

Licensing Act Sub-Committee

Agenda

Date: Friday, 25th February, 2022
Time: 2.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

PLEASE NOTE – This meeting is open to the public and anyone attending this meeting will need to wear a face covering upon entering and leaving the venue. This may only be removed when seated.

The importance of undertaking a lateral flow test in advance of attending any committee meeting. Lateral Flow Testing: Towards the end of May, test kits were sent to all Members; the purpose being to ensure that Members had a ready supply of kits to facilitate self-testing prior to formal face to face meetings. Anyone attending is asked to undertake a lateral flow test on the day of any meeting before embarking upon the journey to the venue. Please note that it can take up to 30 minutes for the true result to show on a lateral flow test. If your test shows a positive result, then you must not attend the meeting, and must follow the advice which can be found here:

https://www.cheshireeast.gov.uk/council_and_democracy/council_information/coronavirus/testing-for-covid-19.aspx

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 (Pages 3 - 8)

1. Appointment of Chairman

To appoint a Chairman for the meeting.

For requests for further information

Contact: Helen Davies
Tel: 01270 685705
E-Mail: helen.davies@cheshireeast.gov.uk

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 to review a Premises Licence at the Oddfellows Arms, 97 Welsh Row, Nantwich, CW5 5ET (Pages 9 - 116)**

To consider the above application.

Membership: Councillors D Edwardes, L Smetham and S Davies

CHESHIRE EAST COUNCIL**Procedure for Hearings – Licensing Act 2003
COVID-19**

This procedure has been drawn up to take account of the restrictions placed on the Country by the Government in its response to the COVID-19 pandemic and the Council's move towards the holding of virtual meetings.

As a Licensing Authority we are conscious that all Hearings of this nature must be run in accordance with the rules of natural justice and that any modifications to the format of the hearing should not undermine the requirements to hold a fair hearing.

It is the Council's intention to run the Hearing as close a possible to our procedure for Hearings set out in our Statement of Licensing Policy. However, it will be necessary to make a number of specific alterations.

The Council does not intend to hold any Hearings just on the pre Hearing papers (eg applications and written representations). The Council considers that a Licensing determination based solely on written material and without the opportunity for amplification, clarification, and questions does not best serve the decision-making process.

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.

Platform

The Council will use Microsoft Teams for all Hearings. This platform can be accessed on a landline, mobile, laptop or tablet. The Democratic Services Officers will ensure that the meeting is set up within the Microsoft Teams platform. All parties to the Hearing will received the Notice of Hearing required by the regulations and an email invitation with specific joining instructions for Microsoft Teams.

Web Casting

All Council meetings are web cast through the Council's website. This will continue to be the case during any lockdown period and will allow members of the public to listen to proceedings from their own home.

Connectivity Test

The Council will require Members, officers, and all parties to the Hearing to be available for a connectivity test 30 minutes before the start of the Hearing. This is to ensure that any issues can be identified and overcome before the start of the meeting. Notes on how this test will be conducted will be sent directly to parties.

Technical Issues

If during the course of the meeting, the Chairman determines any technical issues (for example, parties dropping out of the meeting or parties being unable to hear or follow proceedings etc) are compromising the integrity of the Hearing, the Chairman will have discretion to adjourn the matter to later date. The test the Chairman will use when considering any adjournment is what is best in the public interest (including the right of all parties to have a fair hearing). Any adjournment will either be to a date when technical issues can be overcome or to a date when a full hearing with all parties physically present can be held.

Etiquette

In order to maximise effectiveness of the Hearing all parties should:

- Identify themselves at the start of the Hearing when asked to do so by the Chairman
- Put their webcam and microphone on mute all times other than when addressing the Committee
- Indicate that you want to speak by using the chat function
- Only address the Committee when called to do so by the Chairman

Committee Reports

The Committee report and all relevant information will be posted on the Council's website at least 7 days prior to the Hearing. A link to the documents will be provided with the Notice of Hearing. The Committee report pack will be paginated and all parties should refer to this pack rather than their own bundles.

Late Evidence

Parties should submit any evidence for consideration of the Committee prior to the drawing up of the Committee agenda packs. This will mean that all information in containing in one paginated bundle that can be referred to by the parties (referencing pages numbers).

Evidence submitted on the day of the hearing can only be included when all parties to the hearing agree. It will ultimately be for the members of the Committee to decide if late evidence is accepted.

Decisions

In accordance with Hearings Regulations the Committee will make a determination at the end of the Hearing and the decision will be given within 5 working days. Some decisions are required to be given at the end of the Hearing, in this case the public meeting will resume once Members have deliberated and formed their decision.

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 and will draw up the decision notice.
- **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.

1	Chairman	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)
2	Licensing Officer	Will introduce and summarise the application, highlighting areas of contention or dispute.
3	Committee Members	May ask questions of the Licensing Officer
4	Applicant	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	Responsible Authorities (who have made representations)	Each in turn may ask <u>questions</u> of the applicant, by way of clarification.

6	Other Persons (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	Committee Members	Each in turn may ask <u>questions</u> of the applicant.
8	Applicant	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	Responsible Authorities	Will make their representations.
10	Applicant	Or his representative or witnesses to ask <u>questions</u> of Responsible Authorities represented at the meeting, by way of clarification.
11	Other Persons (who have made representations)	May ask <u>questions</u> of the Responsible Authorities represented at the meeting, by way of clarification. (Note: This is not the point at which they should be stating their objections.)
12	Committee Members	May ask <u>questions</u> of the Responsible Authorities represented at the meeting
13	Other Persons (who have made representations)	The local residents who are objecting to the application will be invited <u>to make observations on the application</u> and present the bases of their objections.
14	Applicant	Or his representative or witnesses may ask <u>questions</u> of the Local Residents, by way of clarification.
15	Committee Members	May ask <u>questions</u> of the Local Residents.
16	Chairman	To invite both Responsible Authorities and Local Residents to make their closing addresses.
17	Applicant	Or his representative will <u>briefly summarise the application</u> and comment on the observations and any suggested conditions.
18	Close of Public Meeting	When the Chairman determines that all relevant information has been heard and no further matters are to be discussed, the public meeting will end. All parties to the hearing (including

		Licensing Officers and Responsible Authorities) will be excluded from the platform.
18	Committee	<p><u>Will retire</u> to consider the application. They will be accompanied by their Legal Advisor and the Democratic Services Officer. This means that the Members of the Committee can determine the matter in private session. And can take the opportunity to seek legal advice.</p> <p>Members will give their decision with 5 working days by the issuing of a decision notice.</p>

Notes

1. The Committee can exclude members of the press and public from participation in a Hearing; 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 be excluded from 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 Chairman 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 will provide its decision in writing



Working for a brighter future together

Licensing Act Sub-Committee

Date of Meeting:	25 th February 2022
Report Title:	Application to review a Premises Licence at the Oddfellows Arms, 97 Welsh Row, Nantwich, CW5 5ET
Report of:	Jayne Traverse, Executive Director - Place
Report Reference No:	To be provided by Democratic Services
Ward(s) Affected:	Nantwich North and West

1. Purpose of Report

- 1.1. The report provides details of an application for a Review to the Premises Licence, under section 51 of the Licensing Act 2003 and outlines the evidence presented by the parties in relation to the Review.

2. Executive Summary

- 2.1 The Licensing Act Sub-Committee must determine the application for the Review of the Premises Licence in line with the requirements set down in the Licensing Act 2003 and associated Regulations, Guidance and Policy. The Application relates to:

Oddfellows Arms, 97 Welsh Row, Nantwich, CW5 5ET

3. Recommendations

- 3.1. The Licensing Act Sub-Committee is requested to determine the Application for a Review of the Premises Licence by local residents and determine what steps, if any, it considers are appropriate to promote the Licensing Objectives.

4. Reasons for Recommendations

- 4.1.** 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.
- 4.2.** Acting in the capacity of the 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
- 4.3.** 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/information presented by the parties in relation to the Review.
- 4.4.** 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

5. Other Options Considered

- 5.1.** No other options have been considered, the Licensing Authority must determine such applications in the manner prescribed in the legislation.

6. Background

6.1. Summary of the Application

- 6.2.** The Application for the Review of the Premises Licence was received on the 10th January 2022 (appendix 1). The application was sent to the Responsible Authorities for comment and was advertised in the manner summarised in paragraph 7 of this report. The application incorrectly identifies Mr Oldfield as the premises licence holder. This is not a mandatory field within the form and it is clear from the address provided that the Review relates to these premises. The licence is held by Marton's PLC and Mr Oldfield is the designated premises supervisor.

- 6.3. The application within the agenda pack has been redacted to remove some personal information. Members of the Committee will be provided with this information separately.
- 6.4. The grounds for the review application are:
- The prevention of public nuisance
- 6.5. The full grounds for the Review are set out in the application together with the supporting information provided. This supporting information includes audio and video recordings made by the applicants, which will be shown at the Hearing.
- 6.6. Following the advertising of the application the Licensing Team received a number of relevant representations. These are set out at appendix 2 and Members will note that a significant number are in support of Mr Oldfield and his management of the premises. Additional information has also been provided by one of the applicants for Review during the consultation period (appendix 3)
- 6.7. Neutral comments provided for information have also been received from Cheshire Constabulary and the Council's Environmental Health Team and Cheshire Constabulary (appendix 4). These explain the activity or lack of issues those agencies have had in relation to the premises.
- 6.8. **History of the premises**
- 6.9. The Oddfellows Arms has been a licenced premises for a considerable length of time. The current premises licence (number 321) licence granted in 2005 following the transition of alcohol licensing matters from the Magistrates' Court to the Local Authority, at that time Crewe and Nantwich Borough Council. The current licence is attached at appendix 5.
- 6.10. Since September 2017 the premises licence has been held by Marston's PLC. The current designated premises supervisor, Mr Jordan Oldfield, has been in place since June 2018.
- 6.11. There is no record in the licensing database of any complaints being received prior to September 2018.
- 6.12. A previous application for the Review of the Licence was made by the same parties on the 17th February 2020 however the continuation of that application was frustrated by COVID restrictions. The applicants have therefore made a new application.
- 6.13. **Information of Complaints made to the Licensing Team**
- 6.14. The Licensing Team has received a number of complaints from local residents since September 2018. These complaints all relate to noise nuisance of one type or another. These complaints were dealt with jointly with our colleagues in the Environmental Health Team and are set out within their representation. We have therefore not made a separate representation

setting these out to avoid duplication. Where matters relate solely to noise nuisance and not to a breach of the premises licence, the complaints are led by Environmental Health. The Licensing Team will support our colleagues and will signpost complainants to the licensing review process.

6.15. In September 2018 the Licensing Team received a noise nuisance complaint from a local resident who is party to this Hearing. This complaint was not referenced in the Environmental Health representation. The matter was dealt with by a letter of advice being sent to the then Business Development Manager at Marston's.

6.16. During the investigation into the complaints the Environmental Health Team have not found that the nuisance meets the threshold to be considered a Statutory Nuisance. However, when considering this application Members will need to be mindful that Public Nuisance and Statutory Nuisance, while can overlap, do not have the same meaning. And a Public Nuisance in licensing terms can be found where a Statutory Nuisance has not been found.

6.17. Decisions Available

6.18. In determining an application for the Review of a Licence the Licensing Authority can take a number of steps if it is considered appropriate for the promotion of the Licensing Objectives, in accordance with section 52 (4), those steps are:

- I. Modify the conditions of the licence. For this purpose, the conditions of the licence are modified if any of them are altered or omitted, or any new condition is added (see
- II. Exclude a licensable activity from the scope of the licence
- III. Remove the designated premises supervisor
- IV. Suspend the licence for a period not exceeding three months
- V. Revoke the licence

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

6.20. In their application the parties are seeking changes to the licence rather than any other action that could be taken. The changes sought to the licence are:

1. No use of the garden or patio after 11:00pm
2. No amplified music, live or recorded in the garden
3. A reduction in the number of licensed outdoor performances from 8 to 6 each year

4. No live music inside the pub after 11:00pm and control of live music volume inside the premises

6.21. Members will be aware that the various changes to regulated entertainment have resulted in many types of entertainment not being licensable between 08:00 and 23:00 (providing certain criteria are met). A number of the actions sought by the applicants for the Review would come under those changes. Members should therefore note that on review of a premises licence or club premises certificate a licensing authority may (without prejudice to any other steps available to it under this Act) add a condition relating to music as if:

- a) the music were regulated entertainment, and
- b) the licence or certificate licensed the music

6.22. Members should also note that the plan of premises does not include any external area for licensable activities.

6.23. This would mean that any conditions applied to the licence following the review would have effect regardless of whether or not any of the legislation deregulating entertainment was engaged.

7. Consultation and Engagement

7.1. Following services of the application on the Licensing Authority, the application was distributed to all Responsible Authorities for consultation and comment.

7.2. In accordance with The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005 the Council is required to advertise the application, including the placing of notices at or near the premises subject of the review for not less than 28 days.

7.3. The reason for the placing of notices is to make members of the public aware of the Review. The notices must also state the grounds for the review in accordance with Regulation 39. The grounds for the review were summarised on the notice with the information taken from the review application form. Notices were displayed in accordance with this requirement and were regularly checked during the 28 day period.

8. Implications

8.1. Legal

8.1.1. Subsection 52(2) of the Licensing Act 2003 prescribes that before determining an application for a review received in accordance with section

51, the Licensing Authority must hold a Hearing to consider the review application and any relevant representations.

- 8.1.2. Subsection 52(3) states that the authority must, having regard to the application and any relevant representations, take such of the steps as it considers, appropriate for the promotion of the Licensing Objectives.
- 8.1.3. There is also a 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.
- 8.1.4. By virtue of section 52(11) of the Licensing Act 2003, any decision of the Sub-Committee to take one or more of the steps set out above does not have effect:
 - a) Until the end of the period given for appealing against the decision or
 - b) If the decision is appealed against, until the appeal is disposed of

8.2. Finance

- 8.2.1. There are no Financial implications

8.3. Policy

- 8.3.1. The Licensing Authority has adopted a Statement of Licensing Policy in accordance with section 5 of the Licensing Act 2003.
- 8.3.2. The Licensing Authority must also have regard to the guidance issued under section 182 of the Licensing Act 2003.
- 8.3.3. 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.

