane, Mobberley WA16 7NE. My reasons for objection are detailed below:

Live music 7 days a week until 01:30 am is simply not tenable in a residential area. Mobberley benefits from beautiful open fields, across which loud noises carry very easily. Many children of school age live in close proximity to the proposed venue, their sleep would be disrupted and general quality of life would suffer as a result of this venue and their proposed licensing hours. This situation would be made even worse during the warm summer months when windows are open...both in the residential homes and at the wedding venue.

Weddings are lively and busy events. Intoxicated guests will bring a large increase in noise and traffic to a quiet residential area. This will have the same detrimental impact to local residents as outlined in the paragraph above.

It is my understanding that the family who have submitted this application already own Owen House Wedding Barn a short distance away from the new proposed wedding barn, and they FREQUENTLY disregard the restrictions that Cheshire East Council imposed regarding licensing at that venue regarding cut off times for alcohol sales, loud music and keeping windows closed. A local resident has logged the dates and times of the violations and presented these to the council. Therefore even with reduced licensing hours, we have no confidence that the applicant of this license would actually adhere to them. Perhaps someone from the licensing team may want to investigate these allegations further so you may fully understand the proven behaviour of the applicant.

**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 07:25  
**To:** FALLOWS, Mandy  
**Cc:** KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Barn

-----Original Message-----

**From:**   
**Sent:** 04-Jan-2020 09:17  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Barn

Dear sirs

As a resident of Town Lane Mobberley I would like to register my opposition to the proposed application for an entertainment licence until 1.30 am Monday to Sunday.

This is wholly out of keeping with any other licence arrangement within the village; noise carries across open countryside and it will be disruptive and a nuisance not least to those in the immediate vicinity.

I also understand that this barn was constructed without proper planning permission which of itself is a travesty given the strict application of planning elsewhere within this village.

Yours sincerely



Sent from my iPhone

**FALLOWS, Mandy**

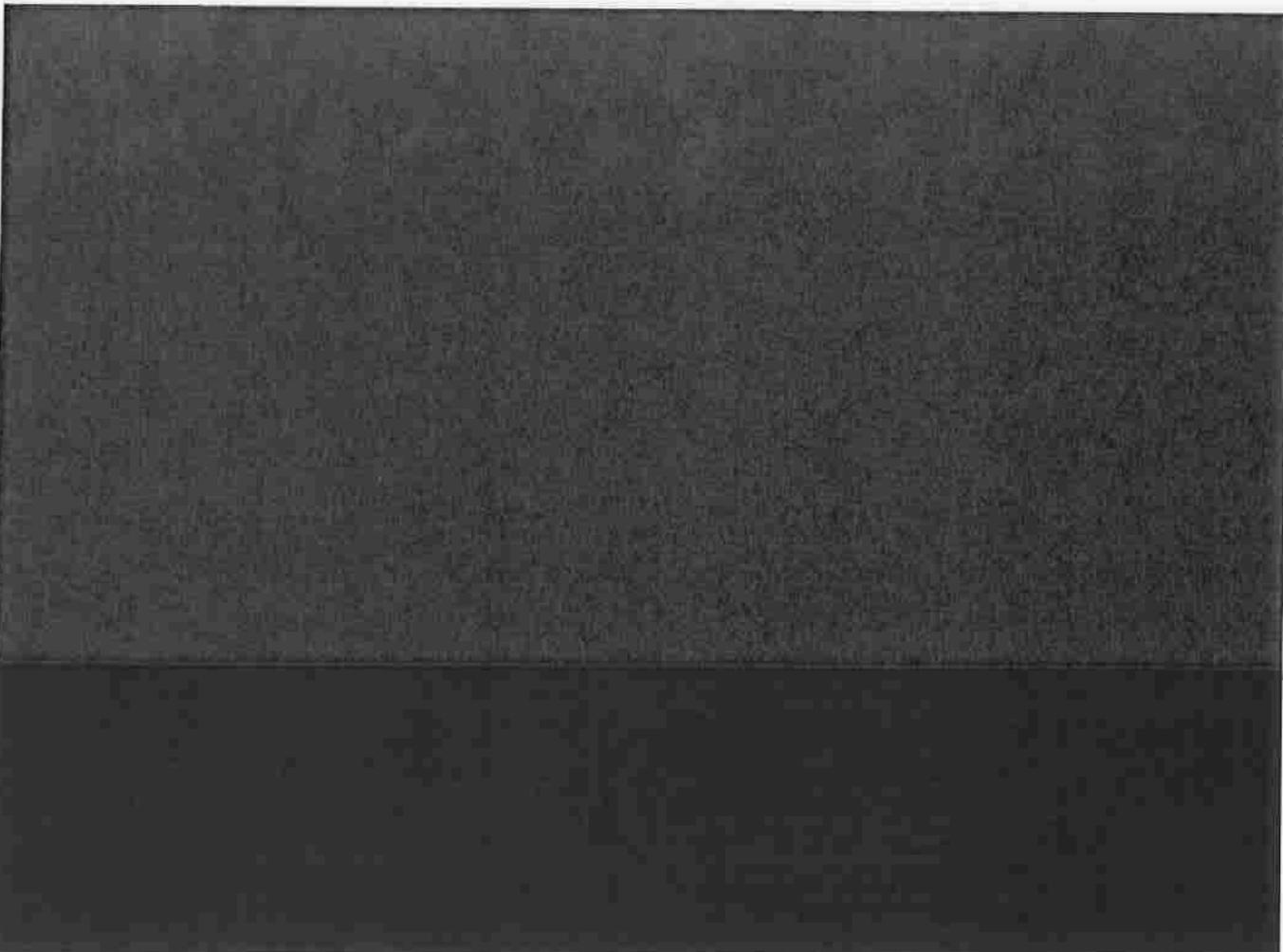
---

**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 10:46  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection  
**Attachments:** RegisterPlanC-517099.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 10:44  
**To:** LICENSING (Cheshire East)  
**Subject:** Fwd: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection

As requested email resent

Kind regards,



----- Forwarded Message -----

Subject: Lady Grey Farm, Lady Lane Mobberley WA16 7NE - Premises License Objection

Date: Tue, 28 Jan 2020 09:12:11 +0000

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

Dear Cheshire East Licensing Section

With reference to the recent "Premises License" application for:

Lady Grey Farm (formerly Sunny Bank Farm),  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

My name is [REDACTED] and I live with my wife and 3 young children at [REDACTED]

I am gravely concerned about the proposed licence application for Lady Grey Farm and wish to object in the strongest possible terms.

My house is approximately 100 metres from the entrance to the proposed new late-night wedding barn and I fear that if the application were to be granted my life and that of my family, will be seriously affected.

I wish to oppose the granting of the Premises Licence for the following reasons:

1. Noise pollution will be by far the biggest public nuisance to adjacent properties such as ours and personally my primary concern. Like several of my neighbours we have young children in full time education and the noise from the event and subsequent traffic noise in the early hours of the morning will be a major problem and disruption. Please note that the inevitable noise pollution will consequently cause harm to my children due to disturbed and interrupted sleep.
2. Please note that there are no public transport facilities (e.g. Bus or Train) near to Lady Grey Farm. Therefore, the only likely means of getting to and from the proposed venue will be either via private vehicles or Taxi's. The number of taxi's available in Mobberley are very limited and residents often struggle to get taxi's particularly late at night. Two major wedding barn venues in close proximity would inevitably create an additional problem, particular when leaving the premise in the early hours of the morning. The increase in traffic and its associated noise will undoubtedly have a detrimental effect on my family's life.

It is also worth noting that the applicant himself recently opposed a potential new Wedding Barn on the Tatton Estate at Ashley, Cheshire putting forward the argument that there were already enough Wedding Barns in the area.

3. Owen House Wedding Barn Limited have on numerous occasions failed to comply with both License conditions and planning consent. I am therefore concerned that even if a restricted Premises License is provided to Lady Grey Farm, Mr Daniel Morgan and Owen House Wedding Barn Limited would not comply.
4. The application has been drafted in very general and broad terms. The hours applied for are excessive for the area, and far exceed the hours the Council consider might be appropriate for a venue in such a rural location. To have loud music and revellers partying into the early hours, potentially every day of the week, so close to my house fills me with dread. If I were to be cynical, I would suggest that he has tried to get as much into the application as he can and to see what 'sticks.' I wish to make it clear however, that I don't believe the location of Lady Grey Farm is in any way suitable for any sort of licensable activity.
5. Mr Morgan has also offered very little in the way of conditions which I think demonstrates a clear disregard for the location of the premises and its neighbours and a lack of understanding of the licensing process.
6. According to the Valuation Office, "Lady Grey Farm" is currently listed as a Domestic Residence with Mixed Use in the former name "Sunny Bank Farm"; (please refer to Figure 1A below). Please note that according to the Government Valuation Office website (<https://www.gov.uk/correct-your-business-rates>) there are no business rateable values associated with the property.

Directgov

Search the Council Tax valuation list

Council Tax band details

SUNNYBANK FARM, LADY LANE, MOBERLEY, KNUTSFORD, CHESHIRE WA16 7HE

Local authority reference number	Council Tax band	Improvement Indicator	With effect from	Mixed use property	Court
25311/1/001/794	G			Yes	

Local authority reference number: 25311/1/001/794  
 Council Tax band: G  
 Improvement indicator:   
 With effect from:   
 Mixed use property: Yes  
 Court:

Figure 1A: Council Tax Valuation

Therefore; in accordance with Section 4.2 and 13.7 of the Cheshire East Council Statement of Licensing Policy (Licensing Act 2003) Policy Dated 2019 to 2024, as a residential premises would require "Change of Use" planning permission to become a licensed venue for the sale of alcohol and music etc (e.g. Weddings and function)

Please note as per the attached HM Land Registry Title Document (RegisterPlanCH517099.pdf) Lady Grey Farm was purchased by Owen House Wedding Barn Limited (Company Registration No: 04600082) on 26-Jun-2019 of which the license applicant; Mr Daniel Morgan is a Director. The purchase is also a matter of public record on the Companies House website where 2 charges are listed clearly stating "Sunny Bank Farm". Hence the residential property has been purchased by a company for the purpose of running licensable activities and I therefore believe that a change of use planning permission should have been obtained first before any application for either a Premises License or any Temporary Event Notices. This would then allow local residents such as myself an opportunity to make objections if and as required.

I appreciate that Planning and Licensing are totally separate activities, however as per Section 4.2 and 13.7 as previously mentioned in this instance my expectation would be that planning approval is required before any license application process could be started. Particularly where "Change of Use" planning permission is required for a residential property.

7. Extensive building work is currently being performed on the barns to the rear of the property (Refer to figure 2A below)



Figure 2A: Lady Grey Farm aerial view (Barns on left of picture)

As advised by Cheshire East Council Enforcement Officer; Derek Ward in an email to Jane Hopkins (see figure 2B below) the owners (i.e. Owen House Wedding Barn Limited) are in ***"breach of planning control relating to the unauthorised alterations and possible change of use of redundant agricultural buildings."***

In addition to requiring planning permission, the major building work being performed would surely also need to comply with Building Regulations and therefore in accordance with Section 4.5 of the Cheshire East Licensing Policy require a completion certificate before seeking an application for a Premises License or Temporary Event Notice.

From: [REDACTED]  
 Sent: 03 January 2020 16:49  
 To: [REDACTED]  
 Subject: RE: 19/010618 (Breeds of Planning Permission Sunny (bulk farm))

Good Afternoon [REDACTED]

Whilst it was found on my visit to the premises before Christmas that there is a breach of planning control relating to the unauthorised alterations and possible change of use of redundant agricultural buildings, the Local Planning Authority (LPA) have no powers in this instance to make the owners cease all works.

The owners have been advised that they should cease works until such time that they have the full approval that planning permission has been granted by the LPA and that any works undertaken are at their own risk. A request has been made that any planning application is received by no later than 17<sup>th</sup> February 2020. No indication has been given to the owners as to the result of any such application if submitted.

Failure to submit an application may prompt the LPA to consider formal action against the owners / operators.

I have made enquiries as to any Licensing applications for any events at the premises and can advise that currently there are events planned for 22<sup>nd</sup> and 24<sup>th</sup> February 2020 and 10<sup>th</sup> and 13<sup>th</sup> July 2020, with the address given as LADY GREY FARM, LADY LUND, MCIBBERLEY.

Should you have any objections please email [licensing\\_12@cheshireeast.gov.uk](mailto:licensing_12@cheshireeast.gov.uk)

In the meantime please contact me should you require further assistance.

Regards  
 [REDACTED]  
 Enforcement Officer  
 Macclesfield Town Hall, Market Place, Macclesfield, SK10 1EA  
 Tel: [REDACTED]  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

Figure 2B: Email from [REDACTED] Cheshire East Enforcement Officer

Please also note a subsequent email from [REDACTED] clarifying the planning concerns.

From: [REDACTED]  
 Sent: Sunday, January 22, 2020 1:52:42 PM  
 To: [REDACTED]  
 Subject: re: lady lund

Dear [REDACTED]

I apologise for not getting back to you sooner but I have been out of the office.

With regards to an application being required, this is because there is a material change of use of the agricultural buildings. I have spoken to the owners Agent this morning and advise you that because of all the detailed information required to be submitted for the change of use of the building, it is the intention of the owners and agent to submit an application initially for alterations to the agricultural building and consent to use as a cow/septic tank.

The main application will require consultation from the Civil Aviation Authority due to the location of the premises to the airport boundary and other parties such as neighbours and environmental protection as well as aspects also deemed necessary.

I hope this information is of assistance to you.

Please be aware that I am not available from Friday 25<sup>th</sup> January 11<sup>am</sup> - 4pm. My best colleagues in the enforcement section will be available to assist you during this period.

Regards  
 [REDACTED]  
 Enforcement Officer  
 Macclesfield Town Hall, Market Place, Macclesfield, SK10 1EA  
 Tel: [REDACTED]  
[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)



Working for a brighter future together

Figure 2C: Further clarification email from [REDACTED]

8. As a result of the recent unauthorised modifications to the barn, I would have expected that a Fire Safety inspection must be performed, and certificates provided to ensure there is no Public Fire Safety risk etc before a Licence application could be considered. Doesn't the applicant also need to demonstrate other forms of certification checks such as fixed wiring checks etc to avoid invalidating any mandatory insurance policies for such a business premises. Failure to obtain the necessary certification and insurance etc would surely constitute a lack of duty of care on behalf of the license applicant i.e. Mr Daniel Morgan and the company which operates and owns Lady Grey Farm, namely Owen House Wedding Barn Ltd, for which the applicant is a director.
9. The entrance to Lady Grey Farm is on the junction of Lady Lane and Davenport Lane (Refer to Figures 4A, 4B, 4C & 4D below).  
As shown in figure 4B the driveway to the premises is a single-track road, hence when vehicles are arriving and leaving there will be an inevitable traffic queue at the access to the property. This consequently presents a "Public Safety" risk and creates a potential accident hot-spot on a corner junction of Lady Lane and Davenport Lane.



Figure 4A: Lady Grey Farm aerial view



Figure 4B: Property Entrance (prior to gate installation)



Figure 4C: View of Lady Lane down towards Manchester Airport Crash Gate 9

It should also be noted that Lady Lane provides access to Manchester Airport Crash Gate 9 and therefore any obstruction at the entrance to Lady Grey Farm or as a result of cars parked on Lady Lane would create a potential Public Safety concern and Vehicle Parking Public Nuisance.

Please note that the new owners of Lady Grey Farm (Owen House Wedding Barn Limited) have recently installed brick pillars on either side of the driveway and an automatic slide open gate which further restrict the access to the property to only one vehicle at a time which was recently demonstrated on Saturday 25-Jan-2020 at 9:45am when a concrete mixer truck was parked dangerously on the corner of Davenport Lane waiting to gain access to Lady Grey Farm via the single track driveway.



Figure 4D: View of new gates at Lady Grey Farm

A consequence of the restricted access is the concern that in the event of a fire or medical incident then access by Emergency Services would be restricted and hindered. This domestic residence is not appropriate for the intended use as a Wedding Barn.

10. The size of the barn is limited and therefore to ensure Public Safety the occupant capacity would need to be assessed and any restrictions applied to ensure compliance with Clause 8.9 and 8.10 of the Cheshire East Licensing Policy Statement. With the recent building work I also have serious concerns that the premises drawing attached to the application does not reflect the ongoing development work as illustrated on the Building Contractors; Nuthatch Ground Works Ltd website and facebook page (Refer to pictures below, Figure 5A & 5B)

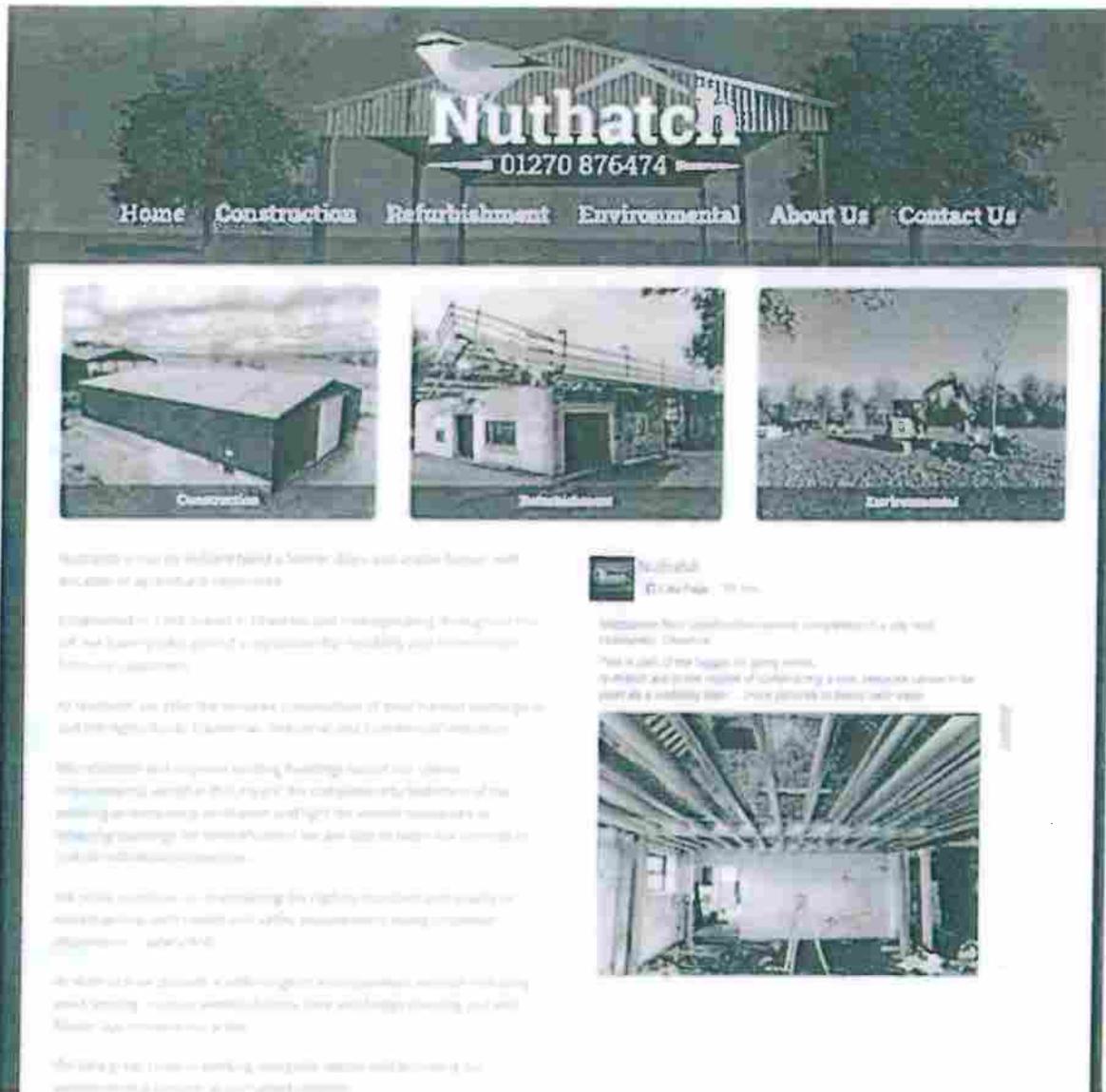


Figure 5A: Nuthatch Groundworks Webpage (<http://nuthatchlandworks.co.uk/>)



Figure 5B: Nuthatch Groundworks Webpage Facebook Link

To conclude, I wish to state again, that I wish the Committee to refuse this application.

I intend to attend any hearing, and would be grateful if you could let me know when the hearing is so that I may make arrangements.