8.4. Equality

- 8.4.1. There are no direct Equality implications

8.5. Human Resources

- 8.5.1. There are no Human Resources implications

8.6. Risk Management

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

8.7. Rural Communities

8.7.1. There are no direct implications for Rural Communities

8.8. Children and Young People/Cared for Children

8.8.1. There are no direct implications for Children, Young People or Cared for Children.

8.9. Public Health

8.9.1. There are no direct implications for Public Health

8.10. Climate Change

8.10.1. There are no direct implications for Climate Change

Access to Information	
Contact Officer:	Richard Hellon, Licensing Enforcement Officer Richard.hellon@cheshireeast.gov.uk
Appendices:	<ol style="list-style-type: none"> 1. Review Application 2. Relevant Representations 3. Additional information from the applicant 4. Representations from Responsible Authorities 5. Premises Licence and Plan of Premises 6. Location Map
Background Papers:	<ol style="list-style-type: none"> 1. Statutory Guidance Issues under section 182 of the Licensing Act 2003 2. Council's Statement of Licensing Policy 2019 - 2024

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LC REVIEW

Cheshire East Council
Licensing Department
Regulatory Services and Health
Municipal Buildings,
Crewe, CW1 2BJ

Appendix 1



7th January 2022

Dear Sir or Madam,

Please find enclosed a copy of a License Review Application for the Oddfellows Arms in Welsh Row Nantwich.

You will recall that this was originally submitted in February 2020 but, after pandemic delays, it was agreed late in 2021 that it would be resubmitted. This is a revised application with additional details from 2020 and 2021. We have waited until January to avoid any issues with holidays disrupting the review timeline.

We have submitted the application to Marston's Brewery in line with the requirements of the Review process. We have included two copies including one for Marston's to distribute to their tenant, Mr. Oldfield, who previously refused to accept delivery of the review documentation in February 2020.

The document also includes an SD card of audio and video recordings which form an essential element of the application. The recordings are also stored remotely on dropbox at the following link should this be more convenient for distribution:



We look forward to the opportunity to finally present this to you in person.

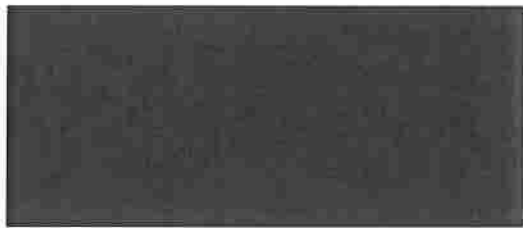
If you have any questions, please do not hesitate to contact me by phone or email.

Yours Sincerely,



ODDFELLOWS
ARMS
NANTWICH

LICENSE REVIEW
APPLICATION



JANUARY 2022

**Application for the review of a premises licence or club premises certificate under the
Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure
that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I [REDACTED]
(Insert name of applicant)

**apply for the review of a premises licence under section 51 / apply for the review of a club
premises certificate under section 87 of the Licensing Act 2003 for the premises described in
Part 1 below (delete as applicable)**

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

The Oddfellow Arms
97 Welsh Row

Post town: Nantwich

Post code (if known): CW5 5ET

Name of premises licence holder or club holding club premises certificate (if known)

[REDACTED]

Number of premises licence or club premises certificate (if known):

Not known

Part 2 - Applicant details

I am

Please tick ☐ yes

1) an individual, body or business which is not a responsible
authority (please read guidance note 1, and complete (A)

☒

or (B) below)

☐

2) a responsible authority (please complete (C) below)

☐

3) a member of the club to which this application relates
(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ☐ yes

Mr. ☒ Mrs. ☐ Miss ☐ Ms ☐ Other title
(for example, Rev)

Surname

First names

I am 18 years old or over

Please tick ☒ ☐

**Current postal
address if
different from
premises
address**

Post town

 Nantwich

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)



(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance**
- 4) the protection of children from harm

Please tick one or more boxes ☐

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Please state the ground(s) for review (please read guidance note 2)

As buyers of houses adjacent to a community pub, we purchased our houses in the knowledge of residual noise from arrivals, departures and people enjoying the company of fellow drinkers inside and outside the pub. There is a point when residual noise becomes nuisance, where entertainment and customer enjoyment is detrimental to those living close by. For us, and other neighbours, this happened with the arrival of new tenant Jordan Oldfield at the Oddfellow Arms in 2018.

The change to the dynamic and "offer" of the pub, and consequently to its cliental, has seen a dramatic and corresponding increase in noise from late night drinking and the live music at night and on summer weekends. This is the cornerstone of Mr Oldfield's attempt to change from a community pub to a music venue with regular event nights and weekends.

For more than 20 years before his arrival, we and our neighbours have enjoyed a warm relationship with the landlords. The Pub largely drew its customer from the local area and from the visitors to the town, especially the canal. In essence it has been a small traditional neighbourhood pub. While progress and change is inevitable, a cordial relationship with those of us living in close-proximity remains both possible and desirable regardless of the pub's business direction.

Were we were unaffected by the changes to the pub, we would naturally have no issue. We know that to survive pubs need a unique customer proposition. However, as this new level of live music and late-night outdoor drinking are evidently essential elements of the pub's income generation, we have quite justifiably raised concerns with Mr Oldfield, with the pub's owners Marston's Brewery and with Cheshire East Licensing and Environmental Health. Any details appended with this application are a mere snapshot of the dozens of incidents reported by us and other neighbours.

Ultimately, Mr Oldfield has taken a combative and entrenched position on the "rights" he believes he is granted by the pub's license conditions. Any further discussion has not been possible for more than two years. Our request for a review of the license conditions is to ensure formal measures are in place that minimise disturbance by the Oddfellows' activities and customers. We want Mr Oldfield and future tenants once he is gone, to adhere to the condition that: "No nuisance shall be caused by noise coming from the premises or by vibration transmitted through the structure of the premises."

No changes will be made voluntarily by Mr Oldfield to reduce noise and the brewery's efforts at sound-deadening have been ineffective and their response to requests for intervention little more than perfunctory. Mr Oldfield has made it plain that he has no intention of compromising and does not believe our issues are valid. He has taken to social media to ridicule and refute our concerns yet refuses to meet with us to discuss them. The pub's owners, Marston's Brewery, acknowledge the issues in numerous conversations. Cheshire East also acknowledge them by imposing planning restrictions on the use of the outdoor shelter after 10:00pm. This continues to be ignored and the smoking shelter is in use until the pub closes despite the restriction.

Our concerns fall into two related key areas:

MUSIC: INDOOR

Music has been regularly played on three or more nights each week and is currently licensed until midnight Sunday-Thursday and 1:00am on Friday-Saturday. Performances inside the pub can almost always be heard outside and through the walls of Mr. [REDACTED]'s house 99 Welsh Row to which it is co-joined. Sound proofing efforts have not stopped this being an issue. In the summer months, frequent opening and the propping-open of the doors to the garden and street also significantly raised the external volume of music played inside.

MUSIC: OUTDOOR

The volume of live amplified music was also a significant issue during outdoor garden performances throughout 2019 and immediately pandemic restrictions were lifted. Outdoor live and recorded music events in 2021 lasted up to 7 hours. The volume of performances is loud enough to make normal conversation impossible in adjoining gardens. Multiple neighbours have raised the issue with the Police and Environmental Health from Easter 2019. The pub garden is surrounded on all three sides by multiple properties with more than half occupied by elderly residents.

Eight outdoor performances are licensed each year. The style of music performed outside is appropriate to the setting, but the PA system means that it can be heard inside houses far from the pub, even with windows closed, as well as by those whose gardens are conjoined. These events make it impossible for neighbours to use their gardens or even keep windows open and occur over multiple days during public holidays as well as on other Summer Sundays. Ironically, even casual drinkers in the pub garden can be heard shouting at one another to be heard over the PA system.

Outdoor Drinking and Late-Night Noise

The other significant area for many neighbouring properties is outdoor noise, especially after 11:00pm. Mr. Oldfield has been asked to ensure that outdoor drinkers and smokers are considerate but has taken no measures. He was himself a smoker and could often be seen and heard as part of these late-night groups. Noise continues until well after 1pm and this was especially an issue during the period immediately after lockdown in 2020 and 2021. Despite being fully aware of noise concerns, during renovations, the smoking shelter was provocatively transformed into a seated and fully lit drinking patio, significantly increasing the number of outdoor rowdy late-night drinkers.

In the summer, when heritage properties need open windows for ventilation this has continued to be a major problem. Informal discussions and recommendation by Cheshire East Licensing, Environmental Health and Cheshire East Planning (on non-compliance with planning permission restrictions) have not been enough to bring about any change, nor have discussions with the Brewery management who have failed to impress upon Mr. Oldfield the need to manage noise.

Mr. Oldfield has stated to Mr. [REDACTED] that, as he is licensed to serve drinks and provide entertainment until the times stated in the venue's license, he is not required to take any action that would help reduce the noise during these hours such as restricting the use of the garden after 11:00pm. He also offered the opportunity for, in his words, a "thorough rebuttal" - in person, at his premises - of our concerns which, naturally, we have declined. We have sought to settle these issues amicably.

It is our view that the issues raised can be addressed with conditions placed upon the Oddfellows license. We do not believe any are onerous or unreasonable. A review of licensing hours and a reduction in the late-night use of outdoor space is necessary and has been effective in reducing noise at other residentially located pubs - particularly the Wilbraham Arms. We are requesting:

1. No use of the garden or patio after 11:00pm
2. No amplified music, live or recorded in the garden
3. A reduction in the number of licensed outdoor performances from 8 to 6 each year.
4. No live music inside the pub after 11:00pm and control of live music volume inside the premises.

As neighbours, all we require from the pub is the consideration we expect from any nearby resident. Courtesy is, after all, at the heart of civilized urban living. The Oddfellows is in a tightly packed area of heritage houses and while we do expect some additional noise from a licensed premises, as long-standing residents, some of us for more than 30 years, we are fully aware of what an acceptable level of noise is like from the Oddfellow Arms and currently this is being regularly exceeded. We aren't some N.I.M.B.Y. incomers - the newest local resident is, in fact, Mr. Oldfield.

The brewery has prioritised obtaining new customers and increasing revenues. The landlord's only engagement with his neighbours has been to agree that the issues will be addressed and then refute or ridicule the suggestions that noise is an issue on social media describing us as "Fantasists" for wanting reasonable dialogue. Mr. Oldfield sees our concerns as a personal attack yet we are simply asking that *his business* be managed in accordance with his legal and social obligations as Mr. [REDACTED] and Mr. [REDACTED] both do with their own businesses; Mr. [REDACTED]'s a chain of licensed hospitality premises of considerably greater size than the Oddfellows.

While Messrs. [REDACTED] are named in this application, were it permissible to have additional requestors, other neighbours would also be involved, although some are understandably hesitant in the face of an antagonistic and unreasonable action from Mr. Oldfield.

Please see the attached timelines and addendums and listen to the audio files provided. Additional information can be obtained from the significant archive of complaints to Cheshire East Licensing and Environmental Health

Have you made an application for review relating to the premises before - **NO**

Please tick ☐ yes

☐

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them.

See attached schedules.

Please tick ☐ yes

- ☐ I have sent copies of this form and enclosures to the responsible authorities and the premises license holder or club holding the club premises certificate, as appropriate ☒
- ☐ I understand that if I do not comply with the above requirements my application will be rejected ☒

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

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). If signing on behalf of the applicant please state in what capacity.

Signature

Date

6th January 2022

Capacity

Applicants

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Contact details as above for applicants

Post town

Post Code

Telephone number (if any)

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

ADDITIONAL SUPPORTING INFORMATION

Additional Supporting Information

LOCATION MAP

Annotated Map

TIMELINES OF CONTACT AND COMPLAINTS

Timeline [REDACTED]

Timeline and comments [REDACTED]

List of recordings and commentary - [REDACTED]

THE LANDLORD'S VIEWS IN SOCIAL MEDIA AND TEXT POSTS

PLANNING CONDITIONS: NOISE RESTRICTIONS

Extract from Planning Decision Notice on "Smoking Shelter" regarding noise restrictions

Full decision notice - 20/0659N

ADDITIONAL LETTERS - NEIGHBOURS

[REDACTED]

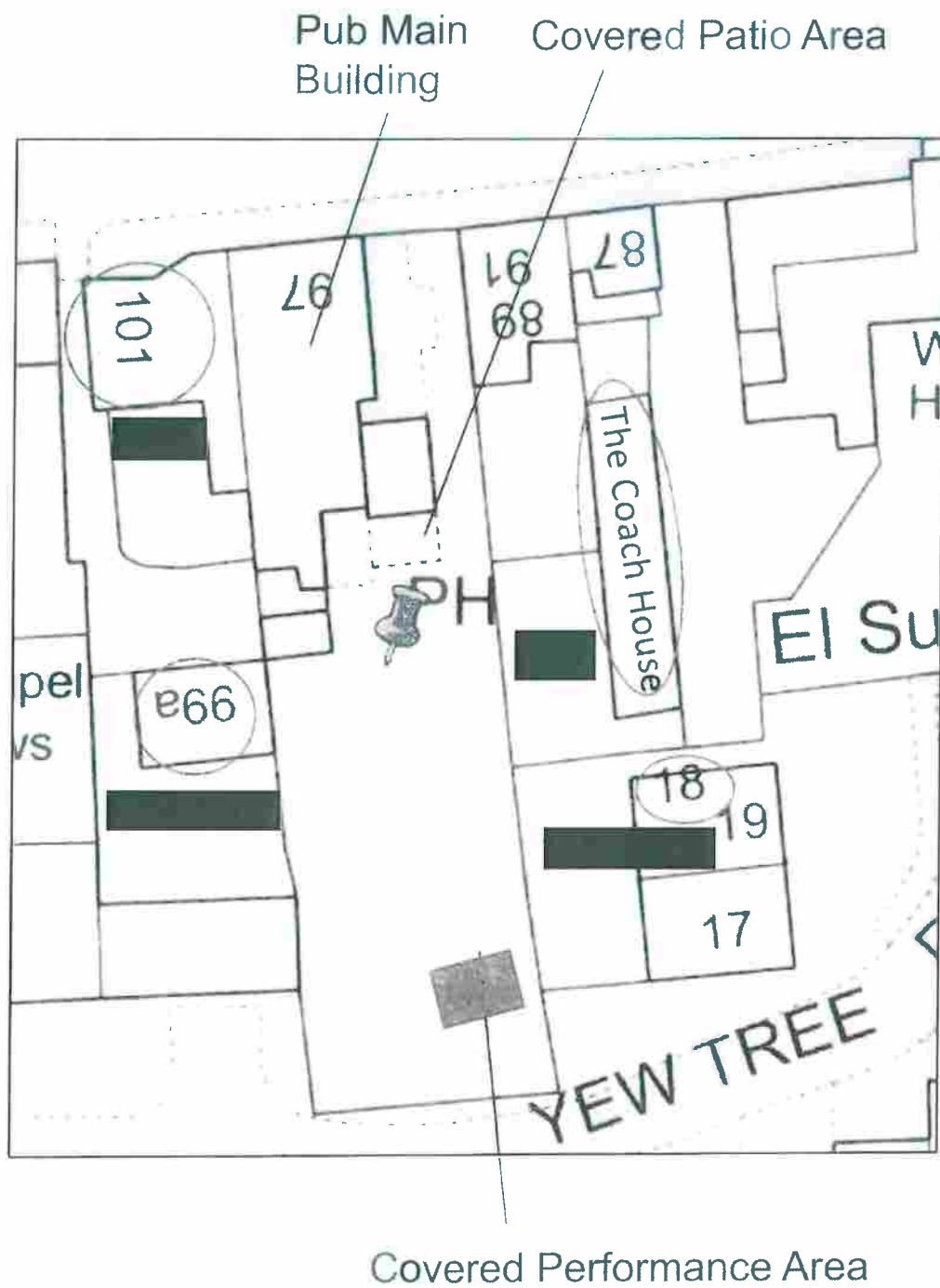
[REDACTED] - 2020 letter to Cheshire East

Timeline [REDACTED] - Significant number, frequency and details of complaints and contact

Other resident [REDACTED] - extract from email (requested to remain anonymous)

LOCATION MAP

Map of the Oddfellow Arms and surrounding houses



TIMELINES OF CONTACT AND COMPLAINTS



(includes details and commentary on audio recordings)

NB. See also Additional Letters Section for timeline of contact from [REDACTED] who have had an equal level of contact and concerns.