I would be very grateful if you could also acknowledge receipt of this email and my intention to object.

Yours sincerely



Title Number : CH517099

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 19 JAN 2020 at 10:24:48 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CH517099
Address of Property	: Lady Grey Farm, Lady Lane, Mobberley, Knutsford (WA16 7NE)
Price Stated	: £1,355,000
Registered Owner(s)	: OWEN HOUSE WEDDING BARN LIMITED (Co. Regn. No. 04600082) of Owen House Farm, Wood Lane, Mobberley, Knutsford WA16 7NY.
Lender(s)	: Lloyds Bank PLC

Title number CH517099

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 JAN 2020 at 10:24:48. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

## A: Property Register

This register describes the land and estate comprised in the title.

CHESHIRE EAST

- 1 (14.03.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lady Grey Farm, Lady Lane, Mobberley, Knutsford (WA16 7NE).
- 2 (11.02.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 27 January 2004 referred to in the Charges Register.
- 3 (11.02.2004) The Transfer dated 27 January 2004 referred to in the Charges register contains a provision as to light or air.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (26.06.2019) PROPRIETOR: OWEN HOUSE WEDDING BARN LIMITED (Co. Regn. No. 04600082) of Owen House Farm, Wood Lane, Mobberley, Knutsford WA16 7NY.
- 2 (26.06.2019) The price stated to have been paid on 20 June 2019 was £1,355,000.
- 3 (26.06.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (26.06.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 June 2019 in favour of Lloyds Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (11.02.2004) A Transfer of the land in this title dated 27 February 2004 made between (1) The Council of The City of Manchester and Manchester Airport Plc and (2) Raymond George Southam and Angela Mary Southam contains restrictive covenants.

*NOTE: Copy filed.*

- 2 (11.02.2004) The Transfer dated 27 January 2004 referred to above contains a right of pre-emption in favour of The Council of The City of Manchester which will subsist until 27 January 2025.

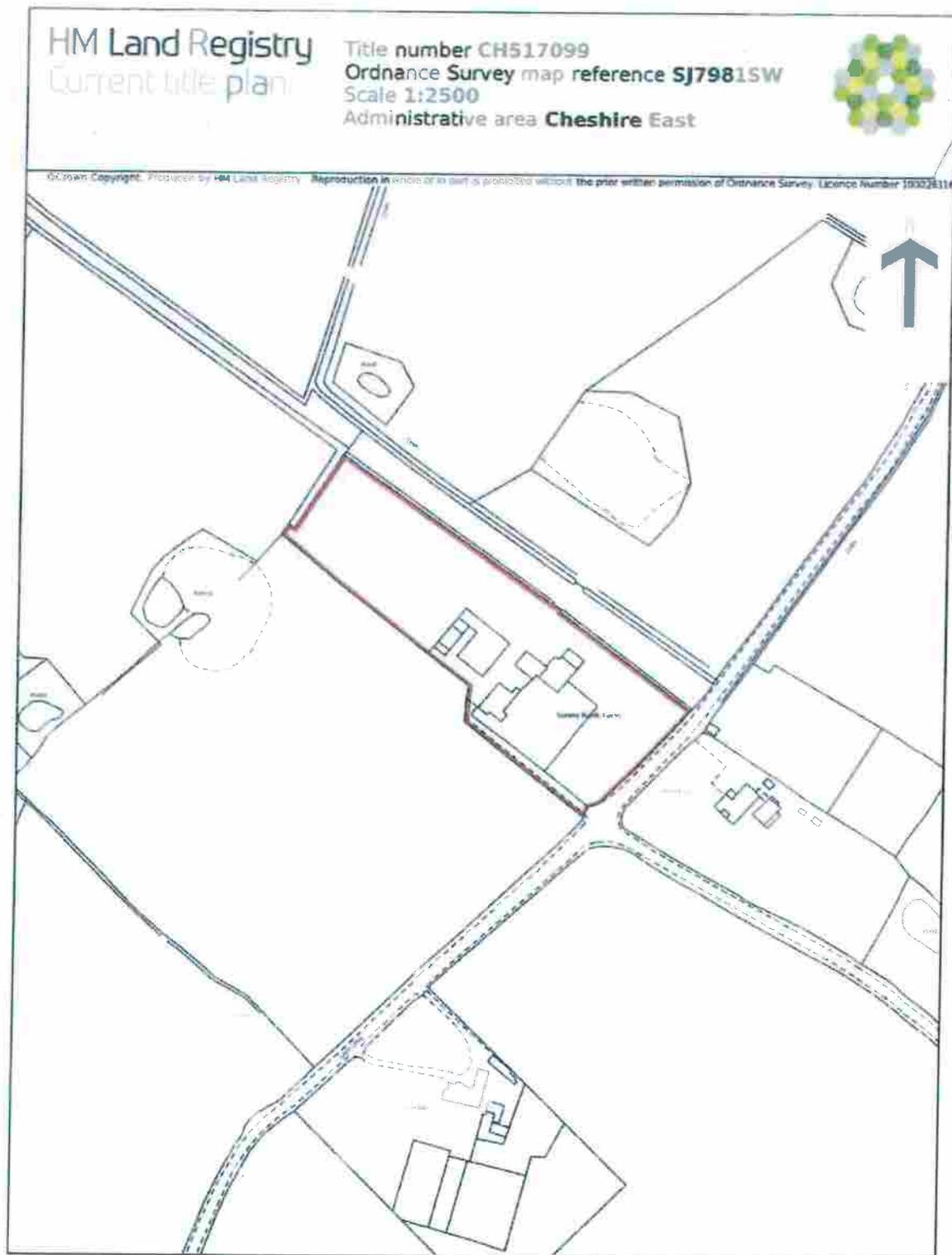
Title number CH517099

C: Charges Register continued

3 (26.06.2019) REGISTERED CHARGE dated 20 June 2019.

4 (26.06.2019) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept.No.  
3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston  
Road, Wolverhampton WV9 5HZ.

End of register



This is a copy of the title plan on 19 JAN 2020 at 10:24:48. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a **mistake** in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the **boundaries**. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, **Birkenhead Office**.

FALLOWS, Mandy

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**From:** [REDACTED]  
**Sent:** 27-Jan-2020 22:44  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm License Objection (NON108/13)  
**Attachments:** Lady Grey Farm License Objection - D Appleby.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi.

Please find my objection letter attached.

Kind regards

[REDACTED]

**Cheshire East Licensing Section**

Ref: Premises License application for:

Lady Grey Farm / Sunny Bank Farm,  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

Dear Sir/Madam.

I am writing in relation to the Premise Licence application for Lady Grey Farm / Sunny Bank Farm on Lady Lane, Mobberley.

As a family of four, with two young girls of primary school age, we moved to [REDACTED] [REDACTED] from Altrincham in November 2017. Our decision to move to Mobberley was based on its fantastic location - near the main towns, surrounded with beautiful and (in the main) peaceful surroundings.

Having recently established that the owners of the aforementioned Sunny Bank Farm have applied for a 7-day licence, as part of a wider plan to turn one of the farm buildings into an additional wedding venue, I would like put forward my rationale for strongly objecting to the application.

- **Noise** - We invested in a home in the area due its peaceful location. Notwithstanding the aircraft noise from the nearby airstrip, for the majority of the time, particularly during evenings, we experience little noise disturbance. However, [REDACTED] is situated very close to the **proposed** wedding venue site, across two open fields with little to no trees or foliage to limit the noise transference. Therefore based on the proposed licencing times, our quiet country surroundings will be regularly interrupted by many hundreds of wedding attendees partying until 2-3am each night.

I note that the popularity of Mobberley and the local church has understandably increased the number of property and landowners looking to utilise their assets as wedding venues. Some like Owen House barn establish long-term, successful businesses, whilst other parties apply for the Temporary Events Notices and host a small number of weddings each year. With the growth in the number of wedding venues being developed in the area, I fear little Mobberley is fast becoming the 'Vegas of weddings', further limiting the peace and tranquillity that my family, and no doubt many others moved into the area to experience.

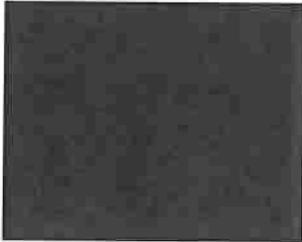
- **Road and Pedestrian Safety** – Being regular walkers down Lady Lane, we currently take great care with the children given the lack of pavements adjacent to the roads. The concern is that this small stretch of road, barely two cars in width, will become jammed with the additional cars and coaches ferrying guests to and from the wedding venue. Evidence of this is already being seen, with both sides of the road currently churned up by the trucks and plant entering and leaving Sunny Bank Farm. Needless to say, country walks with the children down Lady Lane will be compromised in the weekend.

In addition, one would expect most traffic will be generated when leaving the wedding venue late at night. The difficulties surrounding management of this traffic will be further compounded by the narrow access to and from the venue, with Taxi's consequentially meeting guests outside the entrance to make a quick get away. With no street lighting in the area guest safety will be compromised as they stand in the dark, potentially in dark clothing trying to flag down any car that passes, in the belief it's a taxi (we've all been there!!!)

- **Transportation Services** – Mobberley is not well serviced by taxi's or buses, with the train station a 15-20 minute walk away. Referencing my earlier point re the lack of lighting and pavements, there will inevitably be a number of guests trying to walk to their accommodation in the surrounding area, or to the train station if they can't get a taxi. Any guests walking to the train station will need to walk 2/3 mile down Hobcroft Lane (National Speed Limit, poor pavement, no lighting, potentially inebriated wedding guests in dark clothes).
- **Planning** – My understanding is that the granting of a licence is predetermined on planning approval from all parties concerned including Cheshire East, Manchester Airport, and Environmental Protection etc. To date I believe that such consent has not been applied for and therefore approved. Rather their focus and priority appears to have been requesting clearly unreasonable licencing hours, which I find curious.

Please feel free to drop me a line when you have agreed the date for the licencing hearing, as I intend to be there to represent the interests of my family.

Kind Regards



**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 29-Jan-2020 15:13  
**To:** KNIGHT, Jennifer  
**Cc:** FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: LADY GREY FARM LICENSING OBJECTION  
**Attachments:** Lady Grey Farm License Objection - SARAH APPLEBY.docx

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**From:** [REDACTED]  
**Sent:** 29-Jan-2020 14:59  
**To:** LICENSING (Cheshire East)  
**Subject:** LADY GREY FARM LICENSING OBJECTION

Good afternoon

Please find attached by objection letter in writing to the Lady Grey Farm licensing proposal.

Best Regards,

**Cheshire East Licensing Section**

Ref: Premises License application for:

Lady Grey Farm / Sunny Bank Farm,  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

Dear Sir/Madam.

I am writing in relation to the Premise Licence application for Lady Grey Farm / Sunny Bank Farm on Lady Lane, Mobberley.

As a family of four, with two young girls of primary school age, we moved to [REDACTED] from Altrincham in November 2017. Our decision to move to Mobberley was based on its fantastic location - near the main towns, surrounded with beautiful and (in the main) peaceful surroundings.

Having recently established that the owners of the aforementioned Lady Grey Farm have applied for a 7-day licence, as part of a wider plan to turn one of the farm buildings into an additional wedding venue, I would like put forward my rationale for strongly objecting to the application.

- **Noise** - We invested in a home in the area due its peaceful location. Notwithstanding the aircraft noise from the nearby airstrip, for the majority of the time, particularly during evenings, we experience little noise disturbance. However, [REDACTED] is situated very close to the proposed wedding venue site, across two open fields with little to no trees or foliage to limit the noise transference. Therefore based on the proposed licencing times, our quiet country surroundings will be regularly interrupted by many hundreds of wedding attendees partying until 2-3am each night.

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- **Road and Pedestrian Safety** – Being regular walkers down Lady Lane, we currently take great care with the children given the lack of pavements adjacent to the roads. The concern is that this small stretch of road, barely two cars in width, will become jammed with the additional cars and coaches ferrying guests to and from the wedding venue. Evidence of this is already being seen, with both sides of the road currently churned up by the trucks and plant entering and leaving Sunny Bank Farm. Needless to say, country walks with the children down Lady Lane will be compromised in the weekend.

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compromised as they stand in the dark, potentially in dark clothing trying to flag down any car that passes, in the belief it's a taxi (we've all been there!!!)

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- **Planning** – My understanding is that the granting of a licence is predetermined on planning approval from all parties concerned including Cheshire East, Manchester Airport, and Environmental Protection etc. To date I believe that such consent has not been applied for and therefore approved. Rather their focus and priority appears to have been requesting clearly unreasonable licencing hours, which I find curious.

Please feel free to drop me a line when you have agreed the date for the licencing hearing, as I intend to be there to represent the interests of my family.

Kind Regards



**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 12:53  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Objection to Licencing application by Lady Grey Farm, Mobberley  
**Attachments:** 2020-01-31 Objection to Licensing.pdf

---

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 12:37  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Licencing application by Lady Grey Farm, Mobberley

Dear sirs

Please find attached, a letter of objection to the Application for Licensing by Lady Grey Farm, Mobberley.

Please also acknowledge receipt of this e-mail.

Best regards



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

Sent by e-mail to: [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)

**Re: Objection to the Licensing Application for Lady Grey Farm – Lady Lane, Mobberley.**

31<sup>st</sup> January 2020

Dear Sirs

This objection to the Licensing Application for Lady Grey Farm is made by [REDACTED] and [REDACTED], both of the above address on [REDACTED]

We feel strongly that the Licensing application in question should not be granted on account of the following reasons:

**Prevention of Public nuisance**

**The playing of music** – be it recorded or live – into the small hours will disturb residents across a wide radius.

In the summer, when events are staged at Tatton Park (3 miles from us as the crow flies), the sound carries at least as far as us – probably further. Those events are acceptable to us because (generally) held in the evening whereas Lady Grey (which is 0.8 of a mile from us. Mainly over open fields) intends to make their noise until the small hours.

It is ironic that Manchester airport is bound by planning regulations to cease the use of Runway 2 from 10:00 p.m. to 6:00 a.m. so as to reduce noise nuisance (see Manchester Airport's website at <https://www.manchesterairport.co.uk/community/dual-runway-use/> where it says "Manchester Airport has two runways. We currently use both runways during the day time, but planning permission does not allow us to use Runway 2 between 10pm and 6am, unless we are doing maintenance on Runway 1 or there is an emergency.") when now Lady Grey Farm's application (if granted) would "make a nonsense" of the planning measure that is designed to constrain the airport.

**Increased road traffic** – the lanes around Lady Grey farm and adjacent routes are very narrow and not very well maintained. The increase in traffic that is likely to develop for a venue such as Lady Grey Farm, will clog the lanes at times with taxis, Coaches and private vehicles. The sound of engines and the shining of headlamps into people's bedrooms far into the night will create a Public Nuisance.

**Preservation of Public Safety**

**Access to Crash Gates** - The stretch of Lady Lane that is beyond Lady Grey Farm is the only route for emergency vehicles to take to and from the airport's Crash Gate 9. The presence of many vehicles to bring and take people and goods to and from Lady Grey Farm at certain times could seriously restrict the ability of emergency vehicles to carry out their function.

**Danger to other users of the lanes** – in addition to motorised traffic, the lanes around Lady Grey farm serve as exercise tracks for walkers and cyclists – but most vulnerable horse-riders, many of whom are children. The increase in traffic that is likely to result from the licenced activities would increase the danger to these users.

**The Protection of Children from Harm**

The above point on "Dangers to other users of the lanes" applies in particular to the many young riders who use the lanes as well as young mothers walking with very small children in prams.

**In Conclusion**

For the reasons set out above, we request that you turn down the application by Lady Grey Farm for a licence, in its entirety.

Best regards



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 10-Jan-2020 16:41  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** FW: Objections to Licensing Request by Lady Grey, Lady Lane, Mobberley, WA16 7NE

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 10-Jan-2020 16:38  
**To:** LICENSING (Cheshire East)  
**Subject:** Objections to Licensing Request by Lady Grey, Lady Lane, Mobberley, WA16 7NE

Dear sirs

We are writing to object to the granting of a license to Lady Grey in the terms set out in the notice that is displayed outside the premises.

In particular, we object to permission being granted to play music, whether live or recorded, after 23:00 each night until 01:30 or 02:00 respectively.

This is a rural community with homes scattered amongst fields over which sound travels very clearly. For instance, we can hear events that are occasionally put on at Tatton Park which is 3.5 miles away as the crow flies - Lady Grey is only 3/4 of a mile away so the disturbance every single night is bound to be intrusive to us and many, many others.

Still on the subject of noise abatement, it seems illogical to allow someone to generate high volume noise in the neighbourhood just as Manchester airport closes down for the night. In fact (as we are sure that you are aware) the airport is required to cease operations on Runway 2 at 10:00 until 06:00 exactly to reduce noise and this license to Lady Grey would make that restriction on the airport meaningless, as far as quality of life here is concerned.

Other worries stem from the prospect of opening a late night drinking establishment in the neighbourhood - intoxicated revellers wandering around our lanes at dead of night; high numbers of taxis coming and going.

Please deny the license to Lady Grey.

Best regards



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 10-Jan-2020 12:53  
**To:** FALLOWS, Mandy  
**Cc:** KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady grey farm

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 10-Jan-2020 12:52  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady grey farm

I would like to record my strong objection to the new wedding and party venue at the former Sunnybank Farm. The traffic it would generate is totally unsuitable to the narrow lanes here and would be an added danger to many pedestrians and cyclists. The noise level to neighbours would be unbearable ,most of whom are in close proximity to the farm.

[REDACTED]

Sent from my iPad

**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 20:43  
**To:** LICENSING (Cheshire East)  
**Subject:** License Objection Lady Grey Farm, Mobberley, WA16 7QU

To Whom it May Concern.

I write with respect to the application for a licence for Lady Grey Farm which I have previously known as Sunny Bank Farm.

My wife and I, together with our family, have lived at [REDACTED] for some 54 years during which time we have endured the expansion of Manchester Airport and seen Hobcroft Lane go from a country lane into what amounts to a "Rat Run" where the traffic has grown out of all proportion and cars together with heavy goods vehicles travel at excess speed. Our house is about a fifth of a mile from Lady Grey Farm and is within the airport safety zone.

We also have to put up with noise and passing transport including double decker buses etc from Owen House Wedding Barn who do not adhere to their license restrictions which is less than half a mile away. There is bound to be considerable extra traffic on surrounding lanes as Lady Grey Farm is somewhat remote which will cause noise disturbance etc into the early hours of the morning with our proximity to the property which is not acceptable.

I believe that at the present time there is no planning approval for the use of the farm as a public venue which would need to comply with health and safety, fire regulations etc. There must also be concern from Manchester Airport due to the number of people being in such close proximity of the safety zone.

Finally, I do not believe that the applicants have provided enough information and I have further concerns about the possibility of the further expansion with the provision of accommodation etc. I wish to object in the strongest possible way to the granting of a license to serve alcohol into the early hours and play music until late into the night in a rural area where noise travels greater distances and we already have to put up with a similar business in such close proximity.

Yours faithfully,

[REDACTED]

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 11:14  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** [OFFICIAL] FW: Lady Grey Farm premises licence  
**Attachments:** image1.PNG; ATT00001.txt

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 10:37  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm premises licence

I am not sure you have received this as I have not had an acknowledgement I have already sent a part finished objection to the application for a premises licence for Lady Grey Farm Mobberley WA16 7NE.

My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy on page 48 sect 6.

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:09  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Farm premises licence

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 16:55  
**To:** LICENSING (Cheshire East)  
**Subject:** Fwd: Lady Grey Farm premises licence

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 31 January 2020 at 10:37:14 GMT  
**To:** [licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)  
**Cc:** [residents@mobberleycheshire.co.uk](mailto:residents@mobberleycheshire.co.uk)  
**Subject:** Lady Grey Farm premises licence

I am not sure you have received this as I have not had an acknowledgement  
I have already sent a part finished objection to the application for a premises licence for Lady  
Grey Farm Mobberley WA16 7NE.

My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy  
on page 48 sect 6.

**Suggested Hours Matrix**

<b>Area</b>	<b>Vision</b>	<b>Licensing Policy Direction</b>	<b>Rt</b>
The designated areas of Macclesfield and Crewe town centres	Creation of mixed use development	Our aim for this area includes:  To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01
The designated areas of Wilmslow, Knutsford, Congleton, Sandbach, and Nantwich town centres	Creation of mixed use development.	Our aim for this area includes:  To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01
All other areas	To protect the integrity of the existing community	Our aim for this area is to:  To protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area	00

This seems to say that such a premises licence should not be considered in this rural setting which is Entirely unsuitable for the surrounding small community . To grant this licence would be against the integrity of the existing community.

I notice there is a cross against late bars.

This would not only be a late bar but an early one as well.

I cannot see how this can be granted even with conditions as policing them would be impossible. May I also mention the possibility of fireworks this would be another disaster at

firework time everyone keeps their horses and ponies inside. The potential for sudden firework displays could be disastrous as this rural community has numerous animals that would be affected.

One of the problems with this application is that it is so open ended as far as I can see it is at a residential property as I can find no reference to any planning being granted so I can only speculate as to its use.

With the complete disregard to normal planning procedures I have no confidence as to what may or may not be planned so the extent of the Public Nuisance could be far reaching and this is not to be dismissed.

I believe that inspection of premises is not mandatory but suggest it would be helpful if you would at least visit the location. In this way you would see the total inappropriate location of this property. Private house yes "night and day club" no.

This is where we need to consider public safety. I have already mentioned the rural setting the approach roads are not suitable for the additional traffic this would bring. On unclassified unlit roads with no pavements. There is also no public transport. My granddaughter rides her pony along this road which is designated and signed as Laureens Ride and accesses the bridle ways the airport has provided. With extra traffic constituting strangers to the area may prevent this for her and many others.

It is not only the cars but the huge lorries that would service the site. Many would be HGV Using 7.5 tonne limit roads because they can for access. Because of the recent earthworks big tipping wagons have been using Burleyhurst Lane and Davenport Lane where most of the verges have been wiped out because two could not pass. All without planning permission. The protection of children is the road safety issue and also their well being if reasonable care is not taken to allow proper sleep.

I hope you will take all this into account and refuse any premises licence what so ever.

Sent.. from my iPad [REDACTED]

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 18:04  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Lady Grey Farm Mobberley premises licence application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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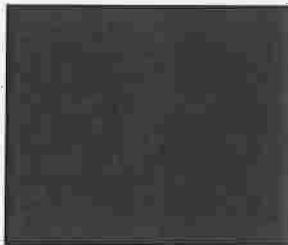
**From:** [REDACTED]  
**Sent:** 28-Jan-2020 18:03  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm Mobberley premises licence application

Sent from Mail for Windows 10

Dear Cheshire East Licencing Dept

1. With ref

**PREMISES LICENCE APPLICATION FOR LADY GREY FARM MOBBERLEY WA16 7NE**



I wish to strongly oppose any granting of any licence for this premises. I object for a number of reasons.

1. Public Nuisance
2. Public Safety
3. The protection of children from harm.

I will continue by enlarging on my concerns.

Firstly the nuisance element. The licence would enable loud music from 10 a.m. until 2.00 a.m.

This would have a detrimental effect to the whole area, It is a small rural community and no one would expect this type of development to be considered appropriate. There are a number of older people nearby who would detrimentally be affected. At the other end there are a number of children of school age who would be severely affected by the noise. Among these is my Granddaughter.

Although suggestions as to keeping doors close may seem something of a solution this does not prove to be the case since the smoking ban people are in and out like yoyos.

As at the moment this property is rated as a dwelling so with the absence of detail any events could be planned but a wedding

**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 17:55  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm premises licence  
**Attachments:** image1.PNG; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I have already sent a part finished objection to the application for a premises licence for Lady Grey Farm Mobberley WA16 7NE.

My name is [REDACTED]

I would like to continue by drawing your attention to C.E.C. Statement of Licensing Policy on page 48 sect 6.

Appendix 6

Suggested Hours Matrix

Area	Vision	Licensing Policy Direction	Premise Type				
			Restaurant	Club / Late Bar	Pub	Off Licence	LNR
The designated areas of Macclesfield and Crewe town centres	Creation of mixed use development	Our aim for this area includes: To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01:30	03:00	02:00	23:00	01:30
The designated areas of Wilmslow, Knutsford, Congleton, Sandbach, and Nantwich town centres	Creation of mixed use development.	Our aim for this area includes: To expand the early evening offer to introduce a new customer base and to reduce the reliance on vertical late night drinking	01:00	02:00	01:00	23:00	01:00
All other areas	To protect the integrity of the existing community	Our aim for this area is to: To protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area	00:30	X	00:00	23:00	00:00

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 08-Jan-2020 07:08  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Objection to application for a premises licence - Lady Grey Farm - Lady Lane - Mobberley - WA167NE

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**From:** [REDACTED]  
**Sent:** 07-Jan-2020 17:35  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application for a premises licence - Lady Grey Farm - Lady Lane - Mobberley - WA167NE

As residents of Davenport Lane who are less than 0.8 miles from Lady Grey Farm we vehemently object to the application for a premises licence made by the occupants of Lady Grey Farm for the following reasons:

- Prevention of crime and disorder - the applicant is asking for a retail sale of alcohol licence from 10am to 1.30 am Monday to Sunday - this is far more than any public house would be granted and will likely result in drunken/disorderly behaviour in a quiet residential lane.

- Public safety - many of the wedding guests will be travelling in cars including taxis from Wilmslow train station - as we already experience with the other wedding barn at Owen House most of the traffic comes down Davenport Lane and through Lady Lane as a cut through - we know this as our house name seems to confuse many of the wedding guests for Owen House thinking we are the "wedding barn" and often knock on our door asking for directions. These lanes will therefore experience both the existing traffic for Owen House and the additional traffic for the proposed wedding barn at Lady Grey Farm - the opening hours as detailed by the premises licence will mean increased traffic from 10am until 2.00 am the following morning for 7 days per week. These lanes are part of the Cheshire cycle way and are a designated bridleway - the granting of this licence will severely increase the volume of cars driven by people who are not familiar with the local area and at times on roads with no street lighting and no lane markers.

- Prevention of public nuisance - in the premises licence application there is no mention of whether the live/recorded music is to take place inside or outside - this a green belt area with residents purchasing houses to enjoy the peace and tranquility of a rural setting - we do not want to listen to bands and recorded music at any time of the day especially up to 2.00am in the morning seven days a week. The existing residents of the lanes are not allowed to - by law - to play music after 23.00pm - so why should a commercial venture be allowed to do so?

- Protection of children from harm - the increased risk of this from the granting of the premises licence is twofold - one from the increased volume of traffic (many children, including our own, cycle, walk and ride horses in these lanes) and secondly the sale of alcohol to wedding guests (over long periods of each day resulting in unpredictable behaviour) who none of the local residents will know - fills us as parents with dread at guaranteeing the safety of our children.

This application for a premises licence for this quiet green belt residential area **should be rejected in its entirety** - it is totally out of keeping for the area - this application would be challenged in a city centre environment not alone in a rural location. We sincerely hope the Council representatives do not compromise by making a decision on granting "some of the proposal on reduced hours" - as the occupant seems to have submitted a licence application with "the worst case scenario hours" to then be able to negotiate a compromise that ultimately suits their business requirements.

Fundamentally we do not understand why this application for a premises licence would be granted as there is already a wedding barn - Owen House - only 0.7 miles away - providing similar music and alcohol activities as this application (however on very different advertised hours!) especially as the owners of Lady Grey Farm are members of the same family who own Owen House - further there are numerous other facilities within 1-2 miles offering these services including The Church Inn/Bulls Head Inn/Roebuck Inn - how many wedding facilities offering alcohol and music does a quiet village need?

We implore the decision makers to reject this application in its entirety - if granted (in any form) this will detrimentally change the nature and lives of a large number of families in Mobberley - and in particular the residents of Davenport Lane, Lady Lane ,Hobcroft Lane and Burleyhurst Lane.



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 07:55  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** 25-Jan-2020 20:29  
**To:** LICENSING (Cheshire East)  
**Subject:** Licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

To the Licensing Team,

Having grown up on Lady Lane and still visiting my parents there with my young family on a regular basis I write to object to the licensing application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE on several grounds.

1) Public Nuisance

Having a licence for live music from 11pm until 1.30am or recorded music from 11pm until 2am is in the most antisocial time of the day, particularly for a rural area, and will impact significantly on the nearby local residents and their ability to relax and enjoy their homes, as well as sleep. Having lived in Mobberley all my childhood I was aware that music carried from Tatton Park so music from a more local property would undoubtedly be much louder and cause a disturbance to local residents. Despite evidence of building work proceeding I am not aware that there has been a planning application for any development of the property. As a result there is no evidence of the expected number of visitors to the property or that any consideration has been made to reduce noise levels there. In addition, the extra lighting and cars visiting the venue will significantly increase both noise and light pollution in that area and ruin the feel of the local neighbourhood and there is no evidence that any of this has been considered in applying for the licensing application.

As a GP I frequently see the effects that lack of sleep and environmental stress have on the physical and mental health of patients and I am concerned that loud music at antisocial hours in a rural area, especially where people are unaccustomed to this, would cause significant stress to local residents. It would also have a negative impact on us visiting with young children and our ability to sleep in a previously quiet and relaxing environment. Whilst some might argue that in the vicinity of an airport noise levels wouldn't be a grounds for objection, Manchester Airport's runway 2 does not operate between 10pm and 6am on the consideration of local residents unless in exceptional circumstances. Manchester Airport also has a night noise policy to reduce noise pollution from aircraft between 11.30pm and 05.59am whereas this licence would increase noise pollution for several hours after 11pm.

2) Public Safety

I am also concerned that Lady Lane itself is an inappropriate location for a licensed venue. It is a narrow lane with collapsing verges, no lighting, no road markings and a blind corner causing poor road visibility. There are no public transport links within a mile of the farm and there is no evidence of any consideration for parking at the farm and people leaving having been drinking for potentially 15.5 hours and wandering out into the road would be a hazard to both local drivers and a risk to themselves. The farm is on a crossroad with a dead end road with emergency access to the airport runway and because it is a rural road local drivers

often do not expect to meet traffic, which can be hazardous to walkers, horse riders and cyclists as well as other drivers. This could cause a higher risk of accidents with significantly more traffic trying to turn into a private residence on a cross road that most drivers consider to be a T-junction (or actually for the majority a 90 degree bend).

As previously mentioned the applicant has been doing unpermitted development at the property without approval and so there is no evidence that the safety of consumers/ visitors to the farm from a fire or any other perspective has been taken into consideration in applying for this license either.

I have significant concerns about this application, not least that it is being made without any evidence as to what the venue will be used for. I feel that applying for a 6 day alcohol and music licence at such antisocial hours in a rural area will be significantly detrimental to the local residents and area. Any modification of this licence, even to just weekend hours, would be inconsiderate to the rights of local residents to enjoy the current tranquillity of the area.

Kind Regards,

A solid black rectangular box used to redact the signature of the sender.

**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 13-Jan-2020 11:52  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Lady Grey Farm, Mobberley - Application for a new Premises Licence

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**From:** [REDACTED]  
**Sent:** 13-Jan-2020 11:48  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm, Mobberley - Application for a new Premises Licence

Dear Sirs

I write on behalf of myself and my wife regarding the above application by Daniel Morgan. We are the owners of, and live at, [REDACTED] which is situated approximately half a mile from the above Lady Grey Farm.

We wish to object in the strongest possible terms to the above application for the following reasons --

- a) The premises have only very recently been re-named 'Lady Grey Farm'. Historically it was called 'Sunny Bank Farm'. Whilst accepting that any owner has the right to re-name his property, I believe that in this case it has been done to mislead the residents of Mobberley as to where the property is situated. A number of local residents have spoken to me to ask if I knew where the property was.
- b) If a retail licence is granted for the sale of alcohol then it would seem that any member of the public could go to the premises to buy alcohol up to 01.30 am seven days a week. This is totally unacceptable. It could also have a detrimental effect on existing shops in Mobberley Village centre.
- c) A licence to play live music seven days a week from 23.00 hours to 01.30am, and recorded music seven days a week up to 02.00am hours is again totally unacceptable and unneighbourly to say the least. The premises are situated in a totally rural location and any kind of music to the above extent is unrealistic, unreasonable and unneighbourly to nearby private residences. Certainly a great deal of 'Noise Pollution' will be created.
- d) Whilst we do not adjoin the premises, we will certainly be able to hear any music which is unacceptable. The applicant's family currently run 'The Wedding Barn' at Owen House Farm in Small Lane, and whilst we have no objection to this, we can hear music from this location even though it is some 2 miles away.
- e) As far as I am aware, the premises are situated in Manchester Airports 'Crash Zone' to their 2nd runway. To create an 'Events Business' is therefore surely bad planning and could be disastrous in the event of a crash.
- f) I am not aware that since Sunny Bank Farm ceased to be a working farm some years ago, that any application has been made to Cheshire East Council for Planning Permission to allow the buildings to be used for non-agricultural purposes. If I am wrong in this view I would be grateful of your confirmation that the appropriate planning consent has been granted. If I am correct then presumably the current owners will be required to make such application now.

My wife and I therefore reiterate our strong objection to this application and urge your Council to reject the application.



To - Licencing Section,Cheshire East Council, Earle St, Crewe, CW1 2BJ

**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 11:18  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: License application for Lady Grey farm, WA16 7NE

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 27-Jan-2020 11:17  
**To:** LICENSING (Cheshire East)  
**Subject:** License application for Lady Grey farm, WA16 7NE

Dear Sirs,

>

> I am writing to appeal the licensing application in the hope of it being refused as it is not appropriate for our rural area. I am aware that no planning application has been made but is normally required prior to the use of premises for Licensable activities. In this instance, given the proximity to Manchester airport and its site under the flight path, Lady Grey farm touches a public safety zone, which has an objective to reduce the number of people in it. This would increase the risk of Public Safety and therefore I feel that even temporary event notices should be forbidden. I note that 3 events have already been booked which is alarming given that a license and planning consent have yet to be granted.

>

> Another factor of unsuitability for licensing is the Prevention of crime and disorder. We reside at [REDACTED] on Davenport Lane and have lived here within our community peacefully for 6 years. We are a rural environment and public transport is difficult. The train station is approximately 4 kilometres away and there are no bus routes in operation. Taxis from neighbouring towns are unreliable and this would tempt people to drive home when they are over the drinking limit. The roads leading to and away from the property are completely unlit and unmarked with narrow bends and bridges. This can be a public hazard as there are many dog walkers, horses, children walking home from school, ramblers, runners, cyclists and tractors regularly using the lanes at all times of the day. Increased usage from service vans, wedding barn staff, customers to the site would put the surrounding roads and lanes under further pressure. There are no pavements and the road edgings are soil bankings which often leak over into the road due to Davenport lane regularly flooding in numerous places. The tree lined lane is susceptible to falling branches and can be slippery and dangerous. In icy conditions on bends and narrow bridges, where visibility is restricted, it is extremely hazardous.

> On the subject of public safety, there is only one very narrow entrance to Lady Grey farm which sits on a sharp junction. Should the emergency services need to be called, then access would be very difficult. Currently I am concerned that there is no evidence of fire certificates and health and safety certificates in place as planning permission is outstanding.

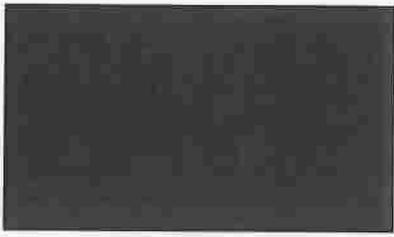
> I am concerned that a license would be a public nuisance encouraging noise and drunken activity not just at all times of day but at night when we are trying to sleep. The noise levels from music and fireworks at events would be disruptive. There are many houses and families locally that would suffer. With the best will in the world, any management would have difficulty trying to regulate this as the average paying customer does not want to be told to keep the music down. We have 2 teenage sons, both of whom are in further education and have heavy A level and undergraduate schedules of work to complete. They have heard Tatton Park celebrations (approximately 15 kilometres) and Owen House Wedding Barn (approximately 4 kilometres) on occasions and found it disruptive as the wind direction can have a massive effect on noise levels.

>

> I hope that all my points are taken into consideration when the license is considered and would be grateful of a response on receipt of this letter.

>

> Yours sincerely,



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 07:17  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Farm, WA16 7NE - OBJECTION to the Application for a Premises Licence

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**From:** [REDACTED]  
**Sent:** 27-Jan-2020 18:00  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, WA16 7NE - OBJECTION to the Application for a Premises Licence

Dear Sirs.

I am writing to object to the Licensing Application referred to above.

The main grounds for objection are:

1. The Application well exceeds Cheshire East's stated 'hours matrix' of midnight for public houses and 0030hrs for restaurants.
2. The subject property is in a beautiful, quiet rural domestic location and, if granted, such a licence would result in additional late night noise from both the venue and vehicles transporting wedding guests (and deliveries), to and from the property (likely to occur after the aircraft noise subsides).
3. Noise from idling taxis and coaches is likely.
4. The hours are broadly similar for weekdays and weekends. This could be a 365 days of the year late night/early hours party venue.
5. A Planning Application has not been submitted for the venue (and significant works undertaken already some of which have breached the existing building envelopes).
6. The actual use for which the venue is being promoted is not clear.
7. There is no public transport service in the vicinity and late night services can only be found in Wilmslow (>4 miles away).
8. The area has little/no mobile signal, so visitors exiting the venue will find it difficult to call taxis/relatives outside the property if, for whatever reason, they are left stranded. Frustrated party goers stranded in a quiet hamlet is not safe for all concerned.
9. The above concerns (5, 6 & 7) are in addition to the general noise, disturbance and nuisance crated by such an establishment in a quiet, residential hamlet where a number of children and elderly live.
10. Unlike Owen House Wedding Barn (1 mile away and also owned and operated by the Applicant) the proposed additional music and entertainment venue is adjacent to established residential and accessed from a quiet lane (not an A/B road) and situated on a difficult junction where safe access/egress for those attending the venue will be difficult/compromised.
11. The single track access to the venue may cause queueing on the adjacent junction of Lady Lane and Davenport Lane with no discernible (safety) vision splay for visitors and emergency vehicles.
12. The proximity to the Manchester International Airport flight path (and any likely variations to the same under consideration) especially as, if approved, the venue will increase the amount of persons within the vicinity/adjacent to the current flightpath.
13. Lady Lane is a single track emergency access to Runway 2 (Track Gate No.9)
14. Davenport Lane and Lady Lane are rural lanes constantly used for horse-riding (the lane accommodates many stables), cycling (it's on a registered, National cycle route), walkers/ramblers, etc.. The lanes have many existing

obstacles and restrictions which would be unfamiliar to venue goers and, therefore a danger to them and the public.  
Blind bends, blind bridges, regular floods, blind junctions, etc..

**Mobberley Village does not need another late night party venue!**

Yours faithfully,



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:09  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Objection to Premises License Application, LADY GREY FARM, LADY LANE, MOBBERLEY. WA16 7NE

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 16:25  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Premises License Application, LADY GREY FARM, LADY LANE, MOBBERLEY. WA16 7NE

Dear Licensing Section,

I am writing to appeal the licensing application desperately hoping it will be refused for the reasons listed below:

1. A license will increase the risk of Public Safety as it touches a public safety zone - its proximity to Manchester airport and its location is almost directly underneath the flight path at the end of the runway.
- 2 I am seriously concerned that this will have a detrimental effect on crime and disorder within the community ie cause an increase.
3. Mobberley is a rural peaceful area with very infrequent bus or train links. Taxis are few and far between. This may lead to those attending functions being tempted to drive thus causing drink driving issues.
4. traffic will no doubt increase with suppliers vans, catering companies, marquee, band, staff hire to name but a few. There will be cars parked all over the lanes and a constant stream of traffic at all hours of the day and night.
5. Noise - this will be a public nuisance to all those living in the area. Noise carries - indeed I can hear music from Tatton when large events are taking place. Noise from cars and other such vehicles toing and froing.
6. Horrified to hear that three events have already been planned without licensing and planning permission.
7. Concerned about the property prices being blighted and the wonderful reputation of Mobberley being ruined.

I do hope that you give this your most serious consideration and ask that it be refused.

Yours faithfully

[REDACTED]

**FALLOWS, Mandy**

---

**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 15:05  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Objection to premises licence application , ladygrey farm lady lane Mobberley Wa16 7NE

---

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 14:57  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to premises licence application , ladygrey farm lady lane Mobberley Wa16 7NE

Dear Cheshire East Licensing Department

I would like to strongly object to the Premises License Application made by Mr Daniel Morgan on 03/01/2020 with regards to Lady Grey Farm, Lady Lane, Mobberley, Cheshire WA16 7ND.

My name is [REDACTED] and I have lived at [REDACTED] Mobberley, Cheshire [REDACTED] since 2013. My property is neighbouring and is on the opposite side of the Lane. I moved here with my partner and young family as I wanted to live in a peaceful, rural location.