OZARD

26/01/2019 complaint to Cheshire East
 27/02/2019 complaint to Cheshire East Licensing
 01/03/2019 complaint acknowledged by licensing
 20/03/2019 complaint to Cheshire East Licensing
 21/03/2019 Oddfellows visited by police and licensing team
 26/03/2019 complaint to Marstons, acknowledged by Cheshire East
 complaint acknowledged by Marstons stating that they were looking into it, no further information
 26/03/2019 given
 complaint to Cheshire East Licensing, with video recordings attached, acknowledged by Cheshire
 03/09/2019 East
 05/09/2019 reply from Cheshire East

17/10/2019 complaint to Cheshire East, Cheshire Police and Marstons, acknowledged by Cheshire East
 18/10/2019 reply from Cheshire East, police aware of complaint
 complaint acknowledged by Marstons stating that they were looking into it, no further
 18/10/2019 information given
 26/01/2020 [REDACTED] complaint to Mark Vyse
 Acknowledgment of noise from Mark Vyse although the frequency was not picked up by the
 19/02/2020 recording machine
 21/02/2020 [REDACTED] prevention of nuisance letter delivered to Mark Vyse

[REDACTED] complaint of lock in and after hours noise from the Oddfellows sent to Marstons,
 26/02/2020 acknowledged by Marstons pending investigation. No follow up by Marstons.
 Acknowledgement of complaint to Mark Vyse re lock in, sent to Environmental Health, no feedback
 28/02/2020 given from Cheshire East
 Another lock in until 4.00 am, complaint sent to Mark Vyse with a recording, complaint
 16/03/2020 acknowledged but not followed up
 17/03/2020 Recording sent to Tracey Billington

19/07/2020 Further recordings sent to Mark Vyse with regards to late night noise from the garden

21/07/2020 Recordings acknowledged by Licensing, letter sent to Marstons and Jordan Oldfield
 21/07/2020 Armitage complaint emailed to Mark Vyse late night garden noise again
 [REDACTED] complaint sent to Cheshire crime commissioner with reference to lockdown curfew not been
 05/10/2020 adhered to
 06/10/2020 [REDACTED] complaint of lockdown curfew non compliance sent to licensing
 another complaint to Cheshire Crime Commissioner, very young people at the pub, damage to
 16/12/2020 Oddfellows wall and smell of cannabis
 24/04/2021 [REDACTED] complaint to Mark Vyse with reference to late night noise
 01/05/2021 automated reply from Nantwich police, the officer was on paternity leave!
 10/09/2021 [REDACTED] complaint of amplified music in the garden

This is only a synopsis of our toils over the last few years, frequent phone call to both Cheshire East and Marstons have not been included

Shares a border with the Oddfellows Garden & overlooks the outdoor “smoking area”

Timeline and comments

June 2019 – Initial informal discussions with neighbours on issues with pub noise. All of those involved in the discussion had already begun formal complaints about the noise but without any coordination of their experiences.

July 30th – Letter to Cheshire East Planning questioning the planning status of the redevelopment of the pub and whether permission, which had never been requested, was required for the smoking shelter – a major cause of noise for ourselves and our neighbours.

11th September - Letter to Jordan Oldfield explaining our concerns. I had not discussed these with him face to face having already spoken with other local residents who had repeatedly and unsuccessfully had face to face discussions about similar noise issues.

20th September - Text message inviting me to the pub for a discussion and the opportunity for the landlord to give “a clear thorough rebuttal to some of (my)points”. He told me he was too busy to visit me (next door), then went on vacation. The pub redevelopment that took place during his absence saw a significant change to the patio / smoking area which exacerbated my concerns and clearly demonstrated he had no desire to compromise.
- Having taking time to contemplate the trajectory of a future discussion where Mr Oldfield attempted to tell me why my concerns were not valid, I decided not to further engage with him as he had already made his position quite clear.

20TH September – Registered - NoiseComplaint145038995

End September - Calls from Mark Vyse at Environmental Health

14-19 October – Exchange of emails with Mark Vyse of Environmental Health. Offered the opportunity to complete a noise diary (which other neighbours were already completing with little success). I did not complete the diary as the noise was “ad-hoc” and instead opted to entirely replace all of our window seals and add new blinds to the windows facing the pub to reduce the late-night noise and improve our disturbed sleep. The noise continues but is less intrusive inside our house. This was not the case when the windows were open in summer 2020 and 2021.

25th October – Initial approach to licensing by email expressing the concerns of myself and local residents. Requested licensing review and was informed of the formal process that must be followed.

November 2019 – Discussion with neighbours that we would wait and see if there were improvements over Christmas and year end. Further discussion in January and additional complaints to the landlord and Cheshire East have prompted

January 2020 - Email from Cheshire East that retrospective planning permission will be sought by Marsten’s Brewery for the “smoking shelter” (which has been repurposed into a fully lit, seated covered patio area) No action will be taken to remove it. This resulted in late night noise restrictions on its use which have been ignored and have been reported to Planning Enforcement – September 2021.

February 2020 – Initial application for License Review. This first application was postponed due to Covid workload and now replaced by this application in December 2021.

December 2020 – report to Environmental Health and Licensing of excessive noise and breach of Covid Regulations from fully enclosed marquee erected in Pub the garden. The regulations stated the marquee must be 50% open.


Shares a border with the Oddfellows Garden & overlooks the outdoor “smoking area”

Report detail shared with landlord in breach of GDPR. (Resolved in March 2021 with an apology from CE). Landlord posts sarcastic comments on Oddfellows Arms Facebook page sharing my images of his Covid breach.

May 2021 – Recording and report of potential Covid regulation breaches from loud recorded music in the outdoor marquee with drinkers standing in groups, dancing and singing when regulations were for “all-seated” drinking.

June 2021 – Recording of excessive amplified music again supplied to CE Environmental Health from two-day 6+ hour music sessions in the garden over May Bank holiday.. Response from Mark Vyse about a statutory noise nuisance investigation but no further action taken.

June 2021 – Permission granted for “smoking shelter” with late-night noise restrictions on its use which have been entirely ignored.

July/August 2021 – Further contact with Mark Vyse and additional recordings of late-night noise – beyond 1am.

September 2021 – Report of breach of planning consent to Planning Enforcement due to late-night use of the “smoking shelter” by drinkers.

September 2021 – Discussion on revised dates for postponed license review. After internal discussion at CE, agreed in October to submit a revised application for review in early 2022.

January 2022 – License Review Application (Revised).
- Further contact with Building Enforcement over non-compliance with planning permissions on outdoor shelter

[REDACTED]

Shares a border with the Oddfellows Garden & overlooks the outdoor “smoking area”

Report detail shared with landlord in breach of GDPR. (Resolved in March 2021 with an apology from CE). Landlord posts sarcastic comments on Oddfellows Arms Facebook page sharing my images of his Covid breach.

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September 2021 – Discussion on revised dates for postponed license review. After internal discussion at CE, agreed in October to submit a revised application for review in early 2022.

December 2021 – License Review Application 2.

Shares a border with the Oddfellows Garden & overlooks the outdoor "smoking area"

's Specific Concerns:

Musical performances inside the pub

Even though we are not co-joined, music from the louder and more rock-orientated bands was intrusive in 2018 and 2019, particularly Friday and Saturday nights, exacerbated by the doors to the garden being constantly opened and closed as people come in and out during the summer. Even inside our living room with the doors and windows shut, if the bass is loud it reverberates through the walls.

Outdoor noise - Garden

We have never particularly found the general conversation, laughter and "hubbub" of a busy summer pub garden a problem throughout the 20 years we have lived in [REDACTED]. It is to be expected. The Oddfellows is popular in summer especially during the pandemic and other than some occasional unpleasant language, it's not worse than we would expect.

However, music weekends are now impossible to endure with a professional level PA system and band "stage" area and music for up to seven hours – both live and recorded. Although the artists performing in the garden aren't real rock bands, the volume of the amplified music in a space surrounded by building is extraordinary to the point that, without exaggeration, anyone with an adjacent garden or property struggles to converse. We have had friends over for lunch and had to go inside because we ended up shouting across the patio at one another.

Outdoor Noise – Smoking Area/Outdoor Patio

This is one of the main issues for us at the [REDACTED]. The outdoor patio area has always been an issue since Jordan Oldfield became landlord. It is most popular after music stops playing and late into the evening when drinkers move from the Wilbraham Arms to the Oddfellows because it has a later license. There can be upwards of 20 people outside and after 11:00pm (and a night's drinking) they have little volume control. Jordan Oldfield is frequently among them.

The situation has been raised specifically in writing with the landlord. He has not only taken little action but instead oversaw improvements to the patio area with feature lighting and seating making it even more likely that there will be late-night noise, especially in the summer. We have taken the measures we can – adding blackout blinds and changing window seals to cut the noise but this means little in the summer when we need to have the windows open to achieve any kind of airflow in the house. On numerous occasions on weekdays people have been outside until midnight or gone when we are up for work at 6:00am.

COMMENTS ON AUDIO RECORDINGS - [REDACTED]

1. Outdoor loud music 20.55 28.08.21	Typical late Saturday night rock and roll band - almost 9pm. Music Typically starts at 3pm.
2. Outdoor loud music 13.06.21.mp3	One of the loudest bands that have played. We literally could not talk over this in our garden. This is 30m+ from where the "stage" is located
3. Bass - Inside the Coach House - evening 6th June.mp3	This recording is taken from inside the house with all doors and windows closed. This is recorded dance music and the bass shook all of the houses nearby) - skip to 10sec in for Bass
4. On street outside No85 29.08 - music.mp3	This is 150m+ from the "stage" area in the garden, on the street outside 85 Welsh Row. The music can clearly be heard further away than this as well.
5. Outdoor 20.51 on 29.08.19.mp3	Another typical band recording from, our garden
6. Outdoor Band 18.07.21 at 15.51.mp3	Another typical band recording from, our garden
7. Outdoor recorded Music - Saturday night 29.05.21.mp3	Music played after the band has finished using the professional PA amplification and speaker system
8. Inside Coach House Sunday doors shut 1.9.19.mp3	Same band as recording 5 - inside all doors shut
9. Inside Coach House all doors shut night.mp3	Same band as recording 1 - inside upstairs all doors shut
Inside Coach House doors shut afternoon 18.07.21.mp3	Typical indoor music levels
Late night departures.mp3	A typical late night departure of shouted farewells from pub patrons - most often after 12:00am
Late night garden from inside 23.03 on 13.06.21.mp3	From inside the house upstairs windows closed
Late night Shelter 23.11 on 11.09.21.mp3	Typical conversation levels inside the "smoking shelter" which should already be closed in line with the retrospective planning permission
Late night Shelter from inside - 22.53 on 24.09.21.mp3	
Outdoor Band 01.09.19.mp3	

SOCIAL MEDIA AND TEXT COMMENTS

Extract of social media posts:

From a Facebook post detailing the first request for a license review in March 2020 (postponed due to Covid):

"We genuinely feel that their complaints could have been dealt with between ourselves but they have chosen to contact the authorities directly rather than continue a dialogue with us."

And the response to Facebook comment on the request for support from customers:



"Will do it today Jordan, there's always going to be noise living next to a pub, would have been much better to just come in and talk to you!"

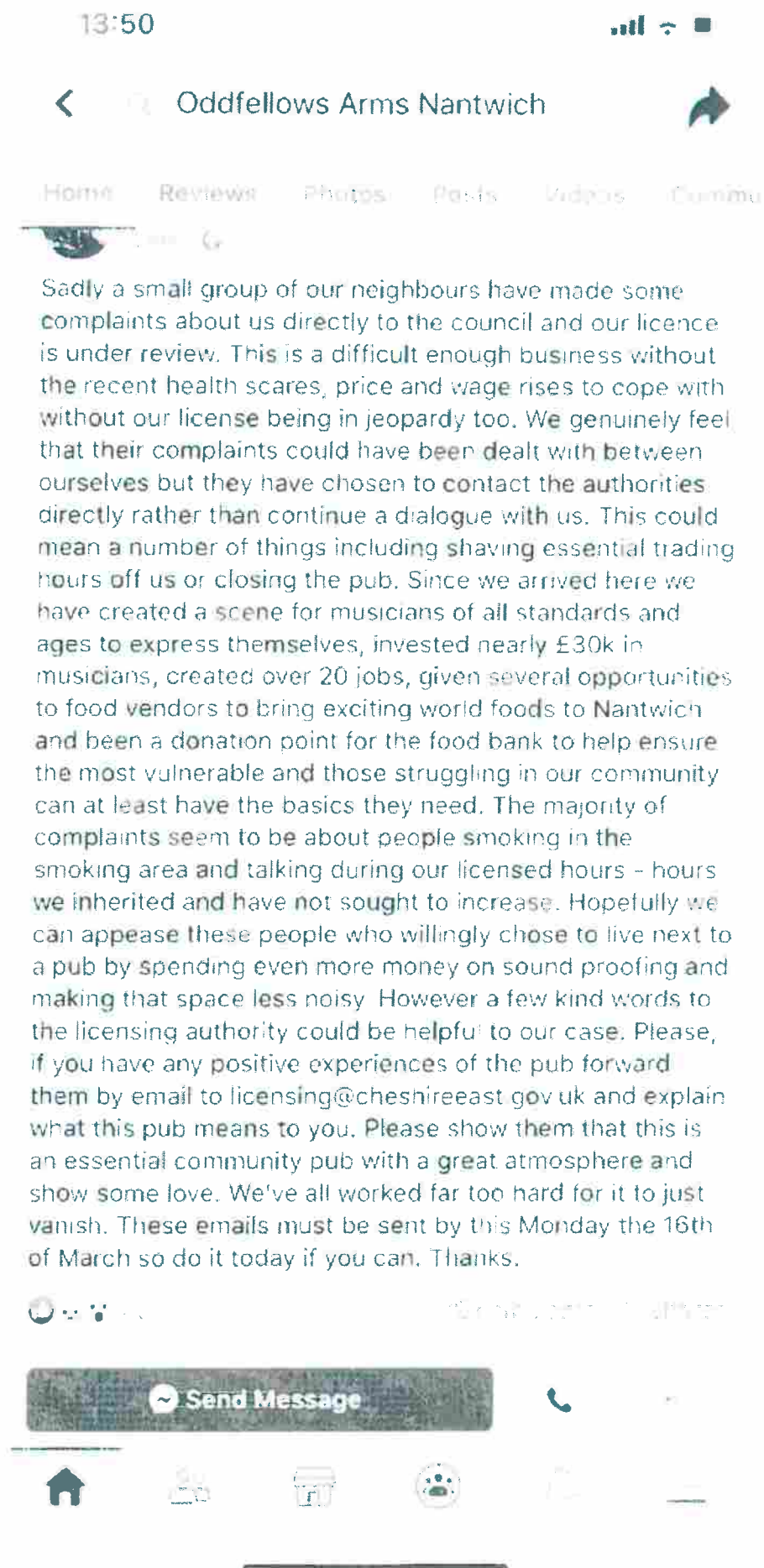
Oddfellows Arms

"Oh we were invited to take tea with them at their house – who has time? Fantasists. I work so much and my door is always open – you don't even have to knock."

Clearly, the landlord has never been committed to dialogue despite repeated offers to talk individually and collectively to us. Earlier in a text to me on 20th September 2019 he stated:

"The timing of these letters (raising our initial concerns) is unfortunate because I'm kind of in limbo until our much-needed refurb. takes place. After that I'll be happy to invest in making all our neighbours lives as comfortable as possible."

...but there has been absolutely no action that suggests he has treated any of our concerns with anything other than contempt.



6:58



Oddfellows Arms Nantwich

7 hrs · 🌐



revitalised feel, a warm and welcoming glow, and the best food in town! We're always welcome with our very young (and feral) children, sorry! Would be gutted if this is taken further! There's always one! 🍷

👍 Like Reply



Will do it today Jordan, there's always going to be noise living next to a pub, would have been much better for them to just come in and talk to you!

👍 Like Reply



🍷 Like Reply

Oddfellows Arms Nantwich

Oh we were invited to take tea with them at their house 🍷 Who has time? Fantasists. I work so much and my door is always open - you don't even have to knock 🍷

👍 Like Reply



Write a reply...



Had the same at the vine, they buy houses by pubs what do they expect. They move smoking outside of course there is going to be noise. Idiots. Don't worry you can sort this I did X



Write a comment





Mr Jordan Oldfield
The Oddfellow Arms
97 Welsh Row
Nantwich
CW5 5ET

11^h September 2019

Dear Jordan

Firstly, I did want to say I'm naturally happy to discuss this with you directly. I do find that a little written pre-amble and a degree of formality can be a useful initial approach though.

We've watched the changes you have instigated with interest and have been really glad to see that you are set on a path to long-term tenancy. You've certainly transformed the pub's audience and have stopped another "local" closing its doors. Sadly, the success of your new approach is currently at odds with the pub's ability to remain a "good neighbour". As we're adjacent, this gives us cause for concern and we know we are not alone in this.

Noise can be an issue when a pub is surrounded on all sides by homes, but it doesn't have to be the case – we have lived here 20 years and only once, during a wedding, had cause to complain about excessive noise. Now we do have issues and a feeling that things will get worse. You already know many of the issues we share with other neighbours.

The character of the Oddfellows has, by necessity, altered with each new landlord. I'm sure I speak for most of your immediate neighbours when I say that with appropriate noise levels – both the indoor and outdoor music and outdoor drinking – and noise kept to a minimum after a reasonable time, few of us would have an issue.

We've been tolerant of the occasional disruption, but few nights now go by when we aren't obliged to close the windows to block out the inane chatter from the smoking shelter drinkers when we go to bed after 11:00pm. Your regulars simply don't seem to recognise any need to moderate the volume of their conversation nor their language based on time and the residential location of the pub. You are also, rather visibly, the Pied-Piper of many of these late-night conversationalists. Late night bottle recycling and early Friday deliveries are also well outside of what is reasonable.

As to the music, we are usually less affected than others – life at 99 and 92 must often be pretty miserable; we aren't even that close, and bass dully thuds through our walls on a Friday and Saturday as we watch a movie in our living room, more than 50m away from the pub. The garden entertainment with the delightful Heidi Browne though was definitely over amplified – there wasn't a room in our house where we could escape it and you will already have heard the same from other neighbours I am sure.



While we recognise that we aren't being subjected to the noise of Nakatcha on a weekend evening, we also don't live at the end of Welsh Row where we would knowingly have always faced that issue. We live in a conservation area full of retirees and families and expect to be able to enjoy a peaceful co-existence with you and the regulars who make the pub their home-from-home.

We sit out in our garden on an afternoon and don't have an expectation of silence from the beer garden (although less swearing would often be welcome). We do have an expectation that we can be indoors in an evening or in the garden on a sunny Sunday and not subjected to active participation in pub life. You must be aware that the Wilbraham has noise restrictions placed on it following complaints and it would surely be in your interest to avoid your neighbours pressing for the same measures to be taken at the Oddfellows.

I for one would really like to see you engage with the owners and residents of the houses immediately surrounding the pub – on Welsh Row and in Yew Tree Drive - to understand our concerns some of which have already been voiced to you. If your success continues and investment from Marstons helps, as we hope it will, it's important that the Oddfellows focusses both inward on its supporters and outwards on those nearby who coexist with it. One of the biggest threats to your success is a lack of empathy for those nearby.

No one want to see the relationship sour nor have to resort to campaigning to restrict what the pub is able to do. Feel free to come around if you'd like a chat.

Yours sincerely,



16:53



Mark Holden
10 Feb 2016 17:48

Hi [REDACTED] it's Jordan from the Oddies. Apologies for not getting in touch sooner - it's a hectic enough job without preparing the place for refurbishment and I've simply not had opportunity to respond in detail and I didn't want to offer a cursory response but rather offer a clear and thorough rebuttal to some of your points so as to alleviate your concerns about the pub and it's "new direction". I'm not going to be able to pop across to you but you are welcome to bob over to me anytime - as are all of our neighbours (many of whom have been in today). You know my opening hours and have the added bonus of not even needing to knock on my door.

Hope to see you soon!

Do you actually understand the meaning of the word rebuttal? If you actually think that you are going to tell me why I am wrong that your business is disturbing me and your other neighbours then our



13:48



I really have so much to do I literally cannot be doing rounds to everyone. Mostly people come in and use the pub and let me know if there are any issues. No point letting it stew. I'd say the police and licensing are going to be less helpful to talk to than I am. I can fix things in real time whereas if you sought for example to prevent people smoking in the garden you may find yourself with a Wilbrahamsesque scenario where they just smoke at the front which to my mind would be worse. That being said I have plans to address that smoking area. With it being all hard surfaces it's like standing in a speaker. So once the refurb is done we'll look at getting some acoustic panels fitted. I'm aware of the situation at 99a because they have spoken with me. I've actually put up a sound barrier for 99a already.

The timing of these letters is unfortunate because I'm kind of in limbo until our much needed refurb takes place. After that I'll be happy to invest in making all our neighbours lives as comfortable as possible.



PLANNING CONDITIONS: NOISE RESTRICTIONS

Planning Application Extract:

DECISION NOTICE - **Application No: 20/0659N**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development - Application for erection of timber smoking shelter

Location - ODDFELLOWS ARMS, 97, WELSH ROW, NANTWICH, CW5 5ET

Section 4: Hours of use shall be restricted to within the following hours:4.

Monday – Friday 09.00 hrs 22.00 hrs

Saturday 09.00 hrs 23.00 hrs

Sunday 09.00 hrs 22.00 hrs

Reason: In accordance with paragraph 180a of the National Planning Policy Framework to avoid noise from giving rise to significant adverse impacts on health, quality of life and amenity.

Note: No additional supporting information available on the Planning Portal – please contact Mark Vyse at Cheshire East Environmental Health for additional information.



Marstons PLC
Marstons House
Brewery Road
Wolverhampton
WV1 4JT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **20/0659N**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development

Application for erection of timber smoking shelter

Location

ODDFELLOWS ARMS, 97, WELSH ROW, NANTWICH, CW5 5ET

for **Andy Whittingham, Marstons PLC**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the approved plans titled:

Location Plan
Block Plan



JPK/21/4622/1

As well as the information within the application.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

3. The materials to be used shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable.

4. Hours of use shall be restricted to within the following hours:

Monday – Friday 09.00 hrs 22.00 hrs
Saturday 09.00 hrs 23.00 hrs
Sunday 09.00 hrs 22.00 hrs

Reason: In accordance with paragraph 180a of the National Planning Policy Framework to avoid noise from giving rise to significant adverse impacts on health, quality of life and amenity

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be



approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.

Dated: 17 June 2021

Signed



**Authorised Officer for
Cheshire East Borough Council**



We enclose our decision notice in respect of the application you recently submitted to us.

You should read the notice carefully. It is your responsibility to ensure that you comply with the terms of any conditions which are attached to it. Where conditions require you to submit further information to us you will need to pay a fee and submit a separate application. The notice doesn't convey or grant consent for anything other than the application you made under the terms of the Town and Country Planning Act 1990.

If you are aggrieved by our decision to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. You must submit your appeal within:

- 12 weeks of the date of this notice in the case of householder applications
- 8 weeks of the date of this notice for advertisement applications or
- 6 months of the date of this notice in all other cases

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 03034445000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMMENTS FROM NEIGHBOURS



04/09/2018 Email complaint to Marstons
04/09/2018 complaint passed to Becky Whitlock
06/09/2018 noise complaint logged FS-Case-87290817
Complaint acknowledged from Becky Whitlock (Marstons), stating that the noise is being monitored. Also stated that they had some positive feedback from residents.
12/09/2018 residents.
26/09/2018 Email complaint to Marstons
27/09/2018 Complaint acknowledged fro Marstons, stating a site vist to be arranged
07/02/2019 Acknowledgement of statutory nuisance complaint from Cheshire East
10/02/2019 Letter of complaint to Marstons
18/02/2019 Letter of complaint to Marstons
04/03/2019 Email acknowledgement of complaint from Marstons no further fedback given
18/04/2019 Letter of complaint to Marstons
Acknowledgement of complaint from Marstons, stating the Jordan Oldfield was dealing with the noise
25/04/2019 dealing with the noise
15/07/2019 Acknowledgement of statutory nuisance complaint from Cheshire East
08/08/2019 Acknowledgement of noise nuisance complaint from Cheshire East
04/11/2019 Noise polution log number SR1944381 Chris from licensing
05/12/2019 Acknowledgement of statutory nuisance complaint from Cheshire East
16/3 -17/9/2019 Record of nuisance sheets filled in
17/03/2020 Notification of retrospective planning permission for smoking shelter
Notification to Mr.Oldfield with reference to Ivy and plants growing into the garden
29/04/2020 garden
Letter of complaint sent to Mark Vyse regarding late night garden noise. Police called.
27/07/2020 called.
05/08/2020 Compaint of amplified music played in the beer garden
09/08/2020 Acknowledged by Mark Vyse



27th July 2020

Regarding

Oddfellow's Arms, 97, Welsh Row, Nantwich.

Dear Mark,

We have complained for over one year about the way the above licenced premises are being currently managed. We moved into the house attached to the Oddfellows in 1986 and for over 30 years had no reason to complain about the Oddfellows. All previous managers of the premises ran the business with reasonable consideration for the neighbours and were aware that the premises were nestling in a quiet residential area. We are reasonable people and do not complain about the normal conversation levels expected from a pub garden between Noon and 9.30 or 10 pm. The previous landlord would not allow drinks in the garden after 10 pm.

Jordan the current landlord shows no consideration whatsoever for the people unfortunate enough to live nearby. The noise problem during licenced hours is bad as it goes on way past the time normal working people retire to bed. The real problem is that the outside smoking area is filled with revellers for hours after midnight rendering a good night's sleep a luxury we can no longer enjoy. This is not a problem of decibels but rather of very loud conversation and raucous laughter continuing well into the early hours of the morning making it nigh impossible to sleep. Closing windows would help a bit and may hold back some cannabis fumes, but we should not have to endure no fresh air and the drone of noisy voices whist trying to rest.

Saturday July 25th was as one of the worst nights so far being kept awake by VERY loud antisocial, noise nuisance until after 1.30 AM. We managed to get to sleep on Sunday 26th July but were awakened about midnight by another bout of inconsiderate vocal noise.

The problem lies not with the pub itself but the totally selfish, inconsiderate and potentially dangerous way it is allowed to be managed both by the brewery and the local authority. The nuisance we are expected to endure is quite unacceptable anywhere. A small public house in a residential situation should be run to serve the local community not violate it.