Mr Daniel Morgan led local residents to believe that he would be residing in the main house with his wife and three very young children. If so, with the barns being immediately adjacent to their main house I would think this licensing application with such broad operating hours wholly unsuitable for them as well.

The owners of Lady Grey Farm are Owen House Wedding Barn Ltd who own and run wedding business 600 metres away from the Lady Lane property. In the summer months they hold 2 to 3 weddings every weekend.

Owen House Barn Ltd have not yet entered a Planning Application for the building work being carried out to the Barns. Also needs a change of use. There has been work to the roof which I believe has been raised, a Mezzanine level has been constructed. Windows fitted. Concrete walls have been erected to the side of the Barn and all down the length of the rear garden. The rear garden (around an acre of land) has been completely dug up and groundworks being carried out.

It is my view that Planning Permission should be sought primarily, giving neighbours, local residents, Cheshire East Council and Manchester Airport the opportunity to have their say on the impact of the venue BEFORE a Premises License is granted. Mr Morgan has applied for Temporary Events Notices and has two event booked this year so far. I believe this also inappropriate as no planning permission has been sought for the barns in which the venues will take place.

I believe that Mr Morgan has entered the worst case scenario Licensing Application with the knowledge that a compromise would be made. Owen House Barn of which Mr Morgan is a Director has a history of not complying with their current Licensing Policy and noise complaints from surrounding properties, non of which are as close as my property is to Lady Grey Farm. My other neighbouring property, [REDACTED] Lady Lane is DIRECTLY OPPOSITE the proposed venue.

The licensing application far exceeds the councils own recommendation for licensing hours in a rural residential area.

The Licensing Application is very broad and does not mention proposed capacity, regulated entertainment, dispersal policy or smoking policy.

Loud electronic music til 2am Monday to Sunday/ live music until 1.30am Monday to Sunday will definitely be heard in my property. I have three young children. They will not be able to sleep properly which will affect their emotional and psychological well being. It will also affect their education. Tired children cannot perform to their full potential, and are more likely to suffer anxiety/depression.

An alcohol license from 10am to 1.30am Monday to Sunday will promote binge drinking and bad decision making in the area. Inebriated wedding revellers will be visible and audible from my property. My children

will be able to see and hear everything. The promotion of these prolonged hours of drinking in a residential area is not acceptable and my children should be protected from this.

A huge increase in traffic on the lanes will pose a danger to all those who currently enjoy using them. Many people are attracted to the area for walks, to walk their dogs and ride their bikes. There are no pavements. These lanes will become unsuitable for such activities meaning less children being able to enjoy the area.

The lanes are unsuitable for the substantial increase in traffic that will be generated by this venue. Single track in places. At night there is no street lighting. There is NO PUBLIC TRANSPORT in the area. Guests will be unfamiliar with the roads/area. Horse riders use these lanes. Laurens Ride Mobberley promotes these lanes for the use of bicycle riders, horse riders and walkers.

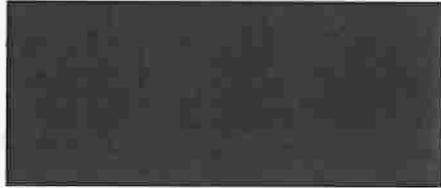
The Licensing hours are until 2am after this the noise of idling taxis, cars, coaches and revellers and staff leaving the venue. The property single track entrance is on a t-junction. Idling vehicles waiting to enter will cause obstruction to other road users.

This property is wholly unsuitable for the Premises Licence application.

The applicant has a history of flouting his current Premises License at Owen House Wedding Barn.

The surrounding roads are not suitable for increase in traffic.

The property is located in residential area. Many young children will be affected. Please Refuse this application in its entirety.



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**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 14:20  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Premises License Application - Lady Grey Farm, Lady Lane, Mobberley, Cheshire, WA16 7NE

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 14:19  
**To:** LICENSING (Cheshire East)  
**Subject:** Premises License Application - Lady Grey Farm, Lady Lane, Mobberley, Cheshire, WA16 7NE

I write to register my objection to this licence application.

I live with my family at [REDACTED] which I estimate to be approximately 1 km from Lady Grey Farm and is connected by Davenport Lane.

When I learnt of the licence application I immediately searched the CEC planning portal to view the relevant Planning Application and very quickly ascertained that no Planning Application had been submitted for this property.

With reference to section 4.2 of the CEC Statement of Licensing Policy; "*Planning Permission will usually be required prior to the use of premises for Licensable Activities*". I respectfully believe that the application should be refused immediately on this basis to avoid incurring further unnecessary cost to the Authority.

Notwithstanding this apparent oversight of process I wish to convey my objections to this application as follows:

**Public Nuisance**

**1) Noise Nuisance from Loud Recorded and Live Music/Events**

There have been a very small number of private parties in the village during the four years that I have lived here, perhaps one a year. These parties have taken place at locations beyond where Lady Grey Farm is situated, the noise of music from these parties reached my home – proving without a doubt that any noise created by recorded and live music at Lady Grey Farm will travel to my home and most likely to other properties beyond my own.

On occasions when the noise from these private parties prevented my family from sleeping, it also affected our plans for the following day as we were tired and it made the weekend, which should a time for relaxing and recovering, feel somewhat shortened.

The property at Lady Grey Farm was not built for staging events such as weddings and hosting live music or recorded music and I see no evidence in the application of any sound proofing being installed at the property, in fact quite the contrary.

The application states at Section 18 d) "WHERE POSSIBLE DOORS AND WINDOWS WILL BE CLOSED AFTER 23.00". This application does not provide for the installation of a modern air conditioning system. From my own knowledge of the size of the property at Lady Grey Farm and the "floor plan" provided with the application, this venue is clearly going to hold a significant number of guests/party-goers and which will create heat inside the venue. I do not believe it is credible that in such circumstances as I describe above,

and no doubt other circumstances, that these windows and doors will remain closed after 11pm particularly during summer time and other warm parts of the year. I have absolutely no doubt whatsoever that if this application is approved it will result in a significant amount of noise pollution from this property which will affect the wider surrounding area.

It would severely affect our enjoyment of living in our home if music/loud noise was to be permitted at Lady Grey Farm late in to the evening at the weekends, let alone everyday as would be permitted if this license application is approved!

**2) Increased Traffic**

There will be a significant volume of late night/early morning traffic created by this venue including taxis, minibuses, coaches and private vehicles. The main route to take much of this traffic away from Lady Grey Farm is likely to be Davenport Lane/Burleyhurst Lane and towards the M56.

I believe this traffic will create a further significant noise nuisance which will extend far beyond the time limits of the licence application, this is likely to be at least 4:00am if recorded music is being played up until 2:00 am and also allowing for party-goers to depart and employees to clean up and leave the location.

As the airport operates from 6:00am it would seem extremely unreasonable to allow this business a license which would lead to imposing so much stress and unhappiness on my family and have such a detrimental effect on our enjoyment of living here.

**3) Potential for Nuisance Caused by Lost Party-Goers**

It is also possible that residents could find their door bells being rang in the early hours by lost and intoxicated party-goers seeking to use landlines to 'phone for transport or help. I have found myself that some mobile-phone network coverage is very weak in parts of this area.

**Public Safety**

**1) Higher Risk of Road Traffic Accidents**

Davenport Lane is a narrow country road, it does not have road markings, it does not have any footpaths, there is no street lighting, much of the lane is enshrouded by large trees which create pitch black/extremely low visibility zones at night and the road itself has a 60 mph speed limit.

As stated above if this license is approved it will lead to an increase in road traffic. I do not believe this road was built for high levels of traffic. I am very concerned about the increased risk to the safety of any pedestrians and other drivers using Davenport Lane during the late evening or early hours and believe it to be dangerous for anyone who finds themselves on the lane in the dark without sufficient high-visibility clothing.

I myself work in an office environment and occasionally need to use the train to commute to work via Davenport Lane, when this occurs in the winter months I ensure I wear high-visibility clothing as the risk to pedestrians at night is so high.

**2) Accessibility of Lady Grey Farm Site**

The entrance to Lady Grey Farm is a single track drive, quite suitable for residential purposes but completely unsuitable for an entertainment venue. The lack of proper entrance and exits will lead to a build-up of vehicles waiting outside the venue (on narrow roads). The location of the entrance to Lady Grey Farm is directly opposite the road junction, no doubt there will be a build-up of vehicles parked around this junction

waiting to collect the party-goers.

I am concerned that this could create a significant hazard and hindrance for the emergency services in the event of an incident at the airport - potentially resulting in a risk to life.

**3) Remoteness of Surrounding Location**

As the venue will be serving alcohol for long periods of time and well in to the early hours I am very concerned for the safety of anyone who leaves the venue who is intoxicated. They could easily get lost through the many surrounding fields or collapse and remain undiscovered in the hedges until the following morning.

I do not believe the location is suitable for a venue that will be allowed to serve alcohol for such prolonged periods of time and late in to the evening. If it was to proceed I believe it would poise a genuine risk to the safety of the party-goers.

For the reasons I have outlined above the only acceptable outcome I would find is that the application be refused.

Yours faithfully



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 12:07  
**To:** KNIGHT, Jennifer; FALLOWS, Mandy  
**Subject:** [OFFICIAL] FW: Lady Grey Farm ( formerly Sunny Bank Farm ) Mobberley  
**Attachments:** Lady Grey Farm Premises Licence Objection Letter.pdf

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 12:01  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm ( formerly Sunny Bank Farm ) Mobberley

To Whom it May Concern

Please see attached our letter of Objection to the Application for Premises Licence ( PREM879) for the address detailed below :

Lady Grey Farm ( formerly Sunny Bank Farm )

Lady Lane

Mobberley

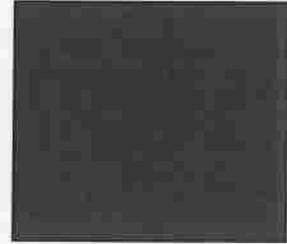
Cheshire

WA16 7NE

Please acknowledge receipt of this letter

Regards

[REDACTED]



**Reference to the recent "Premises License" application for:**

Lady Grey Farm (formerly Sunny Bank Farm),  
Lady Lane,  
Mobberley,  
Cheshire,  
WA16 7NE

To Whom it May Concern :-

I am writing with regard to a recent application for "Premises Licence" at the above address (Lady Grey Farm)

Myself and my Partner bought our property a couple of years ago and one of the main reasons for choosing this particular area was that we wanted to live in a rural area. In the time that we have lived here we have embraced the countryside lifestyle, including country walks on the quiet lanes and public footpaths. We only see and hear vehicles belonging to local residents and the odd farm vehicle including tractors etc which is only to be expected..

We wanted to move away from a town with all the associated traffic, noise, drinking of alcohol on the streets etc. We did not think for a minute that a **residential property** within close proximity to our house and our neighbours houses would be eligible to apply for such a licence and to run a business of this nature from their address !

We have major concerns about the impact of this potential licence and business operating in our area,

**Transport / Access**

We are concerned that due to the fact that there are no public transport facilities in the area that people will be using a large amount of taxi's / minibus's or driving their own vehicles which will ultimately have an impact on the area. Access to the address in question is very limited with only Lady Lane & Davenport Lane being the optional routes available, these lanes are very quiet lanes and are definitely not designed for a lot of traffic. Access into the property is very limited and with a lot of vehicles trying to get in / out it will no doubt create a safety issue in general. I can only imagine the chaos caused and if we were to drive down our lanes with all the extra traffic it would surely be unsafe with vehicles parked up waiting to collect people.

**Noise Pollution**

The impact on the area regarding noise pollution would be dramatic, currently in the evening the area is very quiet and that it how it should be in a rural area, We would have to put up with noise from people at the property, noise from people arriving and leaving the property and noise from vehicles arriving and leaving the property. The worrying part of this is that there would be little or no control on this noise pollution. Also if people were not using taxi's etc the they would potentially be walking up these quiet lanes causing a disturbance and also putting themselves at risk from traffic on these unlit lanes

**Public Safety**

Many venues of this type that have a licence undoubtedly have issues with general public safety. This property is very close to the Airport and it's Crash Gate No 9 which surely is not ideal for various reasons including the lack of access for Emergency vehicles. How would Emergency vehicles get past numerous taxi's and minibuses parked up waiting to collect people ? Local residents will potentially be put at risk when large numbers of people that will probably have been consuming alcohol are leaving the property. It is a well known fact that many Weddings have incidents / fights etc which are usually fuelled by alcohol. This is not what we, as residents of a rural community should have to be subjected too

**Protection of Children from Harm**

We and many of the local residents have children and grandchildren that could potentially be at risk if this property was to be used as a Wedding Venue. Our children & grandchildren should be able to walk down these rural country lanes as they currently can and feel safe and not threatened. Large numbers of people that have potentially been consuming alcohol are not what rural areas need on their lanes. Please also note that these lanes do not have pavements to walk on so we as adults and our children / grandchildren have no other option that to walk on the actual lanes. Surely the increase in vehicles / traffic would be unsafe for any pedestrian.

**Prevention of Crime and Disorder**

The area currently has a very low crime rate and no "disorder" issues, which is what we love about the area and is what we would expect in a rural country community. We envisage that with the vast increase in people / guests / visitors / vehicles there could be a risk of crime rates increasing and potentially issues with disorder in general.

On the whole we feel that this application for this licence and the purchase of the property has been carried out in a rather calculated manner. The owners of the Owen House Wedding Barn are obviously not content with their existing business but are choosing the potentially ruin a quiet rural country community although we believe that they have previously objected to another business of a similar nature being given permission in the locality. How can this be ok for them and not for others ? One thing for sure is that if this application is granted and this business is actually permitted to run in a residential property / area then all the other properties in the vicinity will "devalue".

Why should our properties current market value/s be affected by a business of this nature being run on our doorstep/s ?

We would like to reiterate that we strongly oppose this application and wish that the committee refuse the application

Yours Sincerely



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:09  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 18:19  
**To:** LICENSING (Cheshire East)  
**Subject:** Fwd: Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** Thursday, January 30, 2020 13:50  
**To:** Licensing\_CE@cheshireeast.gov.uk; licensing@cheshireeast.gov.uk  
**Subject:** Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Hello

Regarding Premises License Application; Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

This is my third objection email regarding this application. This is very important to me as it could affect mine and my children's quality of life immeasurably, I want to make sure I cover everything.

This Email should precede the previous emails sent.

I live on the opposite side of Lady Lane to Lady Grey Farm. I live here with my three children aged 14, 11 and 8.

The councils statement of licensing policy 2019/24 suggested hours matrix states that alcohol should not extend beyond midnight for a pub or 00.30 for a restaurant. The property at Lady Grey Farm does not fit into any of the definitions in the matrix, and the hours requested are significantly later considering its quiet, rural, residential location.

The applicant seems to have applied for the maximum possible license, with no regard to his surrounding neighbours welfare. There is no explanation why he needs such a broad premises license. He currently breaks his licensing conditions regularly at the sister site Owen House Wedding Barn, with music playing later than agreed and windows/ doors left open in the summer months.

The proposed venue has been purchased by Owen House Barn Ltd. This sister site is 0.7 miles away from Lady Grey Farm. Music can already be heard from mine and surrounding properties from the original wedding venue at Owen House. The Daniels family who are the owners of Owen House Barn, along with Mr Morgan recently objected to a wedding barn development that was potentially going ahead in Ashley, Cheshire by Tatton Estates. Their objection was to the fact there were already enough wedding barns in

the area. They were not allowed to speak at the Ashley Parish Council meeting as they are not residents of Ashley.

As there has been no Planning Permission Application, we as neighbours have no idea of the extent of this development. Heavy construction has been underway for months, six days a week starting as early as 7.30 am with heavy wagons and plant regularly driving up and down the lane causing damage to the grass verges. There is extensive work to the existing barns including the construction of a steel mezzanine level. There are also a heavy amount of groundworks being carried out to the rear of the property. The property has a single track driveway which is positioned adjacent to a T-junction and Wagons are left waiting in the lane on a 'one in one out' basis. This causes a blockage to the right of the property which is single track and access to Manchester Airport Crash Gate 9.

It is my understanding that Temporary Events Notices can be used to hold events in 2020 whilst a Planning Application is made.

#### Prevention of Crime and Disorder

The sale of alcohol from 10am to 01.30am Monday through Sunday is bound to cause drunk and disorderly behaviour. Given the remote location and lack of public transport, guests may be inclined to get behind the wheel of their cars to drive home.

#### Public Safety

The purpose of this venue as admitted to Derek Ward on his initial site visit is a Wedding Barn. A wedding is booked on 22nd February 2020 with the use of a Temporary Events Notice. The lanes surrounding the venue are not appropriate for heavy traffic flow, they are narrow, at some points single track with blind corners. There will be a significant increase in traffic. As there is currently no Planning Application the council have not had an opportunity to risk assess, and their duty of care to residents is being overlooked. As mentioned earlier this is also an access route for Manchester Airport Crash Gate 9. It is not yet known what parking arrangement will be in place, if cars parked along the lane this would block emergency access to Crash Gate 9. Drivers unfamiliar with these lanes especially tired late at night, maybe intoxicated leaving the venue, cause a considerable risk to the public and their own safety. There are no street lights on any of the lanes surround the venue. Local families and visitors to the area use these lanes regularly, as do dog walkers, cyclists and horse riders.

The property is also in close proximity to Manchester Airport Public Safety Zone and the airport will be consulted at the planning stage.

#### Prevention of Public Nuisance

The playing of recorded music until 2am and live music until 01.30 Monday through Sunday will cause immeasurable public nuisance. The rural location and the venue being surrounded by fields means that the sound travels much further than in a built up area. I can hear all the building works being carried out at the venue from my property and so will definitely hear the boom boom of music until the early hours of the morning. Although we live near the Manchester Airport, they are very respectful throughout the night time hours and I currently enjoy sleeping with the windows open in the summer time with no aircraft noise what so ever. This is a peaceful, neighbourly, residential area. Music blaring until 2am every night is simply not suitable to a neighbourhood like this where many families have decided to make their family home and bring their children up. The music will cause immense distress to all residents and animals. The added noise created by the idling of Taxis, coaches, mini buses and cars due to the lack of public transport will add to this nuisance until long after the music has ceased playing.

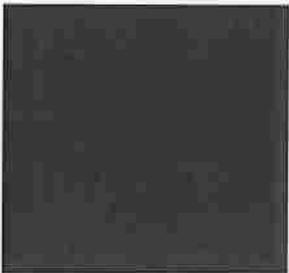
#### Protection of Children from Harm

My children currently use the lanes to ride their bikes, walk the dogs, walk to see their friends and for the school bus, and to school and back especially in the summer months. With no footpaths an increase in traffic would make the lanes too dangerous for my children to use. As I mentioned earlier the grass verges are already being worn away by the increase in traffic to the venue, this is before it has even opened.

Vehicles are struggling to pass each other on the narrow lanes.

The nature of the venue with increased noise, drunken revellers, loud music, speeches, traffic, every day, prolonged hours will change my children's habitat from the calm rural surroundings they are used to and cause them unimaginable stress. We occasionally have experienced noise from Weddings on the farmers field opposite St Wilfred Church which is further away from our home than the proposed venue. As the children have experienced this on a handful of occasions they are aware of what it will be like if the Licensing Application is granted and they are already suffering anxiety at the prospect of having a wedding venue on their doorstep. Their anxiety is based around how they will be able to get to sleep with the music blaring until 2am every night. The lack of sleep in children is proven to cause mental health problems and will affect their education. Children need their sleep and need to feel safe and secure.

Granting this licence in any form would negatively affect a substantial number of residents surrounding the proposed venue. I urge you to refuse this application.



**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 13:51  
**To:** LICENSING (Cheshire East); LICENSING (Cheshire East)  
**Subject:** Objection to License application at Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello

Regarding Premises License Application; Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

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As there has been no Planning Permission Application, we as neighbours have no idea of the extent of this development. Heavy construction has been underway for months, six days a week starting as early as 7.30 am with heavy wagons and plant regularly driving up and down the lane causing damage to the grass verges. There is extensive work to the existing barns including the construction of a steel mezzanine level. There are also a heavy amount of groundworks being carried out to the rear of the property. The property has a single track driveway which is positioned adjacent to a T-junction and Wagons are left waiting in the lane on a 'one in one out' basis. This causes a blockage to the right of the property which is single track and access to Manchester Airport Crash Gate 9.

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The property is also in close proximity to Manchester Airport Public Safety Zone and the airport will be consulted at the planning stage.