Yours faithfully,






10 December 2021

Cheshire East Council Licensing Department
Regulatory Services and Health
Municipal Buildings, Crewe, CW1 2BJ

Dear Cheshire East Council Licensing Department,

**RE: Noise and Disruption from The Oddfellows Pub, Welsh Row,
Nantwich**

I am writing to you with a heavy heart and a sense of exhaustion. I am an 80-year-old home owner with a garden that  The Oddfellows Pub in Nantwich, Cheshire.

I have lived here for over 5 years and, up until the new management moved into The Oddfellows, I have had no issues with living in close proximity to a local pub. The landlords and patrons were respectful of their neighbours and noise was kept to a minimum.

Sadly, since the new landlords have come in, there has been no such consideration. The noise and disruption coming from The Oddfellows has had a direct impact on my wellbeing and ability to feel free to enjoy sitting in my garden, especially on the weekend and bank holidays. The noise of patrons in the pub's garden, as well as the incredibly amplified music, means that my garden, which I share with 4 other fellow retirees, is rendered a no-go area. The noise is so loud that we are unable to conduct even a basic conversation without yelling to be heard. The noise level of the patrons, especially as the afternoons roll on, becomes louder and louder and the cigarette smoke is a constant, bilious cloud that permeates the air around us. This is especially concerning as I have health issues relating to my heart that means I must retreat indoors, even on the sunniest of days.

As stated previously, none of these issues arose until the new landlords took over. The Oddfellows has always been a local, quiet pub run by landlords that understood the need for respect and consideration for the residents around them.

It is my sincere hope that you will consider my concerns and I look forward to hearing from you in due course. Please do not hesitate to contact me via my email: [REDACTED] should you require any further information.

Yours sincerely,

[REDACTED]

From a support email by another [REDACTED]

I was in contact with Mark Vyse from the Council. The last letter I received from him informed me that there was a noise meter placed in a nearby property which was to be collected the next day, he promised me that he would get back to me with the result, however, to this day I've never heard from him. This was pre-pandemic.

In such a small space is there any need for music to be amplified? We are unable to enjoy our garden in the summer and are forced indoors with both windows and doors closed!!

If the music could be played without amplification we could enjoy it, but in this day and age is this at all possible, I didn't know. What I do know is that in the future this could affect the sale of my property.

Relevant Representations

	Received on	From
	19/01/2022	***
	<p>Dear Sir/Madam,</p> <p>I am writing in regards to the complaint regarding Public Nuisance due to live music at the Oddfellows Arms, Nantwich.</p> <p>As a local resident and patron of the Oddfellows I feel it necessary to voice my objection to this complaint. Firstly, as I am sure you are aware the hospitality industry has suffered two years of intense challenge and uncertainty and not all have been lucky enough to survive. We are very lucky in Nantwich to have a variety of different pubs that cater to all age groups and tastes and most of these places have been working very hard to give their customers an enjoyable experience and environment which is not only beneficial to the customer in these stressful and worrying times but it also encourages people to come into the premises, which in turn keeps businesses afloat and people in work.</p> <p>I have visited the Oddfellows on many occasion whilst they hosted local bands, musicians and open mic events, which again ensures that our local performers who also need to work, can earn a living and valuable exposure. Most if not all of the performers that I have had the pleasure of seeing have been acoustic and it is always easy to have a conversation while the performers play so I cannot see how this can constitute a public nuisance due to noise from live music.</p> <p>On no occasion have I witnessed anything other than a well organised and extremely pleasant experience from the events that the Oddfellows have hosted and as a community we should be doing all that we can to ensure that these essential social hubs survive along with our exceptional local artists.</p> <p>I feel very strongly about this subject. I am not a musician myself but I very much enjoy live music and the benefits it can provide to peoples well being, including my own and I feel it would be an absolute travesty to so many people to have this taken away.</p> <p>Yours sincerely</p> <p>***</p>	

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	Received on	From
	19/01/2022	***
	<p>Dear Sir/Madam,</p> <p>I understand that a complaint has been made regarding the live music being played at the Oddfellows pub on Welsh Row in Nantwich. I reside at *** Welsh Row, quite literally next door, in fact so close I can almost pour myself a pint without leaving the house.</p> <p>I would like it to go on record that never once have I been disturbed by the music either in volume or in the music being played. In fact, it is an absolute pleasure to have a vibrant community pub bringing joy to the neighborhood. I am appalled that anyone could possibly complain and I trust you will take the sensible course of action and allow the pub to continue its live music offering.</p> <p>Kind regards ***</p>	

	Received on	From
	19/01/2022	***
	<p>Dear Sir/Madam,</p> <p>It has come to my attention that the licence to play live music at the above premises is to be looked into. Apparently there are concerns about the level of noise in the vicinity.</p> <p>I do visit the premises particularly to see live artists and bands. In fact this is the sole reason for visiting these days. I have to say that in my view the noise level is minimal. In fact on walking towards the premises I have been surprised once entering to see that the live act has already commenced. The sound was not noticeable on the street, giving no clue that the music had started. If any noise might be heard it was drowned out by passing vehicles.</p> <p>Once inside the premises the sound level is relatively low. I do not wish to damage my hearing by being in a place with excessive sound levels.</p> <p>I am very surprised that local residents find the noise levels to be an issue and I would be appalled if this objection was upheld to the detriment of this well run and well supported community public premises.</p> <p>I trust my comments are of assistance in your considerations.</p> <p>Yours sincerely ***</p>	

	Received on	From
	19/01/2022	***
	<p>Hello,</p> <p>I have heard that there have been complaints about live music at The Oddfellows Arms, Nantwich.</p> <p>I would like to register my support for live music at this venue. The Oddfellows is one of the few places where Nantwich people can both enjoy and perform music. The open mic night is particularly valuable to our young people wanting to make a career out of performance arts.</p> <p>Whenever I have been at a music event, the volume has not been excessive. It is still possible to have a conversation and to order a drink. The music always finishes at a reasonable time before the bar closes.</p> <p>The Oddfellows has a long history of live music and has been there for hundreds of years - far longer than any current resident who chose a home next to the pub.</p> <p>I urge you to see sense in this matter</p> <p>***</p>	

	Received on	From
	19/01/2022	***
	<p>I feel compelled to write with regard to the Oddfellows Arms complaints about live music .</p> <p>Yesterday evening was yet another wonderful evening of quality live music and great company which has now become part of the Oddfellows charm. Since Jordan Oldfield has been in residence, he has introduced so many talented artists resulting in a large community of people mostly in their 50s, 60s and older (also some younger).</p> <p>Most notably from the start, the beautiful music was almost a background noise, as we were all able to chat and meet new people easily without shouting or raising voices even slightly. Just a really fabulous atmosphere was created. I remember specifically boxing day, the first time I'd really spent a full evening in there with the music. This is still the same today. I met somebody last night who I shared lots of fond stories with regarding the musicians. I even played him something on my phone, and he could hear it whilst the musicians were playing.</p> <p>During the summer, occasionally there's an afternoon band playing, again at a good level to allow easy conversation.</p>	

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	<p>I've been aware of the complaints from neighbours, and always been bewildered and saddened by this. If you move next to a pub, you surely must expect some noise, but it's one of the quietest places in town for music and the clientele. It cannot be heard from outside unless you're immediately next to the front window.</p> <p>So many pubs in Nantwich are much too noisy for me. I don't want ringing in my ears when I get home, I want to feel as a single woman I can go out on my own and feel safe and happy and that I can have pleasant company and a feel good evening in a pub with a mature approach to entertainment.</p> <p>This pub has become the heart and soul of the community for those of us who enjoy quality live music, pleasant and gentle sociable evenings or afternoons, and a place where we feel we belong.</p> <p>I can only assume that complaining about a pub with one of the most thoughtful, respectful and adult levels of noise is a personal vendetta. It would be unjust and a travesty to uphold these ridiculous complaints.</p> <p>Regards ***</p>
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	Received on	From
	19/01/2022	***
	<p>To whom it may concern</p> <p>I am shocked and appalled that yet again vindictive neighbours are making life difficult for the Oddfellows Arms of Welsh Row, Nantwich.</p> <p>I live just a couple of streets away from this pub and have never once heard any disturbance from live or recorded music, either inside my home or walking along Welsh Row. For comparison, live events at nearby Dorfold Hall, a couple of <i>miles</i> away, frequently have music so loud it can be heard above the volume of my television, even with all doors, windows and curtains closed.</p> <p>Over the last few years I have attended a few live music evenings at Oddfellows, in my opinion none having excessive volume. In fact attending one event with a friend who is a professional sound engineer, he commented that the volume could afford to be turned up.</p> <p>Oddfellows is a clean, friendly, vibrant and SAFE hub of the local community, at the far end of town with little else in the way of either business or entertainment.</p> <p>Please take these thoughts into consideration, as well as the verbal attacks made towards the staff and landlord by the complainants.</p> <p>Kind Regards, ***</p>	

	Received on	From
	19/01/2022	***
	<p>I'm emailing in support of the above pub, which I believe has had a complaint issued against it.</p> <p>As a regular in the pub since before covid, I have never been aware of after hours drinking; when ever i have been there music is of a sensible volume and always finishes promptly; and the bar closes and patrons are asked to leave in good time. I have never been aware of underage drinking taking place. The landlord has been very strict in ensuring covid restrictions are adhered to.</p> <p>The Oddfellows supports many local musicians, who have really struggled during lockdown. Furthermore it provides a unique environment in which young and old mix in a warm and civilised fashion. I am a teacher at Brine Leas school, and on a number of occasions over the years I have been delighted and proud to see former pupils perform at the weekly Open Mic night. It's lovely to see young people in their late teens/early twenties perform alongside seasoned musicians in their 40s, 50s or 60s!</p> <p>The complaints seem to be from people who really just object to living near to a successful pub. Given that the pub has been there for centuries, I would suggest perhaps the fault is theirs in buying a property near to it.</p> <p>Warm regards, ***</p>	

	Received on	From
	19/01/2022	***
	<p>Dear Cheshire East Borough Council</p> <p>Regarding the recent application for review of the premises licence/club certificate 10th Jan 2022, I would like to make a representation supporting the continuation and renewal of the Oddfellows Arms premises licence/club certificate.</p> <p>My wife, child and I regularly visit the premises and have thoroughly enjoyed many days and evenings in it's beer garden, particularly throughout the summer when local pop-up restaurants visit and when live bands perform there. Particularly so during the covid-19 pandemic when we have all had to make sacrifices, non more so than those involved in the hospitality industry... who need our support now more than ever. The Oddfellows Arms is a very important meeting place for those who live nearby, the staff are always friendly and courteous and I have never known, heard of, or witnessed any antisocial behaviour in or around their premises whatsoever. I was shocked</p>	

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<p>and saddened to hear that someone had made a complaint. I have to assume they do not understand the importance of this pub to its patrons and the wider community. It is a family friendly and safe environment and I would recommend to the complainants that they visit it so that they can enjoy it too. Of course any pub that has a beer garden and live music makes some noise and there will always be a few people who dislike this, but I do not accept that the music and cheer from the Oddfellows Arms bands and patrons is antisocial. It is the opposite of this, a fine social environment that has helped us through these particularly difficult times.</p> <p>I hope you take into consideration the points I have put forward. To lose the Oddfellows Arms would be terrible and it would have a devastating affect on the local community.</p> <p>Yours sincerely ***</p>
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Received on	From
20/01/2022	***
<p>Dear Sir/Madam,</p> <p>I am writing with regard to the fact that you are reviewing the license of the Oddfellows pub on Welsh Row in Nantwich. My husband and I, alongside many friends and family are regulars at the Oddfellows pub, which is the nicest and best run pub in Nantwich. I have been going to this pub for the last 40 years and can honestly say that has never been as well run as it is now. The pub is very community spirited and lots of people take family along. The pub has massively suffered due to the pandemic restrictions and yet Jordan Oldfield has kept it running very safely and complying with rules and regulations. The pub does have music played on occasion and the music is not loud and the pub does not get overcrowded and the people who are regulars are well behaved and polite people who are not rowdy and so I feel these complaints by neighbours are unfounded. Even in the summer, when the pub occasionally has a singer in the beer garden, they are singing melodies, not loud and Jordan the landlord insists they stop early to prevent upsetting the neighbours. We went one Sunday afternoon and everyone was complaining that the singer had to stop at 7 o'clock as everyone was enjoying listening.</p> <p>I am completely shocked that down the road is Nakatcha's bar which is full of young drunken people queuing outside littering the streets and being loud is allowed to remain open when the noise levels are awful and the drug pushing is rife. My daughter has been in there on a couple of occasions and had several people trying to persuade her to take cocaine. And yet this lovely friendly hub of the community which has a few musicians playing great music is under threat.</p>	

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	<p>I would also ask that you give some consideration that Jordan the landlord has had a recent bereavement and also under going cancer treatment and as someone who works for a cancer charity, I understand the impact this has and apart from the appalling treatment he has received from his neighbours despite this, he should be allowed to maintain his license.</p> <p>As you can see from my email below, which having now re read myself, the issues are the same and I feel that the people who are complaining may well have some sort of venditor against Jordan. I do not understand why anyone would live next to a pub which has been around long before they were and then not expect to have any noise whatsoever.</p> <p>I shall be writing to my MP and also to Marstons brewery as I am appalled by these unfounded complaints.</p> <p>Kind Regards ***</p>
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Received on	From
20/01/2022	***
<p>Hello,</p> <p>My name is ***, originally from Cork, Ireland and have made Nantwich my home for the past 6 years. I run a business in the town too.</p> <p>This morning I have found out that 2 complaints made against this pub which triggered a review of the license. I live near the pub too i might add.</p> <p>This pub presently stands as one of the best pubs in the town (the other being the Leopard on the far side of town). Since the current landlord has been at the reigns, the pub has come on leaps and bounds, its an enjoyable place to visit, with music playing in the bar and also, the quality of beer and offerings has improved.</p> <p>It has been a great place to visit particularly with the pandemic having such an impact on business & mental health and the business has made great strides in supporting to community with the service they provide.</p> <p>Furthermore, bringing ideas to the pub it shows this man is trying to continually strive to make the best pub in the town.</p> <p>Please go speak to the pub landlord and i hope you appreciate why I am contacting you, please do not take this pub away from our town.</p> <p>I would hope you understand why I as a local in the town am emailing you in relation to this. I know there are a very small minority, literally a small few that moan about the pub, but to understand them is to understand some of the locals in the this town.</p>	

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<p>I ask please do not continue with your review of license to the current landlord and reconsider, it is an important location presently in the town and has been a joy to visit and a place people enjoy going to, there is or has never been trouble in any of my visits there.</p> <p>The pub previously was such a poor example of a pub until its current occupants have done what they have done. People of Nantwich like and enjoy this pub as it is in the town so again, I would ask you reconsider.</p> <p>Thanks for your time and would appreciate a reply to my email as a local in the town of Nantwich and a regular of the Marstons pub 'The Oddfellows'.</p> <p>***</p>

Received on	From
20/01/2022	***
<p>I understand that CE is reviewing the license of the Oddfellows Arms in Nantwich based on 'nuisance from music'.</p> <p>Persons purchasing properties near licensed premises must accept there will be some noise and this is why such properties sell at a market discount to comparable residences in quieter locations. To buy such a property and then seek to reverse this discount via such a complaint is disingenuous at best.</p> <p>The UK is a world leader in music and entertainment - a multi billion £ industry built on a foundation of local venues. Nantwich itself has a music festival which bring significant income to local traders (including a complainant whom I understand benefits from this via a town centre cafe).</p> <p>I have attended the 'open mic' music night almost every Tuesday for six months. The music is not so loud as to prevent conversation (surely an 'acid test') and is finished at a reasonable time. Without this entertainment, the pub would be empty or closed (like many mid week). We have lost so many pubs in Nantwich already and risk losing another as - without such added value events - pubs cannot justify the price of drinks relative to cheap supermarket booze.</p> <p>Please support local businesses, performers, residents and the music industry by maintaining the current licensing arrangements.</p> <p>I am a Born and bred resident of Nantwich who had used this pub for 40 years.</p>	

Received on	From
20/01/2022	***
<p>I am writing in support of the Oddfellows Arms regarding the performance of live music.</p> <p>While I am not a local resident, I am a regular visitor as I have a narrowboat moored in Nantwich Basin.</p> <p>When choosing when to visit the boat and spend money in local shops, pubs and restaurants, one key factor is whether there is any live music at Oddfellows. They attract many excellent musicians and also host a weekly open mic night which is a great opportunity for newer performers.</p> <p>Add in the good range of ale and the great atmosphere and the Oddfellows is a venue which should be supported particularly when hospitality venues have had such a terrible time lately.</p> <p>Yours sincerely ***</p>	

Received on	From
21/01/2022	***
<p>Hello,</p> <p>I have heard that there have been complaints about live music at The Oddfellows Arms, Nantwich.</p> <p>I would like to register my support for live music at this venue. The Oddfellows is one of the few places where Nantwich people can both enjoy and perform music. The open mic night is particularly valuable to our young people wanting to make a career out of performance arts.</p> <p>Whenever I have been at a music event, the volume has not been excessive. It is still possible to have a conversation and to order a drink. The music always finishes at a reasonable time before the bar closes.</p> <p>The Oddfellows has a long history of live music and has been there for hundreds of years - far longer than any current resident who chose a home next to the pub.</p> <p>I urge you to see sense in this matter The oddfellows follow all rules and it's lovely to see such a community coming together to have open mic nights and food nights. I urge you too look in to this matter. The complaints are nothing but bogus. I live about 5 doors down and have never once been disturbed by the the noise as we can not hear it.</p> <p>Many thanks. ***</p>	

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Received on	From
20/01/2022	***
<p>Good day to you and Licensing. I am sending this email from The United States regarding Oddfellows Arms Nantwich.</p> <p>About two years ago at the beginning of COVID, I was following some musicians when I came across Oddfellows Arms Nantwich. I have been following this business ever since.</p> <p>My qualifications are a Master's in Business Administration, Digital Strategy Management (DSM), and I work as a Business Process Consultant (BPC) My interest in business does take me to many places and I always seek business to watch and love a good business when I find one, Oddies is just that.</p> <p>What originally caught my eye was the music, but in following, I became a part of the changes, I very much enjoyed the building upgrades and then the addition of food (that food is fabulous), on Tuesdays, they often have an open mic, which seems to spur some very serious talent, and the music is shared around the world.</p> <p>My friends in England chime in as well, and everyone is enjoying the music and now wish to visit the pub when in that area. My family is a global family all of which will visit and enjoy the pub when things open up.</p> <p>As we know COVID has slowed everything and everyone, but this little pub has brought a great deal of joy to many around the world. The owners and patrons alike share in their enthusiasm and efforts to have a great meeting place.</p> <p>I do hope that you will reconsider and allow this business to thrive and flourish and they have created not only an enhancement to their community (they do promote the museum and local community interests) but a global presence.</p> <p>Best regards, ***</p>	

Received on	From
20/01/2022	***
<p>I am emailing regarding the apparent licensing complaints towards the Oddfellows arms in Nantwich.</p> <p>I have been living in the local area for over 7 years and have visited many times including open mic nights and at weekends before closing. All times I have visited I have found that any noise or music played to be at low volumes and at a level that people can still have a conversation inside, and that it cannot be heard outside the front door.</p>	

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	<p>Their hosting of pop up food in the garden was always managed well and there was never any music played outside during these times.</p> <p>Living nearby I always found that Jordan had made a huge effort to incorporate the local community into any events. The staff were always friendly and it made for a great varied atmosphere that felt safe and respectful to all that visited.</p> <p>I am hugely disappointed that license is dispute at a time when pubs such as this are only just recovering from 2 years of struggle.</p> <p>Kind Regards ***</p>

	Received on	From
	20/01/2022	***
	<p>Dear Sir</p> <p>I am not one for writing emails to support this that and the other, but even I feel strong enough to take the time to support the landlord of the Oddfellows on Welsh Row Nantwich.</p> <p>The Oddfellows has been a pub for a few hundred years, and one I have frequented on and off over the last 35 years, the current Landlord Jordan Oldfield has put his heart and soul into running the business despite Covid and fighting his own Cancer battle.</p> <p>He turned the pub around which unfortunately took a turn for the worse after Pete and Hazel left.</p> <p>The live music and food events have been a great success and it has been the only pub my wife and I have ventured into during the Covid pandemic as it followed all the rules and felt the safest to visit.</p> <p>I therefore think it is grossly unfair and despicable to inflict unnecessary worry and stress on Jordan at this difficult time.</p> <p>I fail to understand how Cheshire East can side with rude and unreasonable neighbours who move next door to a pub, and then complain about some degree of noise? and don't even have the decency to speak with him face to face.</p> <p>When I moved close to a railway line, I did not complain to British Rail about the train noise! you know what to expect.</p> <p>Anyway, I hope the number of emails and support you receive for Jordan will make you see sense, and realise he is the best chance of keeping a viable business in this pub, which benefits the whole community.</p>	

	Regards ***

	Received on	From
	20/01/2022	***
	<p>To whom it may concern,</p> <p>I am emailing regarding the noise complaints that have been submitted about the Oddfellows Arms in Nantwich.</p> <p>I would like to take this opportunity to express my disappointment that someone has seemingly exaggerated the noise created within the pub, that has not resulted in the Landlord being told he must leave the pub entirely. I have regularly attended the Oddfellows Arms to enjoy their pop up food, and without fail by 9-10pm the beer garden is empty and the evening is coming to a close.</p> <p>I also attended their open mic night on the 21st December and found the music was at a low volume, which allowed our party to continue a conversation without having to raise our voices, or move closer together. It is quite disappointing that these complaints are being submitted, and I suspect they are being done so in the hope of the pub being closed entirely. The landlord of the Oddfellows Arms, and his team have worked very hard since the start of the pandemic to create a safe, welcoming, and supportive venue. From employing predominantly local staff, to organising weekly pop-up stalls with small food traders. They have done their best to support others, while keeping afloat themselves. The Oddfellows is a well-established pub, that the current landlord has worked very hard to ensure it is part of the local community. People who move into the area must be aware they are moving near a pub, and potential pub related noise when they view properties.</p> <p>I would like this email to be taken into consideration when reviewing current and future noise issues.</p> <p>Kind regards ***</p>	

	Received on	From
	20/01/2022	***
	<p>Dear sir/madam,</p> <p>I understand that CE is reviewing the license of the Oddfellows Arms in Nantwich based on 'nuisance from music'.</p> <p>Persons purchasing properties near licensed premises must accept there will be some noise and this is why such properties sell at a market discount to comparable residences in quieter locations. To buy such a property and then seek to reverse this discount via such a complaint is disingenuous at best. The UK is a world leader in music and entertainment - a multi billion £ industry built on a foundation of local venues. Nantwich itself has a music</p>	

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	<p>festival which bring significant income to local traders (including a complainant whom I understand benefits from this via a town centre cafe). I have attended the 'open mic' music night almost every Tuesday for six months. The music is not so loud as to prevent conversation (surely an 'acid test') and is finished at a reasonable time. Without this entertainment , the pub would be empty or closed (like many mid week). We have lost so many pubs in Nantwich already and risk losing another as - without such added value events - pubs cannot justify the price of drinks relative to cheap supermarket booze.</p> <p>Please support local businesses, performers, residents and the music industry by maintaining the current licensing arrangements.</p> <p>I am a Born and bred resident of Nantwich who had used this pub for 40 years.</p> <p>Yours sincerely,</p> <p>***</p>
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	Received on	From
	22/01/2022	***
	<p>Dear Cheshire East,</p> <p>I live 50 metres from The Oddfellows at *** Welsh Row, and have an open back garden that is in line with the pub garden. I also walk my dog past the pub during the day and in the evening most days. I have never found that the music or any events at the pub to be a problem, quite the opposite. It is really nice to have such an iconic and historical building still being supported and is an asset to Welsh Row and Nantwich.</p> <p>When music events are held the noise is not loud, it's nice to hear and to see people enjoying and appreciating the local musicians. The music never goes on late into the night.</p> <p>The landlord and staff have always been very respectful and responsible, they were extremely strict through the COVID period and have worked hard to keep the old pub safe and friendly for all in very difficult circumstances.</p> <p>Regards</p> <p>***</p>	

	Received on	From
	22/01/2022	***
	<p>I fully support a continuation of the license as has been in force for many years.</p> <p>The premises provide a very valuable local social focal point and are run very well indeed. Indeed more support should really be given at this time as there was no chance for any of us mere mortals to have a drink in the garden with friends and colleagues after work so it seems we have a bit of catching up to do.</p>	

	Sincerely ***

	Received on	From
	22/01/2022	***
	<p>Dear sir/madam.</p> <p>I am disappointed to hear that unfounded complaints have been levelled at the Oddfellows Pub on Welsh Row, Nantwich, regarding allegations of a public nuisance being caused through live music events held at the pub.</p> <p>I live in Devon but regularly visit my family in Crewe and on each return to the north west I visit the Oddfellows having frequented the pub since 1976.</p> <p>I have known the current landlord, Jordan Oldfield, since he took on the pub over three years ago. He is, in my respectful opinion, the best landlord that I have known at the pub. He has, through sheer hard work and determination, turned the pub into a true local and should be commended for his work.</p> <p>He has never exhibited anything to me other than the utmost consideration for his customers, staff, and local residents. The pub, as you will know, is in a built up area and surrounded by private dwellings. I am given to believe that only two complaints have been made about the alleged public nuisance and that neither of the complainants has ever sought to mediate or discuss their concerns with Jordan before making their complaints.</p> <p>From my own previous employment history in the police service I am aware that there is (or was) a permitted noise level that can be measured by your Environment Department (Noise Pollution Officer?). Has this been considered or carried out as I feel sure that, from my personal experience at the pub, the noise would not be excessive.</p> <p>I am sure that your department monitor social media and if so have you seen the weight of support for the pub on Face Book in light of the public nuisance allegations? Many of those supportive comments, far more than the two complainants, are reportedly from local residents whose views are wholly at odds with what is alleged in the nuisance claim.</p> <p>The Oddfellows provides an excellent public service in a safe and well managed, by Jordan and his staff, environment.</p> <p>I sincerely hope that common sense will prevail and your review of the (music) certification held by the pub is concluded with no case to answer against the pub.</p> <p>Regards. ***</p>	

	Received on	From
	22/01/2022	***
	<p>Dear Sir / Madam,</p> <p>I refer to the notice for submissions to your public review of the music licence held by Oddfellow's Pub on Welsh Row in Nantwich.</p> <p>I am astonished that this matter is under review. I am not aware of any evidence at all that live music at the pub has been a public nuisance.</p> <p>Oddfellows hosts a weekly Open Mic session which attracts upcoming artists to develop their craft. It is very popular with musicians in Nantwich and beyond and local residents enjoy the opportunity to enjoy some quality performances. Open Mic sessions are not to be confused with rowdy karaoke evenings so I am at a loss to understand why the Local Authority would want to deprive music lovers of the opportunity to see new artists.</p> <p>It is frankly unbelievable that the Council is considering a withdrawal of a music licence after TWO years of musicians being denied the chance to play live and music lovers being denied the chance to see local talent perform.</p> <p>Regards ***</p>	

	Received on	From
	22/01/2022	***
	<p>Dear Sir / Madam,</p> <p>I am writing in support of the above named premises, which in common with all hospitality providers has has a truly hard couple of years due to the pandemic. It would appear that the as I understand one complainant has a short memory, as the pub and garden in appropriate weather is a much loved venue by locals and local musicians alike, and has been for years. It has been a mainstay venue for the Jazz Festival for as long as I can remember, and has given much appreciated experience to bands just starting out.</p> <p>It has also given other businesses a helping hand, by bringing in pop-up caterers and, when no food is available on site, encouraging patrons to bring their takeaways indoors instead of eating/ littering on the street.</p> <p>The Oddfellows is a true community pub, much loved and appreciated by all its regulars and the vast majority of local residents, who would be sorely distressed if it was reduced to the troubled drinking den it was before the current licensee had charge.</p> <p>It is also a favourite stop for the boating community, who bring so much business to Nantwich. I myself live in North Wales but regard the Odds as my</p>	