#### Prevention of Public Nuisance

The playing of recorded music until 2am and live music until 01.30 Monday through Sunday will cause immeasurable public nuisance. The rural location and the venue being surrounded by fields means that the sound travels much further than in a built up area. I can hear all the building works being carried out at the venue from my property and so will definitely hear the boom boom of music until the early hours of the morning. Although we live near the Manchester Airport, they are very respectful throughout the night time hours and I currently enjoy sleeping with the windows open in the summer time with no aircraft noise what so ever. This is a peaceful, neighbourly, residential area. Music blaring until 2am every night is simply not suitable to a neighbourhood like this where many families have decided to make their family home and bring their children up. The music will cause immense distress to all residents and animals. The added noise created by the idling of Taxis, coaches, mini buses and cars due to the lack of public transport will add to this nuisance until long after the music has ceased playing.

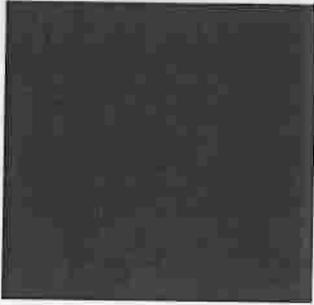
#### Protection of Children from Harm

My children currently use the lanes to ride their bikes, walk the dogs, walk to see their friends and for the school bus, and to school and back especially in the summer months. With no footpaths an increase in traffic would make the lanes too dangerous for my children to use. As I mentioned earlier the grass verges are already being worn away by the increase in traffic to the venue, this is before it has even opened. Vehicles are struggling to pass each other on the narrow lanes.

The nature of the venue with increased noise, drunken revellers, loud music, speeches, traffic, every day, prolonged hours will change my children's habitat from the calm rural surroundings they are used to and cause them unimaginable stress. We occasionally have experienced noise from Weddings on the farmers field opposite St Wilfred Church which is further away from our home than the proposed venue. As the children have experienced this on a handful of occasions they are aware of what it will be like if the Licensing Application is granted and they are already suffering anxiety at the prospect of having a wedding

venue on their doorstep. Their anxiety is based around how they will be able to get to sleep with the music blaring until 2am every night. The lack of sleep in children is proven to cause mental health problems and will affect their education. Children need their sleep and need to feel safe and secure.

Granting this licence in any form would negatively affect a substantial number of residents surrounding the proposed venue. I urge you to refuse this application.



**FALLOWS, Mandy**

---

**From:** [REDACTED]  
**Sent:** 09-Jan-2020 18:57  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Licensing Application- Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Further to my previous email with the background of this Licensing application I now give my objections covering the four main criteria.

#### Prevention of Crime and Disorder

The sale of alcohol Monday to Sunday from 10am to 1.30am is bound to cause drunk and disorderly behaviour. A percentage of these wedding guests will be inclined to get behind the wheel of their cars. This being a quiet residential family area this is wholly unsuitable.

#### Public Safety

The lanes surrounding the venue are not designed for heavy traffic flow. As its purpose is a wedding venue (the owner told this to Planning Officer Derek Ward when he was investigating the breach of planning 19/12/19) there will be a significant increase in the number of car journeys. As planning permission currently not submitted there has been no opportunity for the council to risk assess. This also applies to the airport Crash Gate 9 at the end of the single track lane. Emergency vehicles need to be able to access. Families use these lanes regularly as do walkers, dog walkers, cyclist and horse riders. The lanes surrounding the venue are very winding and single track in parts with blind corners and no street lights. Drivers unfamiliar with the roads and especially tired at 2am leaving the venue, cause a considerable risk to the public and their own safety.

#### Prevention of Public Nuisance

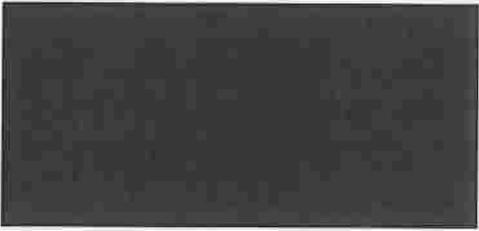
Recorded music till 2am and live music till 1.30am Monday through Sunday will cause immeasurable public nuisance. This is a peaceful, neighbourly residential area. Music blaring everyday until 2am is simply not conducive to a neighbourhood like this where a lot of families have invested in property in this area to bring their children up. The music will cause immense distress to all residents and animals.

#### Protection of children from Harm

Increased traffic poses a risk to the children who currently use these quiet lanes for walking, bike riding, horse riding. With no footpaths my children are at risk with the increased volume in traffic. The grass verges at both sides of the road are being damaged already as vehicles are struggling to pass each other currently without the increase in traffic. How are our children meant to walk safely down the the lane if there is an increase in traffic? The nature of the venue with increased noise/loud drunken revellers/speeches/music/traffic is changing their habitat from the calm rural surroundings they are used to, causing them undue stress. I live opposite this venue my children are already worried as to how they will get to sleep with music blaring till 2am Monday to Sunday especially as this may affect their education and cause mental health problems.

Granting this license in any form would negatively affect a substantial number of residents surrounding this proposed venue. I urge you to decline this application.

Kind Regards



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 07:24  
**To:** FALLOWS, Mandy  
**Cc:** KNIGHT, Jennifer  
**Subject:** FW: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** 03-Jan-2020 17:25  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Hello

I am a neighbour of the above mentioned property and am writing to object to an application for an alcohol/music licence that has been submitted.

The residents of recently acquired Lady Grey Farm are the creators and son and daughter-in law of Owen House Wedding Barn in Mobberley, Dan and Vanessa Morgan.

Extensive work is being carried out on the barns with the intention of running a wedding venue business there, however no planning application has been submitted.

I reported a breach of planning application and Derek Work Planning Officer attended the property on 19/12/2019. He advised the Mr Morgan to cease work but he declined saying that retrospective planning would be entered. A request of the 17th of February was given by Derek Ward as a cut off for submission of planning or further action could be taken.

Mr Morgan is obviously 'working the system' for his own financial gain ignoring the procedures in place. This is the second time that he has done this, the first time with Owen House Barn where he entered retrospective planning and got it. He is fully aware of the correct procedures and is trying to cheat the system as he has already booked 4 weddings this year dates 22/02/2020, 24/02/2020, 10/07/2020, 13/07/2020.

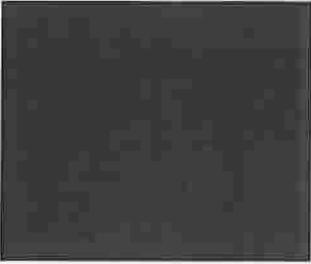
I would urge you to refuse the application for an alcohol/music licence. The proposed wedding barn is situated in a residential area. The noise from the wedding barns would be extremely anti-social. The property is opposite my family home and alcohol/ drunk revellers and loud music until late at night is not conducive to family life.

Also as no planning permission has been granted there is no idea of how many guest are attending, where they will park. This is a thin country lane with emergency access needed for Manchester Airport (crash gate 9). If cars parked in the road that would cause significant disruption to other road users and emergency vehicles.

Fire regulations have not been specified making it a danger to wedding guests.

There is a lot of objection to this development in the area, I will be making a full objection to the planning application as soon it as has been submitted.

Kind Regards



**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:10  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady Gray Farm application Mobberley

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 21:04  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Gray Farm application Mobberley

I am writing to strongly object to the application to grant a premises license on the following grounds;

There are already several licensed premises within a short distance of the farm.  
Playing music will disturb local residents especially as sound will travel across the surrounding open ground. We frequently hear music played by other venues which are some considerable distance from us.  
Lady Lane will be subjected to additional traffic and possibly parking/access problems.  
The lane is an emergency access to the airport which may compromise safety.  
I trust you will reject this application.

Regards

[REDACTED]

Sent from my iPad

**FALLOWS, Mandy**

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**From:** [REDACTED]  
**Sent:** 22-Jan-2020 18:10  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady grey farm license

To whom it may concern

I am writing to express my concerns about the planning and licensing application that has been lodge on behalf of Lady Grey Farm formerly known as Sunny Bank Farm, I am a very concerned resident who would like to bring to your attention the numerous issues that will be caused if they are granted the planning permission and license for the purposed location.

Having lived on [REDACTED] for numerous years I have been accustomed to the quiet and peaceful nature that is situated here and the introduction of load music, drunken individuals and traffic driving up and down getting lost trying to find the location will for sure effect the norm that we residents are use to, not to mention the disruption of the roads that are frequent for horse riders hacking out which have chosen this area for the quiet lanes which allow peaceful riding as the traffic is minimal resulting in NO spooking of horses or injuring said horses or riders.

The noise pollution alone would cause havoc for the residents as even the airport has the courtesy of reducing flights between 12am and 6am to reduce noise pollution which in these wooded surroundings can carry a fair distance, I don't suppose the participants at these events once intoxicated will have the same courtesy and will therefore cause disruptions in wildlife and locals daily lives. As the area is known for farming I don't think allowing sleep deprived farmers to go about their business, driving big agricultural machinery on disrupted sleep trying to maneuver busy lanes caused by the events put on by said location and potentially causing sever accidents.

We as residents have had to abide by all planning regulations and go the correct route why should they be any different, why should someone's business disrupt the normal day to day lives of many in the area. WE WOULD STRONGLY advise against this and they be asked to move their business to a more suitable location

Yours faithfully  
A very concerned resident

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**FALLOWS, Mandy**

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**From:** LICENSING (Cheshire East)  
**Sent:** 08-Jan-2020 07:08  
**To:** FALLOWS, Mandy; KNIGHT, Jennifer  
**Subject:** FW: Lady grey Farm, Lady Lane, Mobberley, Cheshire

-----Original Message-----

**From:**   
**Sent:** 07-Jan-2020 17:51  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady grey Farm, Lady Lane, Mobberley, Cheshire

I wish to register objection to the licensing application for the above site on the following grounds, all of which would be pertinent in case of granting of the application and are therefore relevant.

1. Loud and late noise in a quiet green belt area which will affect nearby householders.
2. Increased traffic and surface damage to the two narrow access lanes (Lady and Davenport). Both are unlit, have no footpaths, and are further restricted by potholes and occasional flooding. Danger to pedestrians, cyclists and horse riders will increase.
3. Bright night lighting (including disco, and possibly fireworks) in close proximity and parallel to Manchester Airport second runway, with the potential of pilot distraction.
4. The sole entrance to the proposed entertainment venue is on the approach road to one of M/c Airport's "escape" gates which must be kept clear at all times. An airport emergency when the venue was in use (possibly involving cars and taxis for 200) raises serious safety/security implications.

I would appreciate acknowledgment of this formal objection. Thank you.



Sent from my iPad

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 31-Jan-2020 14:00  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: lady grey farm (sunny bank farm)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 31-Jan-2020 13:44  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** lady grey farm (sunny bank farm)

Dear Cheshire East Licensing

Regarding the Premises Licence Application for: - Lady Grey Farm (Sunny Bank Farm) Lady Lane Mobberley WA16 NE

I would like to make a representation to strongly oppose the licence for the following reasons:

1, Noise pollution as the proposed venue is situated in a quiet residential area, I am fearful for the disturbance the venue would create, as the licence application is very varied and would go on till the early hours 2am possibly seven days a week.

Premises which have this type of licence are usually within towns with buildings around them to absorb the Noise, countryside and rural venues often have a problem with noise traveling.

2, with the venue being situated on a unclassified road with no street lights or pavements I am concerned with the extra traffic. We as a family use the country lanes to hack out our horses along with my children cycling and gaining access to Lauren's ride Cheshire East Heritage loop which is along Lady lane, I am concerned for the access to this being blocked with people parking vehicles on the lane also Manchester Airport Need access to crash gate 9 situated at the end of Lady lane.

3, No public Transport available to the venue guests would either arrive in private vehicles taxis or coaches which would also cause a disturbance late at night. Along with guests leaving the premises with no pavement street lighting on country lanes which operate the national speed limit. Taxis are also very limited in this area.

4, With regard too protecting children from harm the fact that the licence is seven days it would have a massive impact on all children living close by as sleep would be disrupted with the late evening early morning noise.

5, Farmers livestock and the surrounding wildlife could be greatly disturbed with the noise and the possibility of fireworks!

On reading Cheshire East Council Statement of licensing policy (licensing act 2003) policy dated 2019 to 2024 I refer to the following points.

4.2 although planning regulation and licencing are separate and licencing will not consider whether there has been any breach of planning conditions. Planning permission is usually required PRIOR to the use of premises for Licensable activities. No planning permission has been applied for the proposed venue?

I also refer to page 48 Appendix 6 the suggested hours matrix I believe the proposed venue falls into the all other areas section in which the council vision is to protect the integrity of the existing community. In which the premise type Club/late bar has an x in the column and the licensing policy direction is protect the integrity of the area and to encourage businesses that are consistent with the needs and expectations of the area. The fact that the owners of lady grey farm already have a wedding barn in close proximity along with weddings being held in the summer opposite Mobberley Church in tepees I believe this contravenes the council own directive.

I hope you consider the above points as we are a family living very close to the proposed venue strongly oppose the licence application.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

Mobberley  
WA16 

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 07:56  
**To:** [REDACTED]  
**Subject:** FW: Objection to Licence Application at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

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**From:** [REDACTED]  
**Sent:** 26-Jan-2020 22:59  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Licence Application at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whom it may concern,

I am writing to object to the application for the following at Lady Grey Farm, Ladylane, Mobberley, WA16 7NE.

- Regulated entertainment live music: Monday to Sunday 23.00 until 01.30
- Recorded music: Monday to Sunday 23.00 until 02.00
- Retail sale of alcohol: Monday to Sunday 10:00 until 01.30

My parents' property is less than 10m away from the perimeter fence of the above property, the house in which I grew up. If one were to compare this situation with another property in the area which has an alcohol licence, Owen House Farm, the nearest property is 300m away, as stated in the officer's report for the approval of planning permission application requested for change of use from a farm building to a licenced venue on 5/11/2014 (<https://doc.cheshireeast.gov.uk/NorthgatePublicDocs/07746243.pdf>). I will remain as unbiased as possible while outlining my objection given the fact that any impact of this license will cause undue stress to my parents and their neighbours who live quietly in this peaceful part of Mobberley.

There are no grounds for why the application for a music and alcohol-vending licence is being requested late into the night at Lady Grey Farm. The fact that this is **18 hours-a-day/7 days-a-week means that there will seemingly be no respite from whatever entertainment the owners of this property wish to facilitate.**

Given the **lack of clarity on the type of venue the applicant has in mind**, there are therefore plenty of reasons to be concerned: prevention of crime and disorder; public safety; public nuisance; prevention of children from harm.

**The prevention of public nuisance**

- o In English criminal law, public nuisance is a class of common law offence in which the injury, loss, or damage is suffered by the public, in general, rather than an individual, in particular

- o **The level of noise created by an establishment playing music until 2.30 in the morning and serving alcohol is going to meaningfully change the environment for the houses on Lady Lane and Davenport Lane**
- o **It is possible to hear music played at Tatton Park and Arley Hall across the Cheshire countryside; with the perimeter of the property only 10m away from the nearest dwelling's perimeter, the noise is going to be considerably worse.** While the aforementioned properties have events rarely, Lady Grey Farm's proposal to have it **daily** is going to significantly impact the lives of all the people living in the vicinity of the property
- o Although there is noise from aircraft in the area, these are a known noise risk to residents who choose to live in Mobberley. Further the **airport recognises that its neighbours will be affected by night noise and limits** engine tests to 20 a year and allows no more than 7% of flights to fly at night, between 2330 and 0600, recognised as the times that people sleep. Aircraft noise is generally homogenous and is akin to white noise; people drinking, making loud noise and playing music loudly at night is not

<https://live-webadmin-media.s3.amazonaws.com/media/3708/manchester-airport-noise-action-plan-2019-2023-for-consultation.pdf>

As part of the Second Runway Section 106 agreement, we must make sure that the number of flights which take place at night, remains proportionate to the number of flights throughout the day.

CONTROL	ACTION
NAP28: night flight limit	No more than 7% of total

Aircraft maintenance is an important part of the work that goes on at the airport. After maintenance work has been carried out, engines are often tested before the aircraft is used. To limit the effect the engine testing has on local residents, we have built a specially-designed engine-test bay.

Engine testing on the open airfield only takes place as an exception, when the direction of the wind prevents the use of the engine-test bay. Testing outside the bay is not allowed at night, and testing within the bay is strictly controlled during the night-time.

CONTROL	ACTION
NAP29: engine testing at night	Engine testing is not allowed between 22:00 and 07:00 The number of engine tests

- o A government advice website (<https://www.gov.uk/guidance/statutory-nuisances-how-councils-deal-with-complaints>) stipulates that “for the noise to count as a statutory nuisance it must do one of the following: unreasonably and **substantially interfere with the use or enjoyment of a home or other premises**; injure health or be likely to injure health”

- o **The noise implications of this property will be unreasonable for all neighbouring properties** – they have bought/rented in the area, knowing that there were going to be planes, not loud music with drunk revellers late into the night every day of the week. **This area is residential, not a town centre, so the noise will be intolerable for everyone who already enjoys the area, not just the residents, but the cyclists, horse-riders and walkers**
- o In terms of health impact, **disturbed sleep is detrimental to the mental and physical wellbeing of all people in the vicinity**

### Public safety

- o The fact that this house would be opening up its doors to revelers means that there would be a **noticeable increase in traffic in the area. The roads in the immediate area – Davenport Lane and Lady Lane – are narrow with no road markings and many sharp, blind bends.** Also, at the end of Lady Lane there are **two public bridal ways** – daily, there are many cyclists, horse riders and walkers who enjoy use of these facilities in the vicinity of these quiet roads
- o There is an airport crash gate at the end of Lady Lane. Additional vehicles and traffic generated by people attending the venue, be it on the road, or parked on the road, will **seriously compromising any safety efforts employed by airport security**
- o As stated above, both Lady Lane and Davenport Lane are **quiet, country roads with sharp corners and no line markings; an increase in traffic has the potential to increase the number of car accidents.** Because there is a T-sign next to the property on Lady Lane, some drivers incorrectly assume that there will be no traffic going right onto Lady Lane, or straight on. I have had many near-misses turning right from Davenport Lane onto Lady Lane, at the junction opposite which the property is accessed. I am concerned that more vehicles approaching the property 18 hours-a-day/7 days-a-week would increase the risk of car accidents

### The protection of children from harm

- o There are many young families in close vicinity to the property. My parents also have young grandchildren who frequently stay with them; they also have lots of young friends with children who use their property for parking to access the walking routes around the area. **The increase in traffic would put these people with children when walking up and down the road**
- o the increase in **disturbance late into the night would be detrimental to the children's sleep. To quote the NHS website (<https://www.nhs.uk/live-well/sleep-and-tiredness/healthy-sleep-tips-for-children/>):**
  - § Good sleep is **important for your child's physical and mental wellbeing**
  - § Your child's bedroom should ideally be dark, **quiet** and tidy. It should be well ventilated and kept at a temperature of about 16 to 20C
- o There is an increased risk to the safety of all people in the area given the significant increase in people passing by. Given that there is no clarity as to what the premises will be, this could

give rise to more significant crime such as drug-dealing which would put dangerous people in close proximity to young children where there is currently no problem

**The prevention of crime and disorder:**

- o Alcohol intoxication is highly correlated to crime and disorder: fighting, public nuisance, vandalism
- o As this property is in a relatively remote area, more than a mile away from the nearest train and bus services, it is also likely that there would be an increase in the prevalence of drink-driving, putting people at risk in the surrounding area. Most young people are used to using Uber, and, from personal experience, there are very few Ubers in the surrounding area...

Thank you for reading my objection. I hope that you look favourably upon it and consider all those who would like to continue to enjoy the surrounding area in peace and quiet when making your decision.

Yours faithfully,



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26-Jan-2020 17:07  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, Mobberley  
**Attachments:** Lady Grey Farm Licence objection.odt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please find attached my objection to [REDACTED]'s application for a licence at Lady Grey Farm, Mobberley

[REDACTED]

Sent from [Mail](#) for Windows 10

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

Mobberley  
WA16

**OBJECTION : LADY GREY FARM, LADY LANE, MOBBERLEY**

**9:2 Public nuisance**

We are devastated at the prospect of our quiet, residential part of Mobberley being impacted by the application for a full music and alcohol licence. It is ANTISOCIAL and completely inconsiderate of the neighbourhood. The property is immediately opposite our home of nearly 21 years.

Davenport and Lady Lanes are part of Cheshire cycle route 70. The annual half marathon closes the road for several hours. An airport emergency crash gate is at the end of Lady Lane. Both roads narrow in several places where cars have to ease by each other. Both roads are popular for walkers and are part of published recommended walks.