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	<p>local, as our boat is moored at Nantwich and we call in as often as we can - especially when there is a band playing.</p> <p>Many thanks for your attention.</p> <p>***</p>
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	Received on	From
	22/01/2022	***
	<p>To whom it may concern</p> <p>I would like to offer my support to the above named establishment for providing live music for the enjoyment of local residents. I feel that the benefit in providing live music, which is in a free fall decline, outweighs any noise or nuisance complaint made by one or 2 residents in the locality. It does have to be pointed out that the playing of live music has known effects, and those residents complaining should not have moved into a home where it would be expected to hear the entertainment. Clearly there are plenty of houses close to the pub that have no issue. Do not allow a disproportionate number of people to ruin a business that provides employment and enjoyment to a far greater number.</p> <p>The Oddfellows is one of a few venues in Nantwich that pays for musicians and should be applauded for doing so, and given grants for continuing to do so. The pub is well run and I have never seen any trouble from anyone in there. Please do not put more barriers up for the landlords to have to negotiate otherwise it may become another pub that has had to close its doors for good.</p> <p>There is no real justification for needing to vary its license in any way. I trust the Licensing Committee will act on sound sense and not alter the Oddfellows license.</p> <p>With kind regards</p> <p>***</p>	

	Received on	From
	24/01/2022	***
	<p>Hi,</p> <p>re: Public nuisance complaint against the Oddfellows Arms.</p> <p>In support of the premises.</p> <p>I live at *** Welsh Row, in close proximity to the Oddfellows Arms.</p> <p>I experience no nuisance whatsoever from this pub. I'm on the same side of the road as it and experience no disturbance from people leaving the pub. Occasionally, during the summer, I can faintly hear live music being played in</p>	

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<p>the pubs garden. This has always been acoustic music and it's hardly a disturbance, and it's in the afternoon.</p> <p>I am an occasional drinker in this pub, very far from a regular. When I do visit, I very much appreciate the live music acts they sometimes have on and they seem to be creating a good community spirit. Visitors to the pub are generally somewhat mature, typically aged 30+. It's never rowdy.</p> <p>Regards, ***</p>

Received on	From
24/01/2022	***
<p>Dear Sirs,</p> <p>I understand the licence for the above establishment is under review based on complaints from neighbours.</p> <p>First of all those who choose to live near Public Houses should expect a certain level of noise. It is only to be expected, particularly in a town location.</p> <p>This pub has been completely turned round by the present licensee into a viable business. It contributes to the night time economy of the town and has an offering that is not available elsewhere in Nantwich. The pop up food ensures there is always something different which encourages repeat visits. Live music is also a draw.</p> <p>Neither of the above activities attract the younger wilder noisier punters. This is a pub for discerning thirty, forty and fifty somethings.</p> <p>I have never seen any type of trouble at this establishment and would wholly support the continuation of the licence without alteration.</p> <p>Yours faithfully, ***</p>	

Received on	From
24/01/2022	***
<p>Good evening,</p> <p>I am writing to you in regards to the Oddfellows Arms, Nantwich, CW5 5ET.</p> <p>I am a resident of Nantwich and a regular at the Oddfellows and it has been brought to my attention that issues have been raised in regards to the playing of live music.</p> <p>I am so upset to hear this news as the pub has been turned in to a real gem over the last few years. It has become my favourite place to go in Nantwich, providing one of the only venues for fantastic live music and pop-up food stalls, showcasing the amazing varied local talent.</p>	

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	<p>Jordan, the landlord, has turned the pub around and made it in to the friendliest, most inviting place in Nantwich, which me, my friends and family love to bits, especially for the incredible live music.</p> <p>The loss of live music at the Oddfellows would be huge to the community of Nantwich and wider.</p> <p>Yours sincerely, ***</p>
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	Received on	From
	26/01/2022	***
	<p>Good Morning</p> <p>I have heard that there have been complaints about live music at The Oddfellows Arms, Nantwich.</p> <p>I would like to register my support for live music at this venue. The Oddfellows is one of the few places where Nantwich people can both enjoy and perform music. The open mic night is particularly valuable to our young people wanting to make a career out of performance arts.</p> <p>Whenever I have been at a music event, the volume has not been excessive. It is still possible to have a conversation and to order a drink. The music always finishes at a reasonable time before the bar closes.</p> <p>The Oddfellows has a long history of live music and has been there for hundreds of years - far longer than any current resident who chose a home next to the pub.</p> <p>I would very much like you to reconsider ***</p>	

	Received on	From
	26/01/2022	***
	<p>Dear Cheshire East</p> <p>Im writing in support of revoking Mr. Oldfields licence of the Oddfellows pub in welsh row, nantwich.</p> <p>I believe he has been served notice on the pub by the brewery, after complaints. I can only support this decision and as a resident of welsh row, feel relieved he is going. His arrogance over the past 3 years , has never failed to surprise me,over the complaints of the loud music. What the neighbours , including myself have had to endure , week after week, has been horrendous to say the least. My house has literally shook at times and iv on hot summer days, have had to have my windows closed and my TV turned on high and its still been billowing all over welsh row. I think at times</p>	

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	<p>he has thought this funny, that he has had the god given right to have his rock band in etc, but the stress this has caused has been enormous. I don't believe he has cared a jot. the sleepy pub that once was has been turned into a roudy nightclub, attracting the retribates of society, that found it funny to stand outside on the pavements with their cigarettes and beer glasses shouting and screaming and knocking on peoples doors and windows. I myself have experienced the disruption his punters have caused and its all become too much.</p> <p>Im happy the brewery have served him notice and hoping that whoever comes in to the pub, will have some empathy for the existing neighbours and i also hope that the music licence is revoked permanently, for the sake of all those living in close proximity to the pub, which once provided a nice place to go and have a quite drink in the beer garden.</p> <p>I have also wrote to Mr. Andrea and Mr. Green of Marstons Brewery expressing my concerns and relief of the imminent departure of Mr. Oldfield.</p> <p>Regards ***</p>
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	Received on	From
	27/01/2022	***
	<p>LICENCE REVUE FOR ODDFELLOWS ARMS, 97, WELSH ROW, NANTWICH, CHESHIRE. CW5 5ET.</p> <p>From:- ***</p> <p>My wife and I reside at *** Welsh Row, Nantwich which is the house to the west of the Oddfellows Arms. We moved into *** in 1986. We had enjoyed over three decades of happy and peaceful co-existence next door to these licenced premises run by landlords who catered for the local community and were considerate to the residential environment in this quiet section of Welsh Row which is about a quarter of a mile from the popular night scene area next to the town centre. Unfortunately this stress free life style ended in autumn 2018 when the landlord Jordan Oldfield took over the premises.</p> <p>HISTORY</p> <p>The Oddfellows Arms was in the past a popular pub used mainly by the local community supplemented by visitors to the nearby canal. Most of this period good food was a big attraction enjoyed by both local people and holiday makers. The three previous long term publicans have managed the premises in a considerate manner respecting the character of the environment in which the Oddfellows is situated. That is a quiet residential area. The Oddfellows is surrounded on 3 sides to the rear by homes designed for and occupied by elderly retired people. Notwithstanding the actual licenced hours the pub was always quiet by a reasonable hour and the garden area cleared and silent by 10pm, out of consideration for nearby residents. Thus it has historically been a public house run in a way which complemented the locality and respected the environment enjoyed by nearby residents. All in all the perfect "local".</p>	

PRESENT

In the latter part of 2018 Mr Oldfield took over and this tiny pub in an ancient mainly terraced street and it was soon transformed into an amplified entertainment venue with a late night drinking culture. The premises unsuitability for this type of use is quite obvious.

1. When amplified music is played within the building the sound is unbearable in the attached house and can be heard above the sound of the TV in other nearby houses. The sound level and the physical vibration from large amplifiers and the drums cannot be beneficial to the listed building.
2. When music is played in the garden even if acoustic guitars are used they are over-amplified to the extent that conversation is impossible and it is also impossible to hear a radio or TV programme. When we complained about the invasive noise Mr. Oldfield told us we should go inside and close all doors and windows even though it was an 80 plus degrees fahrenheit summer afternoon. He also stated that his music licence entitled his business to make the noise. In the breaks between the loud live musical nuisance there is no respite as almost as loud recorded music is played between sets.
3. The general antisocial behaviour at the Oddfellows extends far beyond the loud music. The garden area has been used as a late night drinking area, regularly until after midnight and often until 2 or 3 in the morning. This has been worse since the erection of the outside smoking area which appears to amplify the noise and causes the sound to happen even during rainy weather. During warm nights it is difficult to sleep as it is desirable to have the windows open.
4. The type of clients this pub attracts and the attitude of the management encourages the type of people who use recreational drugs particularly cannabis. Although this drug is almost legal in these permissive days the premises is licensed for the consumption of alcohol not the use of narcotics. We as neighbours should not be subjected to the secondary smoking of cannabis when the fumes drift in through our windows as we try to sleep. This is not a noise problem but is caused by the kind of customer encouraged by the loud music and the late drinking culture.

CONCLUSION

There is no shortage of noisy late night venues in Nantwich, indeed the town is well known in the East Cheshire area and popular with those who seek to enjoy this lifestyle. I ask the question that when this need is very well satisfied by a fairly small area enjoying CTV and door security staff is it wise to extend this kind of "nightlife" area by almost a quarter of a mile into a residential area mainly occupied by the elderly.

FUTURE

It may still be possible to save the Oddfellows Arms and the area in which it is situated. This public house should abolish the music so that drinkers can enjoy chatting without having to raise the voice. A landlord should be engaged who is capable of providing excellent food cooked fresh on the premises. This would encourage the people of Nantwich in general and of the immediate area in particular to return to the pub. It is the closest pub to the busy canal and in the past attracted the boating community who now walk

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	<p>past to dine in the town. It has had success in the past as a pub with dining and under capable management it could be again.</p> <p>LICENSED HOURS In order to protect local residents from future disturbance:-</p> <ol style="list-style-type: none"> 1. The premises should stop serving drinks at 11pm. 2. The garden including the smoking area should be closed at 10pm. 3. Music if allowed should be strictly acoustic. 4. The use of cannabis to be prohibited. <p>If the demand for this kind of food orientated public house has dwindled in the present declining market then the premises could be de-licensed and offered for residential use. Demand for up- market houses is very strong. In this particular case it would be most desirable as off street parking is available on site.</p>
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	Received on	From
	29/01/2022	***
	<p>Dear Sir/ Madam,</p> <p>I have enjoyed the broad range of musical acts and events supported by The Oddfellows for many years. For many musicians this venue has provided the opportunity to showcase their talent and support their careers as well as encourage and foster new talent.</p> <p>I am at a loss to understand how an established public house like The Oddfellows could be considered a “ public nuisance”.</p> <p>I understand that at particular times of the year such as the Jazz and Blues Festival held over the Easter Weekend that the concentration of people in the town may cause concern for some residents . However, most are willing to accept this temporary inconvenience and offset it against the revenue and status this gives to the town .</p> <p>I think it is unreasonable that The Oddfellows Arms should be singled out in this way.</p> <p>Please take the views expressed in this email as my support for the renewal of the licence/club premises certificate at The Oddfellows Arms, Nantwich.</p> <p>Yours faithfully, ***</p>	

	Received on	From
	01/02/2022	***
	<p>I am writing to ask for you to consider keeping The Oddfellows Pub as a licenced music venue. The pub provides a relaxed and pleasant atmosphere for musicians and guests to get together and enjoy music. I live at *** Welsh</p>	

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	<p>Row, not too far from the pub, and I can say that there has never been music played there loud enough for us to hear it at all. (On the other hand, Dorford Hall is a little bit further away from our house, and we often hear music and tannoys coming from that venue, particularly during Spooktacular, but also the Nantwich Show and other large gatherings.)</p> <p>I'm sure the residents in the area were well aware of the pub being a music venue, and I'm also sure that the sound rules are always adhered to.</p> <p>Please keep music at The Oddfellows!</p> <p>I would very much appreciate a reply regarding your decision.</p> <p>Sincerely, ***</p>
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	Received on	From
	01/02/2022	***
	<p>Hi, my name is *** a resident of Nantwich and a customer of the above premises for over 20 years.</p> <p>I frequented the Pub during the 10 years that a former Landlord was there until his retirement about 5 years ago. Peter (Landlord) was a singer and a good one at that and always has an open mike night on a Saturday night with himself being the main participant. A Quiz night was held on a Thursday as well. I make this point to point out how long music has been played at The Oddfellows from my knowledge.</p> <p>Three and a half years ago the present Landlord took over. Over time, Friday or Saturday music was introduced and a Tuesday Open Mike. The standard of local musicians, singers, pianist etc has been exceptional. Sadly all curtailed for nearly two years because of Covid restrictions.</p> <p>At a time when Pub gardens or outside space has to be used for smokers and has by Law been used for socially distanced drinking, as we get back to something closer to normal we find that there are objections and therefore a Review.</p> <p>I am 71 years of age and with my partner take her 83 year old mother to Open Mike on a Tuesday. It is the highlight of her week. The Pub is well run and offers good beer, good food and some music. The welcome that an 83 year old has had and her enjoyment of a Tuesday night has been wonderful.</p> <p>I sincerely hope that this Pub which is a credit to Nantwich can continue to carry on with its music offering.</p>	

	Regards ***

	Received on	From
	03/02/2022	***
	<p>Good afternoon,</p> <p>I am sorry to have to write such a negative email, but I feel it's really important to voice my concerns about one of your landlords, Jordan Oldfield (who currently runs the Oddfellows Arms, in Nantwich).</p> <p>I have recently come to find out that he has been served 3 months' notice to leave the pub. He has been particularly vocal on social media, creating petitions, posts and video's about his 'unfair departure'. Although I am relieved (to say the least) about him being served, it is his actions in the last week that has come to cause me a lot of distress and concern.</p> <p>My sister ***, is a singer and songwriter and is the daughter *** - one of the people who have filed late night noise complaints against Jordan. Originally Jordan sent a barrage of tweets and posts regarding my father's business, ***. However, he has now initiated a targeted campaign, harassing *** (23-year-old and living in Manchester), contacting gig venues and her contacts, attempting to boycott her concerts. It has become so aggressive that the police and solicitors are now involved, along with the venues such as 'Yes' in Manchester, 'Brudenell Social Club' in Leeds an 'Saint Luke's' in Glasgow (Evidence can be provided if required).</p> <p>I am extremely worried about my sister; it has made her terribly anxious and upset. I am a ***, and as a safeguarding lead I feel that Jordan Oldfield is constantly trolling *** online, harassing her with an intent to harm.</p> <p>The local Pub watch in Nantwich have also been notified, who are disappointed that a local landlord (who supports live music) is trying to boycott and ruin the career of a local musician.</p> <p>I feel it is important I therefore contact you and would like to request a telephone conversation; as it is also damaging local pub houses and the Council- Jordan is being perceived as an safeworth public figure, that is unfortunately representing our local community.</p> <p>I thank you in advance for taking the time to read this email of complaint and concern, I look forward to hearing from you.</p> <p>Kind regards, ***</p>	

	Received on	From
	07/02/2022	***
	<p>I am a manufacturing business leader employing over 280 people and Chambers of Commerce Council Member in Staffordshire, but live in Hough, just outside Nantwich. I write in a personal capacity and in support of Jordan Oldfield who is an excellent landlord at The Oddfellows Arms, Nantwich. He is also my step-brother.</p>	

I have visited the Oddfellows on a great many occasions, especially when there is live music. I understand that you are to review his Music License and perhaps his License more broadly due to complaints of late-night noise from a small number of neighbours. Further, I know that there are more neighbours who, like me and hundreds of customers, enjoy the turnaround in the pub's fortunes led by Jordan. It is a beautiful, listed building which was closed and unoccupied before he successfully took charge in mid-2018. It also has one of the largest and nicest outdoor gardens which should be cherished and supported as we continue to navigate the current pandemic.