The farm has no planning application from residential to business use, from band G rates (we share the postcode and are Band H – why are we paying more?).

The station is over a mile away, with no pavement on Lady Lane, nor lighting between the station or village centre. The last train around 11.35pm towards Manchester. The last on a Sunday at 9.48pm. No buses down in the village a mile away after 6.30pm. Every user, supplier, cleaner, temporary (casual) employee for parties/weddings will need to come by road vehicle. Where are they going to park? If car parking is being planned, suitable lighting will need to be installed. The access drive to Lady Grey Farm is single track. What is the plan for vehicles coming and going simultaneously? If 50% of guests arrive by taxi, that is probably 4 car movements per couple. There will be hovering taxis waiting for clients to come out from the venue late at night together with loud voices and car doors shutting.

The previous owners lit the beech trees; the lighting was taken down by request of the airport.

Very few of the paying users are local so more signage will be necessary.

When people are inebriated they tend to be much louder and smokers will smoke outside.

**Protection of children from harm.**

Our young families visit at weekends when their sleep is going to be disturbed. Not only is modern music played extremely loudly but the ground vibrates too. The area is flat so sound travels further

**Crime and disorder**

Whilst all this noise is going on, what if the neighbourhood alarms go off? No one is going to hear them. It will make our homes vulnerable.

[Redacted]

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 15:56  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Objection to Lady Grey Farm  
**Attachments:** Objection by the owners of Orchard Lea Lady Lane M.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** [REDACTED]  
**Sent:** 28-Jan-2020 15:46  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to Lady Grey Farm

Please find attached my objection to the licence applied for by [REDACTED].  
Thank you, [REDACTED]

Sent from Mail for Windows 10

**Definition**

██████████ = ██████████

Lady Grey Farm = LGF (formerly known as Sunny Bank Farm)

Cheshire East Statement of Licensing Policy = SLP

Manchester Airport Authority = MAA

Public Safety Zone = PSZ

Daniel Morgan( DM)

Owen House Farm (OHF)

Dear Sir/Madam

**Objection by the owners of Orchard Lea Lady Lane Mobberley WA16 7NE to the application for a premises licence at Lady Grey Farm Lady Lane Mobberley WA16 7NE**

My name is ██████████ and I live at ██████████ with my wife. We have lived in Mobberley for more than 38 years and at OL for over 20 years : attracted to the location for its tranquillity . The front gate of our house is approximately 10 metres from the front hedge for LGF and our front bedroom overlooks LGF.

I wish to object in the strongest possible terms to the application made by Mr ██████████ and ask that the Council reject it in its entirety. It is, in my view, a wholly inappropriate location for a licensed venue which it is intended to open until 2am every single day of the week.

**1. Location of LGF**

LGF is located on Lady Lane Mobberley at its junction with Davenport Lane. Both are quiet country lanes without street lighting or footpaths. They are on Cycleway 70 and frequented by vehicles, cyclists ,horse riders and pedestrians. A footpath runs alongside LGF which leads across the fields to Small Lane and towards the end of the Runway 2 for MAA. There are several other footpaths around the runway and leading off Davenport Lane. The roads are standard 60mph (though unsuitable for this speed) and without central white lines save near to junctions .The roads were recently repaired in places but there are potholes on the verges. At night in the absence of moonlight the roads are very dark country lanes. There are 14 houses down Davenport Lane. Vehicles travelling along Lady Lane towards Davenport Lane habitually cut the corner causing increased risk to all users on Davenport Lane.

Lady Lane leads on the right as one leaves LGF towards Hobcroft Lane which then leads towards Mobberley and Hale. It is a wider road. From LGF to the left, Lady Lane leads down to Crash Gate 9

for MAA and is otherwise a dead end. If one travels ahead down Davenport Lane the road leads via several bends and a narrow bridge to a junction which to the right leads back towards Morley Green and Wilmslow and to the left towards farms and houses.

## 2. Proximity of LGF to MAA flight paths and runway 2

To the rear of LGF is a field which is presently being excavated and presumably a car park is planned. There is then another field before one encounters the landing lights for Runway 2. The field to the rear of and part of LGF ( being excavated) may be in the PSZ or if not is extremely close to it and LGF is certainly within MAA's outer fallout safety envelope. If indeed the LGF field is in the PSZ then the Control of Development in Airport Safety Zones applies so that development is restricted to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take off or landing. The policy objective on restriction of development near an airport is that there should be no increase in the number of people living, working or congregating in PSZs and that over time the number should be reduced as circumstances allow. Aircraft landing on Runway 2 are in very close proximity to LGF.

That the proximity of the Runway is significant is illustrated by an instance some years ago when a PIA 747 was evacuated and parked up at the end of Runway 2 in plain visibility of LGF and OL. We were visited by police officers who asked us to evacuate our house because they had very good evidence that the PIA aircraft en route from USA to Islamabad had a bomb on board which in the event that it detonated on the ground was likely to blow the glass out of the windows on the side of our house nearest to the aircraft, a distance of several hundred yards away. Fortunately the bomb warning was a hoax but had to be acted on. LGF is closer to the end of the runway than OL.

## 3. Location of OL

"O L" is directly opposite to LGF. Our front gate is about 10metres from LGF's front fence and less than 100 metres from the development in the barns. Photographs illustrate the proximity. The other house on Lady Lane is **Kimble's** about 100 metres from LGF towards Hobcroft Lane.

## 4. The Merits of the licensing application.

4:1 In addition to consideration of the four licensing objectives: Para 2:4 (SLP)"The Council has a duty to protect the amenity of its residents"

Para 2:7 The legislation also supports a number of other key aims and vitally important purposes which should be principal aims for everyone involved in licensing work. They include:- protecting the public and local residents from crime, anti social behaviour and noise nuisance caused by irresponsible licensed premises"

Para 2:8 The licensing authority will have proper regard to amongst other issues

. Location and environmental impact of the proposed activity

. Suitability of the applicant

. Suitability of the premises to the application

Para6 : The objective is to allow the retail sale of alcohol and the provision of other licensable activities in a manner that ensures the public's safety and which is neither to the detriment of residents nor gives rise to loss of amenity. The aim is to facilitate well run and managed premises with premises licence holders displaying sensitivity to the impact of their premises on local residents"

OL's front gate is 10m from the LGF front fence and Kimbles is only 100 m away. When the occupiers of OL and Kimbles moved to their addresses they did not anticipate that their neighbour would then wish to set up a wedding barn business adjacent with inherent noise, traffic and light pollution.

The Operators Schedule pays minimal regard to the impact of LGF activities on local residents.

SLP at Para 15.3 give a recommendation" that the applicant indicate within the operating Schedule that consideration has been given to the impact the licensing hours applied for will impact on local residents and the surrounding area.

The proposed development involves planting a wedding barn in the green belt within a few metres of residential property and then subjecting the residents to increased noise, light pollution and traffic increase.

There is a lack of information about proposed capacity or about proposed regulated entertainment.

There is a lack of a dispersal policy and lack of smoking policy.

#### **4:2 Prevention of crime and disorder**

There is no public transport in Mobberley after around 11.30pm (towards Manchester and after around midnight towards Chester) from the railway station which is about a mile away on the Chester/Manchester line. There are no buses after about 6.30 pm and so apart from a few who are local customers for the wedding barn (if that is all that is intended ) who might walk, either taxis are necessary or motorists may risk drinking and driving especially if they can drink late.

Licensed premises can and do attract criminal activity,drunkenness,anti social behaviour and public order offences.

Police resources are very stretched by reason of public service cuts: It has also to be borne in mind that presumably on many days of the week other visitors to Owen House Farm wedding barn business (about a mile away) will be arriving at and leaving the OHF premises at about the same time as at LGF.

#### **4:3 Public Safety**

There is the issue of the proximity of LGF to the airport runway to which I have referred .

#### **4:4 The protection of children from harm (also relevant to Public Nuisance)**

Whilst this objective is primarily concerned with sale of alcohol to under age children and keeping them out of premises where they might be at risk, the noise levels which are likely to be generated by the activities at LGF is a relevant factor. It is also relevant that apart from 7% of night flights and the occasional use of Runway 2 after 11pm if Runway 1 is closed for any reason, there is a window of opportunity to sleep between 11pm and 6am for those living close to Runway 2 as it is not being used between those hours.

If guests are allowed to drink and dance until 01.30 with noise generated and then leave in all likelihood up to 2.30am on any night of the week then noise is likely to affect sleep of those living

close by. Our grandchildren who are under 5 frequently stay and the owners of Kimbles have three young children. Each household has many friends with young children who visit. Indeed many of our neighbours have young children.

The increase in noise from guests late in to the night would be detrimental to their sleep.

The NHS website provides

Good sleep is important for your child's physical and mental well being.

Your child's bedroom should be ideally dark, quiet and tidy. It should be well ventilated and kept at a temperature of about 16 to 20C. It is difficult to keep a room well ventilated by opening the window if there is noise from across the road."

#### 4:5 Public Nuisance

SLP 9.1 " The Licensing Authority...will take a broad common law meaning when considering matters such as noise from premises, waste, litter, car parking ,light pollution and noxious odours

SLP 9.2 " In considering the potential impact of licensed premises on surrounding locality, the Licensing Authority will take in to 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 area where there is residential accommodation in the proximity of the premises"

#### 4:5:1 Noise

The operating schedule provides minimal measures to prevent noise or vibration generated from within the premises or outside it that may cause disturbance. Para 9.4 SLP provides that stricter conditions will be considered on premises in areas that have residential accommodation close to them. Noise includes music and human voices.

The Operating Schedule fails to address noise nuisance issues.

Para 9.5 provides that the applicant will have been expected to have included measures in his operating schedule that make adequate provision to:-

Restrict noise generation within the premises and from activities associated with the premises in the vicinity;

Limit the escape of any noise from the premises ;

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.

There should be in the operating schedule details for installing soundproofing, air conditioning ,acoustic lobbies, sound limitation devices or locking doors at specified hours and an independent acoustic report should have been procured.

The building in which it is proposed to play music is a former agricultural barn. It has not been designed and constructed to prevent problems arising due to the breakout of noise caused by the use of amplified music. Very often the noise from musical entertainment gives rise to disturbance due to low frequency bass notes that can easily pass through structures and merely to turn the sound down will not prevent the escape of noise.

If a licence were granted inevitably weddings in the summer and spring would be popular so that people would wish to sit outside. Those staying inside would need air circulating through the rooms and so doors would inevitably be propped open. Smokers would frequently enter and leave the building to go outside and so there would be sustained periods of escaping noise .

As customers leave there would despite any signs inevitably be increased noise from people going outside to vehicles.

If a licence were to be granted, given the fact that the second runway is not usually in use between 11pm and 6am, those close to the second runway have a period of time when they can sleep. Given the hours applied for on every day of the week namely until 1.30 am for the playing of music it means that our opportunity for uninterrupted sleep is from about 2.30 to 3am until 6am which will inevitably have an adverse effect on our sleep and particularly that of our children, grandchildren and visitors to OL. It would be impossible to sleep with the windows open.

There would also be noise from visitors arriving and leaving the premises into the small hours .

The problem of noise emanating from OHF (which has no houses within 300 yards of it) illustrates the likely problem when noise emanates from LGF. I am informed by residents in Wood Lane that they are heartily sick of having noise coming from OHF and outside the permitted hours of their licence. Indeed they have for some time and prior to this licence application been keeping noise diaries in relation to OHF at the behest of the Enforcement Officer.

Ironically it is clear from the Operating schedule for OHF that the individual deputed to control those premise is DM who now intends to control both premises simultaneously

#### 4:5:2 Light Pollution

It is necessary to look at the lighting at OHF to see what will be needed at LGF. OHF is a well lit site and visible from a considerable distance away. Illuminated signage would be required to show LGF location.

As at present Lady Lane at night is very dark in the winter with no street lighting and once LGF becomes a wedding venue the light pollution would be extremely invasive.

#### 4:5:3 Traffic noise and movement

There being no public transport at the hours of closing and the location being isolated there would need to be a considerable number of coaches, minibuses, cars and taxis. It would not be possible to depute a single firm to deal with the mass of customers. Each taxi would have to make 4 journeys for each fare along either Davenport Lane or Lady Lane. These lanes are not main stream roads and are in only an average state of repair.

The frequent movement of traffic up and down the lanes is likely to create noise and disturbance for residents and has the potential to put pedestrians, cyclists and riders at risk. Urban based taxi drivers are less familiar with the need to travel slowly past horse riders. At collection time the likelihood is that taxis will park outside as the entrance to LGF is relatively narrow. It is likely whilst awaiting their fares, there engines will be idling and causing noise and pollution (probably diesel). In addition all staff, musicians, caterers and suppliers will have to arrive and leave by these two lanes.

#### 4:5:4 Car parking

At present in the absence of plans to indicate how many customers will visit the venue and how many car parking places will be provided on site, it is to be assumed that there may not be sufficient parking spaces on site so that vehicles will be parked outside adjacent to OL and in all likelihood on OL's grass verge outside. Indeed the construction works being carried on at LGF have already resulted in extensive damage to the grass frontage.

There is also the issue as to how MAA and the local police will react to the presence of vehicles parked on Lady Lane in considering the need to access Crash Gate 9 in the event of an emergency.

#### **5. The hours sought on the licence**

As at present the application is for the sale of alcohol 10 am to 1.30 am and for music for similar hours 7 days a week, substantially longer than those for OLF which is sited much further away from residential premises.

If a licence were granted the SLP suggested hours matrix for the area of LGF provides a vision to protect the integrity of the existing community by providing a closing time of midnight. Even that time would result in disturbance until 1 to 1.30am as people leave after drinking up.

If the licence were granted in close proximity to residential premises then it would be reasonable for music to stop by 11pm. As LGF is linked to OHF, any customer wishing to use LGF would be told that the wedding would have to start earlier and finish earlier and if they wished to have a wedding finishing later then they would have to use OHF instead as it is further from residential accommodation.

#### **6 .LGF and Planning permission**

##### **Para 4 of SLP "Planning and the need for licensed premises"**

Para 4.2 of SLP provides that "the Licensing Authority when exercising its licensing functions will not consider whether there has been any breach of planning condition but **planning permission will usually be required prior to the use of premises for licensable activities**

**Whilst I appreciate that the planning and licensing regimes are totally separate, I do wish to set out below the current planning position of LGF as I understand it.**

LGF Formerly known as Sunny Bank Farm) was formerly a working farm with a house and farm barns. It was purchased from the farmers, the Parry family, by MAA for the new runway. Thereafter it was let to various tenants until around 2004 when MAA sold the premises to Mr and Mrs Southam. There were restrictive covenants imposed by MAA as to the uses to which Sunny Bank Farm could be put. (The Lenders Lloyds Bank in respect of the recent purchase of LGF require that the purchasers of LGF comply with the restrictive covenants imposed by MAA in relation to uses at Sunny Bank Farm (now LGF).

LGF is classified at present as a house and is rated as Band G. LGF has only been subject to applications for planning permission granted on two occasions by Mr and Mrs Southam in 2006 and 2007 as they built the conservatory extension to the house.

Hence, as at present this application for a premises licence is being sought to sell alcohol and have late music at a dwelling house! Whilst the Southams lived there they did allow occupation of the barns on an informal licence arrangement for storage, furniture restoration, wine storage and for an arborist to park vehicles and so if planning permission had been sought for those uses it might have been classified as B1.

LGF was bought by Owen House Wedding Barn Limited(OHF) In June 2019 with the assistance of funds provided by Lloyds Bank secured on LGF. DM is a director of OHF together with his wife, sister in law and parents in law.

OHF a wedding barn with some residential accommodation and offices on Small Lane a distance of about 600 metres from LGF as the crow flies and about a mile by road. OHF is located on a wider road than LGF and significantly the nearest house to it is some 300 metres away. It is also set back further from the road.

Shortly after the purchase of OHF, we met DM who indicated that he wanted to have a few weddings there. We did not immediately challenge a new neighbour as we assumed that planning permission would have to be sought. Initially DM and his family lived there but as work began in earnest they have moved out although visiting there frequently. They are on the Electoral Roll as residents at the accommodation at OHF.

Toward the end of 2019 electric gates were erected with solid panels, and workmens' vehicles were parked in the yard away from the view of people using the road. However work began to accelerate with large equipment being brought on site and the next step was for DM to apply for the present

licence on or about 2<sup>nd</sup> January.2020. Given the hours applied for namely 10 am to 01.30am for live music and sale of alcohol every night of the week it became apparent that the remark about "a few weddings" was not what DM had or ever had had in mind!

The Enforcement Officer [REDACTED] visited LGF on 6<sup>th</sup> January 2020 and seeing the extent of the works served notice that DM proceeded at his own risk in continuing the work and must submit plans and a planning application on or before 18<sup>th</sup> February or enforcement proceedings would ensue. Thus far DM has not submitted a planning application but on the contrary has accelerated the work including refurbishing another adjacent barn to that presumably proposed as the main barn on his somewhat crude sketch attached to the application.

It is possible to see but with some difficulty from the footpath that new windows are being put in barns, excavations carried out behind the barns presumably for car parking. A concrete wall has been erected along the length of the field behind the barn on the Mobberley side and screens conceal extensive areas of work. A large septic tank bottle has been inserted into the ground. By chance a Facebook entry by the contractor for the works Nuthatch Groundwork has revealed the extent of the works and photographs he shows of the work refer to a mezzanine floor having been inserted and the purpose of the work is " Nuthatch are in the middle of constructing a new bespoke wedding barn....on a site near Mobberley.." . Shortly before this entry appeared I had by chance seen a Nuthatch Construction vehicle leaving LGF around 4pm one afternoon last week.

In Part 3 of his application for the licence DM does not give a general description of the premises. Further in his application he attaches a somewhat crudely prepared sketch in respect of the premises which is confined to one barn which one assumes is for eating and drinking, but all the other adjacent barns are also being converted for ancillary use and thus require planning permission and also consideration as to how the works carried out there and the purposes for which the barns are to be used and how their usage may impact on the suitability of the barn in the sketch. The impression one has is that residential accommodation is being planned, if not, ancillary rooms to support wedding party preparation.

It appears clear that this development is a change of use to what is now D2 in planning classification terms. [REDACTED] has indicated that the reason why he served notice on DM on 6<sup>th</sup> January was because all the works to the buildings and the surrounding area were unauthorised. Planning permission for a change of use was required and the development was very close to the airport authority who needed to be consulted.

In essence therefore this is not a case in which the licensing committee are being advised not to consider whether there has been any alleged breach of planning conditions (as per Para 4.2 SLP) Rather they are being asked to consider an application in respect of an intended licence for premises in which not only has no planning permission been sought nor conditions imposed but the applicant, having been warned that he proceeds with works at his own risk by not applying for

planning permission, has still not made the application and has yet to do so and has accelerated and vastly increased the cost of the works at LGF. This situation has occurred although the applicant and his fellow directors have owned LGF since June 2019 over 7 months ago and have been working there for perhaps 5 of those months.

In the circumstances it is submitted that this application for a premises licence is premature and should not be heard before a planning application. If that is successful then this application can then be judged on its merits at a later date

The proposed development is in the wrong place and is inappropriate development in the statutory Green Belt “inappropriate development should be resisted unless very special circumstances can be demonstrated that clearly outweigh the potential harm to the Green Belt and any other harm”.

The application would have to be determined in accordance with the statutory development plan (the DP is the Cheshire East Local Plan 2017 and the saved policies of the Macclesfield Borough Local Plan supported by the Government National Planning Policy Framework)

This development is inappropriate and attracts a refusal as the identified benefits by way of very special circumstances clearly outweigh the intrinsic harm to the Green Belt and all other harm.

In transport terms it is wholly unsustainable location with no public transport options.

The noise objections on their own provide a compelling reason for refusing the scheme’

There are other significant levels of harm to the rural locale and the residents living nearby.

The location is incredibly close to if not within the PSZ and controlled areas for MAA and presents a substantial risk to public safety

#### Temporary Events

It has been suggested that even though the licence application may be premature, it is possible to obtain a Temporary Events Notice at LGF. However the SLP at Para 13.7 provides “Applicants will

be reminded that giving a TEN does not relieve the premises user from planning law and any requirement to obtain the appropriate planning permission where it is required.”

Given that planning permission has now to be obtained in respect of the works at LGF and given that it affects all works on site it is submitted that to apply for a TEN would constitute an even greater flouting of planning law and thus should not be allowed because the event for which the TEN is being applied for would have to be held in the very buildings in respect of which planning permission has neither been sought nor applied for.

I therefore ask that the Committee reject the application in its entirety

I would be grateful if you could let me know when the hearing is scheduled so that I may make arrangements to attend.

Yours Faithfully

██████████

**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 15:39  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** [REDACTED]  
**Sent:** 28-Jan-2020 15:38  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whoever it may concern,

*Re: Premises licence application for:*

*"Lady Grey Farm, Ladylane, Mobberley, WA16 7NE to provide the following licensable activities:*

- Regulated entertainment live music Monday to Sunday 23.00 until 01.30;*
- Recorded music Monday to Sunday 23.00 until 02.00;*
- Retail sale of alcohol Monday to Sunday 10:00 until 01.30."*

I grew up in Mobberley and along with my family and friends continue to visit my parents who have lived on Lady Lane for more than twenty years. I therefore wish to raise objections to this premises licence application for the following reasons.

#### Public Nuisance

1. Noise pollution: The applicant shows no regard for the local community's mental and physical well-being by applying for a licence to play music until 2am every night of the week. The nearest pub, The Church Inn, closes at 11pm. Even the airport recognises the impact of noise pollution on public health and quality of life and restricts aircraft movements between the hours of 10pm and 6am. A venue playing music until 2am is completely misplaced in the setting of this rural area.

#### Public Safety

2. Public safety zone for Manchester Airport's Runway 2: This site remains within proximity to the public safety zone of Manchester Airport's Runway 2. This is designed to prevent new developments, which would result in a significant increase in the number of people congregating to this area. Assuming this licence application is for the wedding industry, this not only poses a risk to wedding guests, but also other businesses such as caterers, photographers, florists, musicians and local taxi services. In the absence of a planning permission application, the airport cannot raise these concerns.

3. Higher risk of road traffic accidents: A venue with a daily music and alcohol licence invites a significant increase in use of the country lanes, in particular Davenport and Lady Lane, both of which would require additional maintenance and repair. The access to the site is opposite a T-junction that is frequently a point of near miss road traffic accidents. It also raises concerns about potential congestion and parking down the end of Lady Lane, which provides emergency access for the runway. In addition, increased traffic poses risk of injury or harm to local people who are

frequently on the lanes and bridleways for recreational use, such as walking, horse riding and cycling.

**Crime and Disorder**

4. Environmental impact: This site lies within the vicinity of the landscape and habitat management plan for Manchester Airport. Since the development of Runway 2, there has been a huge amount of work to protect the local wildlife and promote ecological and recreational interest for the area, including the Bollin Valley. Noise pollution, commercial waste, light pollution and traffic will add to the detrimental impact on this protected area.

5. Antisocial behaviour: It is well known that alcohol is associated with higher rates of antisocial behaviour and crime. Local residents are accustomed to the peace of a rural lifestyle, and did not choose to live next-door to a site, which invites large volumes of people to drink alcohol. This increases the likelihood of damage to property and littering of the local surroundings. In the absence of a public transport network within a mile of this residential area, it also would raise concerns about people driving whilst under the influence of alcohol.

Aside from the premises licence application, I have observed building and development of the barns on this property. I understand these are being developed for the purpose of a wedding business, thereby converting the site from residential to commercial use. Is there going to be a planning permission application, in order for the local community and Manchester airport to raise their concerns?

Yours faithfully,



[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 12:04  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Lady grey farm

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**From:** [REDACTED]  
**Sent:** 06-Jan-2020 11:55  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady grey farm

Dear sir/madam

I am writing to express concern over the licence application of lady grey farm , lady land , mobberley, I believe this is for a new wedding barn currently being built.

I live on graveyard lane and already experience noise at weekends coming from the wedding barn on small lane which is almost twice the distance away. The cumulative noise of two wedding barns will be awful for local residents. The base notes of music in particular travel a long way and i even hear the repetitive booming of these inside my house, it makes sitting out in the garden on summer evenings unpleasant.

Im not against local businesses expanding but there needs to be some consideration for local residents. Is there better restrictions that can be put in place to limit the noise, or better sound proofing installed and restrict music to inside only?

Kind regards

[REDACTED]

Mobberley  
WA16 [REDACTED]  
[REDACTED]

Sent from my Samsung Galaxy smartphone.

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 13-Jan-2020 08:08  
**To:** [REDACTED]  
**Subject:** FW: Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

**From:** [REDACTED]  
**Sent:** 11-Jan-2020 22:04  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application: Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

To whom it may concern,

Objection to premises license application for Lady Grey Farm, Ladylane, Mobberley, WA16 7NE

I have been informed that the intention of the owner is to develop a wedding business and I'd like draw your attention to the following objections in order of your objectives:

**Prevention of crime and disorder**

1) The application has no information about capacity, but the family who own Lady Grey Farm own another wedding barn within a mile with 150-190 capacity. This could bring 1000+ people a week to Lady Lane (where weddings are booked throughout school holidays) and there is potential for crime and disorder from drunk people (alcohol intake at weddings is notoriously higher than at other premises). This will affect local residents (my family amongst them) and the local community using the bridleways and footpaths throughout the year. There are also two airport crash gates at the end of the road and field - next door to the property - which could be at risk from drunk and disorderly people.

**Public safety**

- 2) The property is adjacent to Manchester Airport who created footpaths and bridleways for public enjoyment upon building the second runway. A significant number of the local community use the area for recreation throughout the year - horse riders, cyclists, dog walkers and many others are regularly immediately in the vicinity of the property (many of whom loop around the bridleway at the end of Lady Lane and back along Davenport Lane).
- 3) Increasing the volume of vehicles accessing this premises (to the scale indicated above) creates a significant risk to public safety. These are unlit, minor roads with many blind bends and there are many pedestrians, cyclists and animals using the public right of way. The roads are insufficient to support this commercial enterprise.

**Protection of children from harm**

4) I live in London yet regularly return to Mobberley to support family with my small children (I was brought up in Mobberley for 25 years). The public space is a safe place for my children to walk and cycle daily and it enables them to enjoy green space which we are unable to access in the city. The potential for vehicles and drunk and disorderly people jeopardises this safety. I am also worried about my children's ability to sleep (and my own) given the proximity of my parents' home to the venue - every time the door opens from the barn between 7pm - 2am the music will disturb the local people's sleep as well as noise pollution from crowds and significantly more vehicles at night.

5) Manchester airport has restrictions on night flights - Runway two is not allowed to be used between 10pm and 6am with respect of the local community. This license does not consider that.

**Prevention of public nuisance**

- 6) The people, music and vehicles being brought to this venue amount to a public nuisance. The local community have the right to a peaceful existence (including to safely enjoy nature and its tranquillity) and the development of this property would compromise this right.
- 7) The applicant will be assembling crowds of people and supplying them with alcohol which will cause evening disturbance as wedding guests finish up their night outside at a disrespectful time to others. People often leave venues later than the closing time, so the noise disturbance could continue until 3am.
- 7) There'll also be many more cars and taxis late at night/in the early hours creating road noise at an otherwise peaceful time (the nearest station and bus stop is over 1.5miles from the property so public transport is an unlikely option to access the premises).

In summary, this license, if granted, would lead to reduction of a public amenity - it would degrade the social and environmental benefits of this space for the local community.

There are three additional aspects to this application which I'd like to raise:

- 1) There is no evidence of a change of use planning consent or lawful certificate use to accompany this application. It is clear from heavy plant machinery and scaffolding at the property that some building work has been started without planning permission; at their own risk, the owners are expecting retrospective planning permission. The applicants have not been following Cheshire East's Council policies and rules and in my view this development of this premises would not meet the sustainable development policy and principles in Cheshire East (Policy SD1 and Policy SD2 on the website).
- 2) The local councillor in Mobberley, Charlotte Leach, rents a property owned by the family developing this property. Please ensure this conflict of interest is known.
- 3) The application has a typo in the title – Ladylane. This means local community members have been unable to find the application. Please could you amend it.

I look forward to hearing from you and anxiously await the outcome on behalf of the local community.



[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 29-Jan-2020 12:30  
**To:** [REDACTED]  
**Subject:** FW: Lady Grey License Application

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 29-Jan-2020 12:28  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey License Application

Dear Cheshire East licensing section  
With reference to the recent "Premises Licence" application for  
Lady Grey farm (formerly Sunnybank farm)  
Lady Lane  
Mobberley  
Cheshire  
WA16 7NE

My name is [REDACTED] and I live with my husband and 80-year-old father at [REDACTED]  
[REDACTED]

I am really concerned about the proposed license application for Lady Grey farm and wish to object in the strongest possible terms. Our house is approximately 400 metres from the entrance to the proposed new late-night Wedding barn. I wish to oppose the grant of the premises licence for the following reasons.

- (1) Noise pollution is obviously a major factor in our opposition to this licence being granted not just from the events but from extra traffic in the early hours of the mornings when such events are held as there are no public transport routes close to the venue.
- (2) We have recently been informed that the applicant himself has opposed a potential new wedding barn on the Tatton Estate at Ashley as he seems to think that there are already enough wedding barns in the area. I have never seen the Tatton Estate but I'm sure there would be enough parking facilities & ample access which cannot be said of Lady Grey Farm.
- (3) We think that the hours applied for are excessive for our area & as I've previously stated the amount of excess traffic plus noise can only be detrimental to our village. I would have thought also that a wedding venue would be away from residential areas with decent A roads with street lighting & not small country lanes where there is no lighting & no pavements. Surely health & safety issues should come into play too.
- (4) We also have our grandchildren stay over two nights a week therefore I am very concerned as their sleep pattern will most definitely be disturbed by noise being emitted from the premises especially in the summer months when the windows are open.

I wish to state again in the very strongest terms that I think this application should be refused.

Many thanks  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 30-Jan-2020 20:19  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** Lady Grey Farm WA16 7NE - Premises Licence Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam,

I am resident at [REDACTED] for the last 25 years and live approx. 1.3 miles by road but approximately 1/2 mile as the crow flies from Lady Grey Farm. I am writing to request the Committee refuse this application for a Premise Licence for the following reasons:

1. I am most concerned about additional noise in the neighborhood. To access the property guests will have to arrive by car, taxi or minibus. Public transport does not service this area. This means vehicles will be arriving at all hours of the day and night creating a public nuisance. Cars and taxis will be waiting on the narrow lanes for guests. This will cause mayhem as the lanes are narrow, unlit at night and will make passing on the lanes dangerous as there is insufficient room for cars/taxis to park without causing a hindrance/blockage to the lanes.
2. I am also concerned about Public Safety due to cars/taxis blocking the lane which may hinder emergency vehicles trying to access crash gate 9 to Manchester Airport. Access to Lady Grey Farm is a single track driveway. Cars will have to wait on Lady Lane to allow cars to exit the driveway. This will give rise to further Public Safety issues with congestion and queuing cars on the junction of Lady Lane and Davenport Lane possibly causing accidents.
3. Given the area is limited by the number of taxi companies servicing the area I am worried that guests will leave the party and start walking towards Wilmslow, Knutsford, Hale or Mobberley in their quest to find a taxi. Given many of these guests may be drunk this may cause high jinxes as they pass local properties e.g. ringing door bells, gate intercoms, loud shouting, raised voices at 2am to 4am and worst still opportunist burglars. This gives me further concern for both public safety and additional noise.
4. My young great neices and nephews aged between 4, 6 & 7 regularly stay at my property at weekends and I believe the disturbance from party revellers, taxis up and down the lanes, music playing until the early hours of the morning will be most disturbing for them. We are already disturbed by fireworks, music etc from Owen House Barn which is approximately 1.5 miles further away. Owen House Wedding Barn do not appear to comply with the terms of their licence and given it is the same Company that has purchased Lady Grey Farm I fear that they will continue in a similar manner. I believe this will great further noise late at night interfering with the sleep of my household and the quiet enjoyment of my property.
5. I have examined the Councils Licensing Policy regarding 22.3 appendix 6 suggested hours matrix. Lady Grey Farm does not fit into any of the definitions listed in the matrix but the license hours they are requesting do not fit with a quiet, rural, residential area. They are requesting operating 7 days per week until 2.00am and alcohol sales until 1.30am. I consider this outrageous given the close proximity of my property.
6. I have also examined the local Council tax valuation list and note Lady Grey Farm formerly Sunny Bank Farm is rated as a Domestic Residence. Therefore in accordance with Section 4.2 and 13.7 of the Cheshire East Council Statement of Licensing Policy a residential premise would require Change of Use planning permission for the sale of alcohol and to operate music. Given there has been no

Change of Use they are in breach of planning laws and believe a license should not be granted in this instance.

Given all of the above I re-iterate that I wish the Committee to refuse this application.



Mobberley

WA16 

Sent from my iPhone

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08-Jan-2020 21:18  
**To:** LICENSING (Cheshire East)  
**Cc:** [REDACTED]  
**Subject:** [REDACTED] Lady Grey Farm, Lady Lane, Mobberley WA16 7NE - Premises Licence

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam,

We have just been made aware of that the above application for a Premises Licence. We think there may have been a Planning Control Breach as I cannot find any change of use from a residential dwelling to a Licensed entertaining venue. Can you confirm if planning consent has been granted for change of use please?

We wish to register our strong objection for a Premise Licence for the following reasons:

1. If a licence is granted to operate it will affect the quiet enjoyment of my family home. I chose to live in a rural location for the peace it afforded.
2. If the venue was to proceed it will undoubtedly spoil our tranquil rural village.
3. This a residential area not designed to change family homes into public entertaining venues for parties, weddings etc.
4. There are already 6 public houses in the immediate area to cater for alcohol sales and functions namely, The Frozen Mop, The Church, The Roebuck, The Bull, The Plough and Flail and The Bird in Hand and many more within a 2 mile radius.
5. Owen House Wedding Barn, Small Lane, Mobberley WA16 7NY is less than 1.4 miles, which already exists for the purpose of weddings and parties and in addition there is Mobberley Cricket Club and the Victory Hall which are both in existence for similar venues.
6. The 'unlit' narrow country lanes in the vicinity are not capable of handling additional party traffic along with additional commercial traffic on the lanes delivering catering supplies and alcohol. It is difficult for two cars to pass on the narrow lanes but HGV's make passing very difficult. The lanes struggle to cope with the current traffic levels without adding more.
7. Noise Disturbance - If an alcohol licence is granted until 1.30am, this means music until 2.00am with taxis to-ing and fro-ing until 3 or 4am.
8. Some party revellers will be roaming the lanes in the early hours of the morning and night shouting and singing etc., with the added threat of break ins, muggings and theft.
9. Large volumes of taxis collecting and dropping off clientele.

We would be grateful to receive acknowledgment by return, that our objection to this Premise Licence has been received and registered.

Thank you.

Yours faithfully,

[REDACTED]  
Mobberley  
Knutsford  
WA16 [REDACTED]

**From:** [REDACTED]  
**Sent:** 30-Jan-2020 23:09  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application for a premises license - Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

We are the residents of [REDACTED] and wish to object to the application for a premises license for Lady Grey Farm which is approximately 0.3 miles from our house, which for the following reasons should be rejected in its entirety:

Prevention of crime and disorder

- the applicant is asking for a license to play music until 2am and serve alcohol until 1.30 am. This is far more than any other licensed venue in the locality, is not appropriate for a quiet residential area, as it will encourage loud shouting when guests are inebriated, wandering down the lanes in an unruly manner as taxis haven't arrived due to shortage and delays in availability in a rural location.
- the application is very vague and broad, as his proposed CCTV system and incident log suggest very limited steps towards mitigating loud, drunk and disorderly behaviour in or outside the venue or in the residential vicinity.

Prevention of public nuisance

- there appears to be insufficient detail as to how the applicant will mitigate public nuisance.
- this is a rural location and sound travels on the still night air, so late night bass noise would create disturbance for local residents.
- the bass beat from music at the adjacent Owen House Wedding Barn, Tatton Park outdoor concerts, Capesthorpe Hall, Jodrell Bank Blue Dot Festival and frequent marquee weddings in the surrounding area, already create frequent and persistent disturbance.
- if the venue plans to be open until 2am, by the time staff clear up and are finished it's more likely to be 3am, plus cleaners attending early the following morning, all increasing traffic noise.
- the proposed venue is at least 0.7 mile from public transport, however public transport does not run through Mobberley after 11pm, so taxis will be the only option. There is a shortage of taxis in this area and this is likely to encourage guests to leave the venue and start walking. Under the influence of alcohol, causing damage to properties, ringing doorbells, shouting, taxis stopping to ask directions and **sat with engines idling, all in a dark, unlit area, with no streetlights, no pavements or road markings, this will inevitably lead to noise and disturbance.** We already experience taxis stopping and asking directions to Owen House Wedding Barn when out walking our dogs.
- general noise pollution is a huge issue as the existing wedding barn at Owen House, being a further 0.5 miles away, which can still be heard late at night, both loud music and the noise of people departing with no consideration for the quiet neighbourhood. It is inappropriate to allow a second wedding venue in such close proximity.
- the current driveway into Lady Grey Farm is single track, amplified by the recent addition of large brick pillars and electric gate, which will only increase the congestion of traffic entering/departing the property at this T junction, which recently has seen several minor incidents as construction vehicles have been parked up outside Lady Grey Farm causing traffic to filter onto the opposite side of the road and turn onto Davenport Lane blind. We personally have spoken to the owner of a low loader to make him aware of such but he couldn't care less.
- the entrance to Lady Grey Farm, at the junction of Lady Lane/Davenport Lane is also the final junction before Manchester Airport Crash Gate 9 and is already a popular parking place for dog walkers.

Protection of children from harm

- Lady Lane and adjacent lanes, form part of the Cheshire Cycleway and Lauren's Ride bridleway, are used by children on bicycles, horses and during the day walking to and back from school transport. In recent years increased vehicle width has resulted in the grass verges/road edges being churned up creating a trip hazard and vehicles coming round corners on the wrong side of the road. This along with the many potholes in the road surface make this increasingly unsafe for children and adults. Any increase therefore in traffic from people not familiar with the twists and turns of narrow lanes is inevitably going to increase the risk of an accident.
- a large number of children and teenagers live in close proximity to Lady Grey Farm and will be subjected to late night noise, disturbance and interrupted sleep.

Public safety

- Lady Lane and feeder lanes are narrow country lanes and do not have the capacity to cope with increased volumes of traffic attending or leaving such a venue.
- There are no road markings, no street lights, no pavements and as previously mentioned, poor road surfaces, regularly result in punctured tyres, cause cyclists to swerve and creates a trip hazard resulting in pedestrians looking down at the road surface and not as aware of traffic approaching from in front and behind.

- Regular loud overhead noise from aircraft on immediate departure and arrival from/to Manchester Airport obstructs the sound of oncoming vehicles.
- Couriers and other deliveries of oil, LPG, etc looking for houses that are named and not numbered already creates a problem on narrow lanes with so many bends. The addition of hundreds of guests arriving on a regular basis for weddings or other events, will only add to hesitant and stationary vehicles in the locality, increasing the risk of accident.
- It is very unnerving for both adults and children when walking on the lanes, when cars stop to ask directions as one can never be sure of any ulterior criminal motive. This application will merely increase the number of occasions that pedestrians will be put in this situation and for many will create anxiety.
- If building work has not yet completed then it is impossible for the applicant to be in receipt of an electrical installation certificate, emergency lighting certificate and fire detection and alarm systems installation certificate, all of which are required for building regulations approval and may invalidate any public liability insurance. If building work hasn't **yet completed** then the above approvals must be surely come **first. before an alcohol licence application.**
- **Lady Lane also provides access to Manchester Airport Crash Gate 9, one of only three road entrances onto the end of Runway 2, any traffic congestion or on road parking near Lady Grey Farm would undoubtedly restrict access of emergency vehicles to the crash gate if required.**
- Until the building work has been finished at Lady Grey Farm and the necessary fire service capacity signoffs completed, the public safety limits on capacity and safety cannot be set, so again at this stage it must be premature to consider a premises licence application.

Other

- There is already an existing wedding barn less than 1 mile away from Lady Grey Farm at Owen House (owned by the same family), another wedding barn just a few miles away on the Tatton Estate at Ashley and numerous other licensed venues capable of holding such functions locally, there is absolutely no need for another wedding barn for all of the above reasons.
- We believe that protection of a rural environment is paramount and other Mobberley residents regularly walk the footpaths across farmland in this area, therefore constant noise and disturbance is inappropriate.
- The location of Lady Grey Farm having a number of adjacent properties, which will be disturbed by the proposal, inappropriate infrastructure for increased numbers of vehicles and pedestrians, lack of public transport, lack of available taxis, make it unsuitable for any type of commercial activity involving large numbers of people.
- We believe the lack of points provided by the applicant to promote the licensing objectives shows a lack of concern for the whole licensing process.

We would ask that this application be rejected in its entirety without any compromise considered as it is wholly inappropriate, as is the granting of two TENS licenses affecting four days already this year, which will create all the aforementioned problems.



Mobberley  
Cheshire  
WA16 

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 03-Feb-2020 07:08  
**To:** [REDACTED]  
**Subject:** FW: Objection to application for licensed premises

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**From:** [REDACTED]  
**Sent:** 31-Jan-2020 16:19  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection to application for licensed premises

Dear Cheshire East,

I am writing to object to the application for licensed premises at Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE (formerly known as Sunny Bank Farm).

As a local resident residing at [REDACTED] [REDACTED] which is approximately a mile away from Lady Grey Farm. I believe that the proprietors also own or are involved with Owen Wedding Barn, also in Mobberley. I am aware that the owners of these properties has previously not followed the required procedures or planning applications to create and start a commercial business without providing full and clear consultation to the residents that have been affected adversely, it would appear that a similar practise is being adopted in this instance.

It is very clear that extensive and structural work is and has been carried out on the property for a number of months and high gates have been erected to screen residents from having any visibility of exactly what work is taking place. This was previously an agricultural property and has historically fitted well within the local community. However now Building materials are being delivered on a regular basis and it is common knowledge within the village that the intention is to use these premises as a commercial business, yet no planning application for change of use has been submitted. This leaves my own family and other residents with major concerns, of which has led to a very stressful and worrying situation. Given the nature of how this has been approached, we as local residents have no control on a significant Impact to our family home and surrounding area. The reassurance that are usually provided by The stringent guidelines set by Cheshire East building and planning appear to play no part in what appears to be a cleverly planned deviation from lawful guidelines.

We are alarmed, disappointed and under great pressure to fully understand the impact that this may have on my family life here in Mobberley and the impact this will have on the value of both our own and surrounding property.

The lanes that we live on are very narrow, without pavements and without street lights, so any additional traffic in the area would result in a very dangerous situation for pedestrians. I am the parent of two young children, who walk daily on these lanes for school buses, visiting local friends and accessing in and out of the area. These

lanes are already under scrutiny as they are regularly used as official trekking, horse riding, pedestrians and cycle routes etc. The impact of additional traffic would be monumental and remove the heritage and community life.

The application for a license to allow revellers to purchase and consume alcohol and to play loud music until all hours of the morning is very concerning in such a quiet area of the village. Through the course of the year, we can hear music from Owen Barn in the distance, and this is a good distance away. The area is extremely quiet as any local resident will advise and one of the reasons for many new families to secure family homes as the new generations to come. To expect any local resident to listen to revellers driving to and from the new venue, taxis backwards and forwards, loud music and screaming and shouting until the early hours of the morning is simply outrageous and not acceptable.

I am aware that most typical wedding or celebration bookings will facilitate anything from 50 to hundreds of guests. Calculate the simple math on cars, noise pollution, traffic and the lights shining in and out of houses that are normally settled by 11pm, is not something that anyone would wish.

Other than for the purpose of personal gains, with little regard for local residents, another wedding business just a mile or two from the existing Owen Farm seems very unfair for the residential neighbours. It will completely change the look and feel of the area and I know this will be detrimental to family life.

I strongly object to this license being granted and would be supportive of a press and local MP involvement.

Yours Sincerely



Mobberley  
Cheshire WA16 

Sent from my iPhone

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 09:42  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

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**From:** [REDACTED]  
**Sent:** 06-Jan-2020 08:48  
**To:** LICENSING (Cheshire East)  
**Cc:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, Lady Lane, Mobberley WA16 7NE

Dear Sirs

Re: Licensing Application for Lady Grey Farm WA16 7NE

As a close resident I am writing to voice my deepest concerns and objections to a license application to serve alcohol until 1.30am and play music until 2am seven days a week at the above location.

Whilst in a rural, greenbelt setting, just a few hundred yards from the Mobberley conservation area, there are clusters of residential family homes scattered around the immediate vicinity, many of whom have young families. I have 3 children under 7 and we moved to the area to enjoy the peaceful rural environment.

As you may be aware Manchester Airport has recently introduced 6am flights which have reduced the amount of sleep which my children are able to have, by allowing music to be played until 2am it leaves just 4 hours for uninterrupted sleep. Furthermore, as there is nowhere to stay at or near the venue then there will be additional noise from revelers, employees and taxis after 2am (there is no public transport) down what are very narrow country lanes. Noise carries far in the evenings and it is inconceivable that during warm summer months the venue will be able to contain the noise as people are moving between the inside and outside of the building. It is not clear how noise levels / fireworks / excessive traffic, deliveries, will or can be policed or enforced by the local authority even if a curfew is applied if these licenses are granted as I have been told that there are no resources available within the local authority with which to do so, however I'd be happy to be corrected on this.

It is common local knowledge that other wedding venues in the area have been known to either permit or turn a blind eye to fireworks at wedding celebrations (much to the consternation of local farmers and residents with children and pets - particularly in summer months when windows are open) and this will only serve to increase the noise pollution in the area and damage residents right to quiet enjoyment of life.

There is diverse and rich ecology in the area, not limited to the most famous resident of all the Great Crested Newt and I do not believe that substantially increased road traffic and noise pollution will not do lasting harm to the environment and local farms.

Lastly, I understand planning permission has not even been sought for a change of use for the agricultural buildings and that it is going to be applied for retrospectively so I do not understand how it can be run as a commercial operation selling alcohol and playing music through the night before planning has even been agreed! It shows the owners contempt for planning laws and local residents if nothing else.

I would therefore like to register my strongest objection to the above application as it is wholly inappropriate in the setting; and whilst I know it is unlikely to be a relevant consideration from a licensing perspective it runs contrary to the authority's local plan as it is unsustainable development of the greenbelt when taking into account traffic, deliveries, parking requirement and noise pollution. If you require any further details from me, please don't hesitate to let me know.

Kind regards

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 30-Jan-2020 10:16  
**To:** [REDACTED]  
**Subject:** [OFFICIAL] FW: Premises Licence Application for Lady Grey Farm (formerly Sunny Bank Farm)

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**From:** [REDACTED]  
**Sent:** 30-Jan-2020 10:11  
**To:** LICENSING (Cheshire East)  
**Subject:** Premises Licence Application for Lady Grey Farm (formerly Sunny Bank Farm)

Dear Sirs

With regard to the above application for Lady Grey Farm on Lady Lane in Mobberley:

I would like to register a strong objection to the above application for the following reasons:

I am a resident of Mobberley and have serious concerns about the way in which the proposed change of use of this former farm will affect the surrounding environment, quite apart from the fact that, as far as I am aware, there has been no planning consent granted for the proposed development and change of use. The proposed hours covered by the application seem to be excessive and there is no distinction between weekdays and the weekend, especially Sunday.

I believe that the areas that should be considered include "the prevention of crime and disorder" and in this regard, I feel that the proposed development would lead to an increase of excessive drinking and drunkenness needing increased policing in an area which does not currently need this. Increased drink driving may also occur. Also, I feel we would see an increase in antisocial behaviour which would also need increased Police resources.

With regard to the "prevention of public nuisance": it seems that a disregard for Licensing Legislation is likely as well as a complete disregard for the wellbeing of the people of all ages who already live in the dwelling opposite and close by. Light pollution in the area would increase as would noise pollution by a considerable degree. Increased car traffic (including taxis) would be a serious issue on a country lane especially as the only public transport available would involve a walk along a narrow pavement to and from Mobberley station. This inevitable increase in traffic would in turn increase the levels of noise. Coaches may have difficulty in accessing the property and cause havoc on Lady Lane itself. There is no plan for dispersal either as an emergency during an event or at the end of an event.

"Public safety" could well be compromised in the event of an emergency at the airport as Lady Lane is needed for access to crash gate 9, particularly by Fire engines. I feel that increased traffic would make this access appreciably more difficult or delayed.

Children living in surrounding properties could well be put at risk or suffer harm from the increased levels of noise (difficulty sleeping) or antisocial behaviour which will result from this proposed development.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 28-Jan-2020 07:17  
**To:** [REDACTED]  
**Subject:** FW: License application Objection PREM879 Lady Grey Farm

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**From:** [REDACTED]  
**Sent:** 27-Jan-2020 21:44  
**To:** LICENSING (Cheshire East)  
**Subject:** License application Objection PREM879 Lady Grey Farm

To whom it may concern,

My name is [REDACTED] and I live at [REDACTED]  
[REDACTED]

I wish to add my objection to the many you have already received, regarding the proposed drinks and music licence at a nearby rural property known as Lady Grey Farm , but which was formerly known as Sunny Bank Farm , WA16 7NE.

My objection based is on two main grounds for concern; noise and road safety. The applicants have requested a license in a rural property without planning permission for change of use, for a license which far exceeded in hours and scope that granted to local pubs. With reference to the councils zoning and licensing hours, it cannot be acceptable that a residential location hosts drinking dancing and music events until 2 am, in an unregulated building.

Noise.

From a quality of life perspective, I work as a GP and a freelance sports medicine doctor. I need a reasonable nights sleep in order to function safely and effectively in the morning. This is particularly relevant given the early morning starts relating to my sports medicine work. Should music be played until 2am and drinks served , then clearing up and travelling home would occur after this time, resulting in more noise, longer into the morning, and little or disturbed sleep for us. It is clear and obvious that none of us could function efficiently with regular sleep deprivation.

Public safety individual safety road safety.

People drink in weddings; some will be tempted to drink very close to the drink driving limit and some will exceed this. Taxis are hard to come by here and expensive, and there are no buses on Lady Lane or Davenport Lane. Drunks behave irresponsibly and unpredictably, and there will be a lot of them in our locality on a regular basis. Relatively normal people can behave very badly when drunk. Some people may wonder around the countryside in a drunken way, maybe getting lost and risking hypothermia in winter or maybe trespassing in outhouses and maybe being a danger on the road at night, increasing risk of danger to themselves and others and creating law and order issues.

Road Safety

I am a keen horse rider and bought a rural property with lane at least in part for the peaceful location and the ability to hack (ride) on country lanes. there are no public transport links on our lane, therefore guests at the venue would come by car or taxi as would drink deliveries and catering vehicles. This increased traffic, (100-150 guests plus staff and deliveries )unfamiliar with the narrow lane and the likelihood of encountering horses, or indeed the correct way to overtake them, poses a real and significant danger to me and to my animals.

May locals enjoy dog walking and taking their children out on the lane, often young children learning to bike ride or enjoy the fresh air, these too would be at risk from the inevitable increase in traffic driving to a venue for a wedding, on a tight deadline. The increased traffic poses a real direct threat to local children, and an indirect threat in that it diminishes their ability to enjoy their locality and their neighbourhood because the road isn't safe.

safety of venue.

No plans have been submitted for a change of use, therefore what safety features are in place for emergency services access?

How can a drinks license be granted when the nature of the venue hasn't been established or its suitability for purpose established.

I would like to ask the Committee to refuse this application .

Should there be a hearing however, my family and I would like to be present and we would be grateful if you could let us know as soon as possible in order that we can attend in person.

Yours sincerely

[Redacted Signature]

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 27-Jan-2020 07:55  
**To:** [REDACTED]  
**Subject:** FW: Lady Grey Farm

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**From:** [REDACTED]  
**Sent:** 24-Jan-2020 19:45  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm

I would like to object to the alcohol and music licence or Lady Grey Farm, Lady Lane, Mobberley on the following grounds

1. The noise generated by a venue that is licensed until 2am will be a nuisance and will adversely affect all residents, especially children, in the vicinity, who will find it difficult to sleep, potentially affecting their school performance. We are already subject to noise from the airport until 11pm and for this to be extended by a further 3 hours will be detrimental to the health of local residents
2. Lady Lane and Davenport Lane are small country lanes used by a great many cyclists and horse riders. Increased traffic both of persons attending the venue and of delivery vehicle will present a significant hazard to these road users
3. No planning application has been made for the venue so there is no way of knowing how many people Lady Grey farm are intending to have at the venue, or how many nights a week

[REDACTED] Mobberley, WA16 [REDACTED]

[REDACTED]

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**From:** LICENSING (Cheshire East)  
**Sent:** 06-Jan-2020 13:41  
**To:** [REDACTED]  
**Subject:** FW: Lady Grey Farm, Lady Lane, Mobberley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** [REDACTED]  
**Sent:** 06-Jan-2020 13:39  
**To:** LICENSING (Cheshire East)  
**Subject:** Lady Grey Farm, Lady Lane, Mobberley

We would like to object to the granting of a licence to Lady Grey Farm. We are residents of Mobberley and regularly walk in the area of this property and ride our horses down this quiet lane. We feel that it is likely to create a public nuisance due to the noise created both directly from the music etc from the venue itself and also from the indirect noise associated with guests and their vehicles coming and going. The associated increase in traffic to this area is also a concern.

The property is located near to other residential houses and it does not appear to be appropriate for this quiet rural setting. The risk of increased litter and waste that this venue could create should also be considered, especially given the rural location and the amount of wildlife living here.

Regards,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 17-Jan-2020 12:13  
**To:** LICENSING (Cheshire East)  
**Subject:** Objection - Lady Grey Farm, Lady Lane, Mobberley, WA16 7NE

To whom it may concern

Please accept this email as formal objection to the proposals for Lady Grey Farm, Lady Lane, Mobberley.

We live within 0.5m of this venue, on a beautiful country lane at [REDACTED] Davenport Lane. It is already noisy enough with the planes during the day – starting around 6am, and finishing late- to now have a proposed party venue at the end of our road, hosting events & ploughing revellers with alcohol until the early hours upto (easily) 3 times a week would cause extreme distress.

The owners already have a similar venue approx. 2 miles away & we can often hear them there as it is- with the fireworks, live bands etc not to mention the obvious increase in traffic.

The road will become awash with taxis in & out, buses, coaches.

There is already no pavements along these roads, so grass verges will be destroyed, cars will be left parked overnight blocking the narrow roads, and making it a real danger to the public. From weekend walkers, to the huge amount of cyclists we get along here- it is also a designated bridle route.

Our road, Davenport lane, is the ONLY through route from all the local towns, and connects the major motorways in the area- so the traffic increase will be phenomenal.

How frightful to think we would know to expect this every Friday, Saturday, Sunday from say 5/6pm, with hundreds of cars and taxis, and then the same again from midnight until the early hours. Week in, week out.

Oh, this not only finally stops on the early morning of the event when we may all finally get some peace at 3am- BUT the cars of the guests will have to be collected again the following day !

There will drunken revellers leaving the venue, in an area with no streetlights, looking for a way home. They'll be staggering the streets, slumped in driveways, carrying on, shouting, laughing/arguing, ringing on door/gate bells, looking for assistance, taxi numbers etc. Before we know it they'll be a taxi rank (& takeaway) proposal !

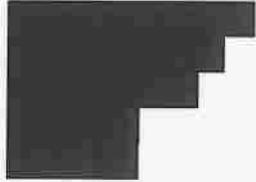
It is such a quiet area (apart from the planes all day) we even feel bad letting off 2-3 fireworks on new years eve, or bonfire night, and know that by law we cannot have loud music playing after 11pm, not that any of us on this road would. So Lady Grey Farm cannot be allowed to make up their own rules. Not even any pubs in the local area are allowed to stay open late, or make up their own parties/raves & other events that maybe proposed to carry on until the early hours. On this note there is already approx. 7-8 wedding venues in this quaint village, so there is choice enough already. It is simply out of greed that this (BTW – I believe illegal activity is already happening) proposal is even happening – their Owen house farm barn is consistently FULL for the foreseeable future, so they are simply “cashing in” at the expense of the local community - not to mention house prices will no doubt now drop in the vicinity. So they cash in, while the rest of us lose out.

Its not even if it will be of use to local folk- like a village hall, pub etc I would bet that MOST of the weddings at the Owen house, and proposed new venue are for people out of town.

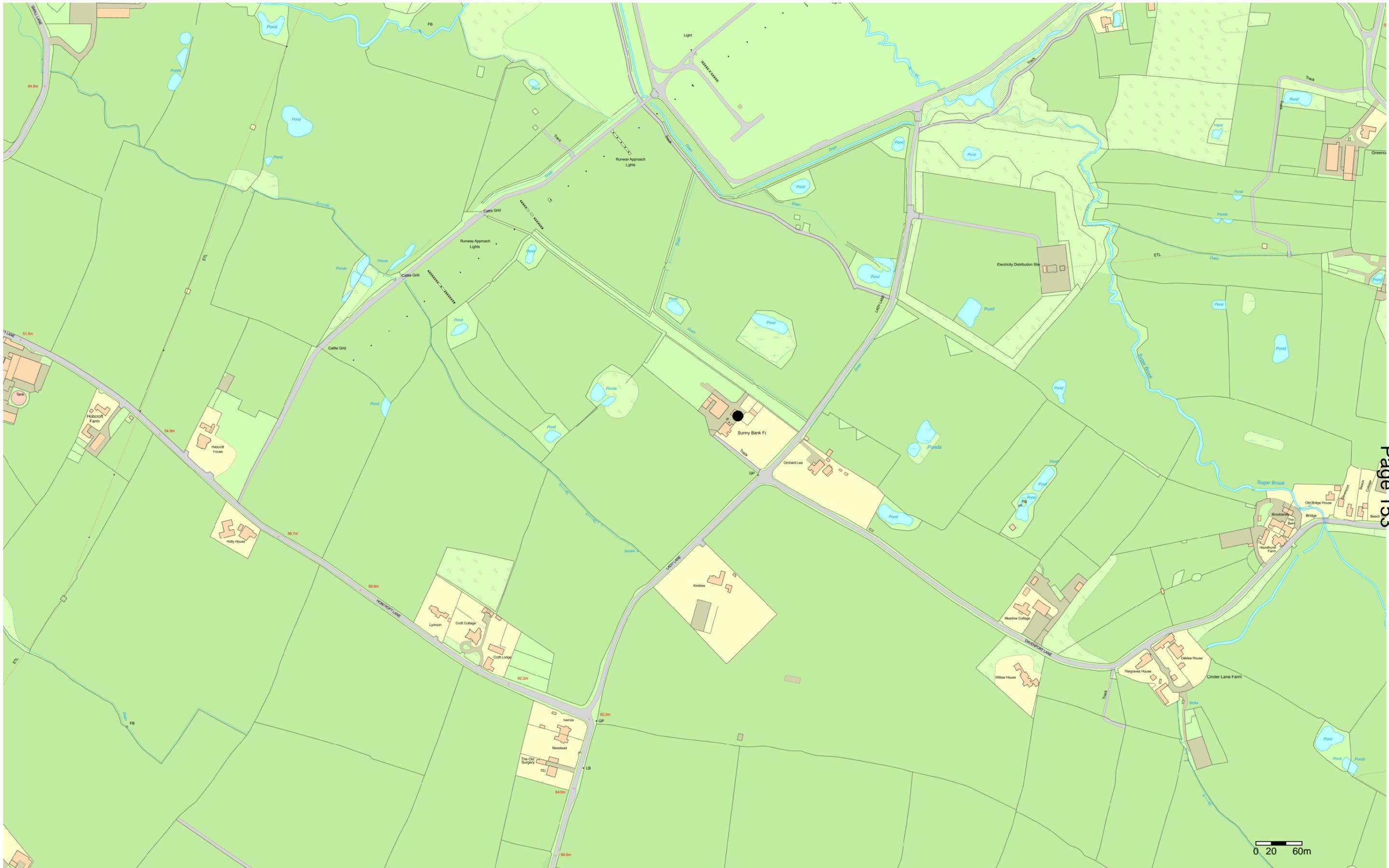
Finally – We have a 5yr old daughter who plays on her bike along the driveway, walks the puppy with the neighbours, we take her for family walks to the church at the weekends, she is just beginning to take horse riding lessons so as to eventually enjoy her surrounding countryside (all of which we pay a premium for) when she is a bit older- this is all now in severe jeopardy, as she would be put in a lot more danger, from the increase in vehicles to wandering strangers & the drunken revellers.

This application should therefore be rejected in its entirety – any variation, or reduced hours, would still have the same impact, just maybe with an hour more sleep for the local residents. It is totally unacceptable for a quiet sleep residential part of a beautiful country village. Commercialisation should not be the victor over sensibility, culture, safety & the environment.

I trust you will take all of these very important comments & genuine worries onboard, and make the correct decision for the good of the many and the historical village of Mobberley.



Sent from [Mail](#) for Windows 10



12/2/2020

Lady Grey Farm, Lady Lane, Mobberley



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