Jordan's license permits him to open from 11:00 – 00:30 Sunday to Thursdays and to 01:30 on Fridays and Saturdays.

The opening hours of the premises			
Monday	11:00	to	00:30
Tuesday	11:00	to	00:30
Wednesday	11:00	to	00:30
Thursday	11:00	to	00:30
Friday	11:00	to	01:30
Saturday	11:00	to	01:30
Sunday	11:00	to	00:30

Further, his license also allows him to play recorded music and host musicians inside until half an hour before closing time, ie until 24:00 five nights a week and until 01:00 on both Friday's and Saturday's.

Live music may be played outside until 22:30, but is currently limited to only eight occasions per year. There are extensions for key bank holidays allowing for 01:00 Sunday opening and a 02:00 alcohol extension on the Friday and Saturday of the Battle of Nantwich – an event which the pandemic has seen cancelled both in 2021 and 2022.

E			
Live Music			
Will the performance of live music take place indoors or outdoors or both.		Indoors	
		Outdoors	
		Both	x
Day	Start	Finish	Details
Mon	11:00	24:00	Live music and amplified voice. Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.
Tue	11:00	24:00	
Wed	11:00	24:00	
Thur	11:00	24:00	Seasonal variations
Fri	11:00	01:00	
Sat	11:00	01:00	
Sun	11:00	24:00	Non standard timings
			Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day.
			New Year's Eve: 10:00 to normal start time on New Year's Day.

F	Recorded music			
	Will the playing of recorded music take place indoors or outdoors or both.		Indoors	
			Outdoors	
			Both	x
Day	Start	Finish	Details	
Mon	11:00	24:00	Recorded music, including juke box, with or without a DJ, during normal business hours or as part of functions and including audience participation.	
Tue	11:00	24:00		
Wed	11:00	24:00	Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.	
Thur	11:00	24:00		
Fri	11:00	01:00	Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day.	
Sun	11:00	24:00	New Year's Eve: 10:00 to normal start time on New Year's Day.	

I can attest that in all my experience, the Oddfellows has remained firmly within these limits. Indoor live music is nearly always finished well before 23:00. Bands usually start at around 21:00 and play 2 x 45 minute sets. They usually play at weekends – but not every weekend - or sometimes on bank holiday afternoons and/or evenings. Tuesday evenings usually see an “Open Mic” night which is advertised with a 23:00 finish. Very occasionally it may go to between 23:15 and 23:30. Jordan assures me that it has never played later than that, with my own experience confirming this to be true.

The above means that weekend live music stops two hours inside his license conditions and always well inside the week-day restrictions. Most of the time, rather than live music, the Oddfellows staff play lightly piped music from their many playlists. Indeed, the music has become a popular talking point for customers as well as being an important part of the pub's ambience. Again, Jordan and his team operate well within the limits of his license with even this music stopping by 24:00 when they could play it for a further hour on Friday's and Saturdays. During the week, this music stops at least 30 minutes before the last orders and up to 90 minutes before this at weekends.

I will go further. To the rear of the Oddfellows is a small smoking area. Jordan and his team constantly check that this is not a source of loud noise, especially at night. As with music, the team often ask customers to come inside at night rather than congregate outside. Rather, stepping outside only to smoke a cigarette later on in the evenings.

I'd like to emphasise the “lightly piped” recorded music point above. I have never been able to hear it outside the pub whether at the front or in the rear garden. Never. Even when there is live music inside it is only slightly audible outside and some neighbours have told us that they never, or hardly ever, hear it. This is deliberately the case as Jordan and his team control the volume out of respect for his neighbours, and also as it reflects his customer base. There is I presume an implication in the complaints that the pub is somehow rowdy and unruly. This is totally untrue. Indeed, the opposite is the case. All the other pubs on Welsh Row require door security guards which are also the norm

throughout Nantwich town centre especially at weekends. The Oddfellows does not require such control as Jordan does not tolerate drunken or rowdy behaviour. I have personally seen his team refuse to serve potential customers who arrive drunk, or are unruly or abusive in any way. You may have seen on social media the many testimonials from his customers, especially women, who cannot understand the complaints that have been sent to the Licensing Authority as they run entirely counter to the safe and respectful experience at The Oddfellows.

To my knowledge, and that of Jordan himself, neither the Police nor the Council's Environmental Health Team have ever had cause to complain about or investigate reports of loud music or any breaches of the license. My understanding is that you are legally obliged to review upon receipt of complaints. In this instance they appear to be unfounded and without supporting data. It is unfortunate that these complaints have been made to you directly and that they have also been made to Marston's who own the Oddfellows. Jordan offered to host a meeting with his neighbours at the Oddfellows, only one of whom has an adjacent wall, an invitation via text that they declined to accept. The pub has been there since 1767, more than a century before the foundation of Canada in 1867. Pubs and landlords of course need to be respectful of their neighbours, but this should also be quid-quo-pro. This does not appear to be the case here based on the above. Additionally, former staff have told us that complaints were raised against the previous landlord who ran weekly Karaoke nights and, we are told, was similarly respectful of neighbours. This is of course hearsay, but you will know if it is true and if it reflects on the reasonableness of the complaints. I ask that you please advise me of the facts here.

There is one last licensing point that I'd like to raise – a request that the current restriction of 8 outdoor music events be removed entirely. At the very least, doubled please to 16 per year. This would be more reasonable allowing an average of 2 per month between March and October for example. I think I am right in recalling that the Government encouraged a relaxing of outdoor licensing rules due to the pandemic. Jordan has not taken advantage of that. It seems entirely reasonable to me given the above that you please give serious consideration to this request which I am sure will be broadly supported by both his customers as well as the great many local musicians and food entrepreneurs who have run pop-up restaurants at the Oddfellows bringing people into Nantwich from a broad area and so helping our town to thrive.

Additionally, I also wish to ensure that you are fully aware of the stressful health circumstances that Jordan has been facing. He has been unwell since May 2021 and eventually was seen in person by a GP and then immediately by a consultant at Leighton Hospital. He underwent emergency surgery in August to remove a large tumour which proved to be cancerous. The physical scar runs from below his waste to the middle of his chest – I've never seen anything like it. In addition, half of his large intestine was removed and he has had to rely on a stoma since then. He has recovered well from this major surgery and has subsequently undertaken 4 months of chemotherapy. As well as the physical and mental stress of this, it is worth noting that the chemotherapy drugs themselves have side effects: <https://www.nhs.uk/conditions/chemotherapy/side-effects/>. These include memory, concentration, sleep and communication problems as well as the obvious sickness and impact on appetite. As with all

such patients, Jordan has been affected both physically and mentally. Despite this, he has continued to run his business, respecting his medical advice as far as possible:

[Letter Redacted from Document]

His neighbours are aware of his illness and treatment, but have chosen not to take this into consideration or make allowances. Indeed, the opposite appears to be true. I trust that the Licensing Authority will please take a more charitable view of the situation and encourage all parties to resolve the matter amicably. I will readily volunteer to play a role in such a process if helpful.

I thank you for your consideration and look forward to answering any questions that you may have. I'd like to please understand the process from here and, if I may, both attend and speak at your review meeting. Please advise the date. Please note that I will be sharing this with our local councillors and urging them to support a positive outcome to this review together with the requested increase in outdoor events.

I trust that you, the Licensing Authority and the broader Cheshire East Council will wish to support the effort and investments made by Jordan Oldfield in turning around the fortunes of the once closed Nantwich treasure. As I write, I note that a petition supporting Jordan has already raised 1,236 signatures with many more I am sure to be added by the time of your review meeting. Jordan is an active member of Nantwich's Pub Watch, hosts Sustainable Nantwich at The Oddfellows, and together with his customers support, is a collection point for the Nantwich Food Bank and has recently raised over £1,500 for Macmillan Cancer Care.

I look forward to hearing back from you.

Kind regards,

	Received on	From
	07/02/2022	Mike Aitchison mike@mikroeury.plus.com
	<p>To whom it may concern,</p> <p>In connection with the review of the licence for the above premises, I should just like to input my views.</p> <p>The Oddfellows Arms underscored the tenure of the current licensee, Jordan Oldfield, has become a real community hub at the outer extent of Nantwich town centre. Like many premises during and in the aftermath of the pandemic, it has initially been non-operational for an extended period and is now re-establishing itself within the community.</p> <p>It is one of the very few pubs in town that my partner and myself feel happy at any time to attend, with not only no fear of any unsociable behaviour</p>	

<p>occurring, but also with the certainty of a warm welcome from bit the team and fellow customers at all times.</p> <p>I have never personally experienced any disturbances either inside or outside the pub, and my observation is that people tend to leave at the end of the night in couples or small groups, quietly, with the minimum disturbance. Welsh Row, after all, is a main thoroughfare out of town with frequent if light (during the evening) traffic, not a quiet cut-de-sac.</p> <p>Regarding the music, this is played outside only during fine weather during the better months, on an occasional basis, during the daytime. Every event I have attended has been played at perfectly reasonable volume - conversation is always easily made - and is decidedly low-key (perhaps at the most 3 or 4 musicians, with no drums). In the evenings, despite the licence hours the pub enjoys, this has always in my experience finished well before (probably an hour before?) last orders are called. Approaching the pub along Welsh Row on such occasions, my experience is that the music is only audible immediately outside the pub, a far cry from other Nantwich establishments. Again, any music played is by a limited number of musicians, not bands, playing at perfectly acceptable volume.</p> <p>I would urge you to consider that the benefits to the community of the establishment, in terms of being a place where like-minded, well-behaved people congregate with real community spirit, are enjoyed by the vast majority of people in Nantwich and surrounding area.</p> <p>Yours, ***</p>

Received on	From
07/02/2022	***
<p>I am writing in support of Jordan Oldfield, landlord of The Oddfellows Arms Nantwich. For transparency I do have a personal connection to Jordan in that I am his girlfriend and have been his carer during his recovery from cancer. I do not live or work at the pub. I work full time for a global outsourcing company, I'm currently on an assignment with a large scientific business.</p> <p>I have been a customer of the Oddfellows for 15 months. For almost half of this period, the pub was shut due to national lockdowns. My experience of the pub during trading periods I am basing over 8-9 months from late 2020-present date.</p> <p>In my experience I would describe this pub as a little quieter than the town centre pubs. The current clientele are mainly middle aged or older residents of the town. It is a safe space where I have drunk as a lone female and also with friends. I am aware that some of the neighbours have raised complaints relating to noise. In my experience a combination of live music and recorded music is played. I have not known it to be excessively late or loud. I suffer from tinnitus and struggle with tolerating excessively loud environments; if</p>	

music was played excessively loud I personally would not be able to stay in the venue.

I would like to reference a time where there may have been more outdoor activity that usual which was when the pub reopened after lockdown in April 2021 with outdoor only rules. The outdoors area was busy being one of the only pubs in Nantwich with a large beer garden. During this time I witnessed Jordan asking people to be quieter during late times. He was also very strict with the covid compliance such as rules of 6 and social distancing in the pub, where I know many other pubs were not. If any of your complaints relate to the outdoor noise at this time, I would reiterate this was at a time that the government mandated outdoor only opening. Every venue in the area would have had outdoor noise more so than usual and this is something I witnessed myself walking through the town and observing other pubs at the time.

I personally have not experienced a time where the pub has breached any of the licence terms around playing live music or excessively loud / rowdy general noise. If this was the case it certainly wouldn't be a pub I would frequent.

Furthermore, you may be aware that Jordan was diagnosed with bowel cancer six months ago and has had an operation and chemotherapy to remove this. Jordan has required a lot of rest to recuperate from his treatment. Jordan has subsequently made changes to his lifestyle and would not be able to tolerate a loud noisy environment in the pub, above which he is trying to rest.

In summary I do not believe Jordan to have breached any terms of his licence in the time I have known him and have been a customer of the pub. I appreciate the licensing review was initially raised in April 2020 and put on hold due to Covid and admittedly I cannot comment on noise or nuisance prior to late 2020. All I can say is that in my experience, I've found it to be one of the safer pubs in Nantwich, with a nice environment and live music events being well managed. Jordan has shown extreme concern for his neighbours in running the pub and particularly at times he has live music playing.

I hope this helps with your assessment. Please do not hesitate to contact me should you require any further information.

Thank you for taking the time to read this.

Kindest Regards

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Further Information from an Applicant for the Review

	Received on	From
	03/02/2021	***
	<p>I live *** to the Oddfellows Arms, and I am one of the names on the licensing review.</p> <p>No doubt you have had a number of letters of support from his customers/followers. Please find below the reasons why-</p> <p>He has waged a social media campaign which has contained erroneous information coupled with half truths in order to gain public sympathy. Moreover I have a feeling that it has worked and I would like to set the record straight. As an aside all of the information is on the public domain on his social media pages. Needless to say we have not responded.</p> <p>He has announced we are trying to close him down, not true it is a review of the licensing hours.</p> <p>He has announced we are trying to stop live music, not true we would like him to turn it down.</p> <p>He has announced we have never spoken to him or even try to address the problems with him. Not true we have tried so many times only to be ridiculed on his social media pages for attempting to do so.</p> <p>He has announced that all our complaints are unsubstantiated, not true we have recordings and video files and also a multitude of noise nuisance logs filled in by other neighbours too.</p> <p>He has stated that all we are solely responsible for Marstons terminating his contract, not true, the biggest factor being the charge of assault due in court on the 17th February for allegedly pushing over a 75 years old lady, one of the neighbours who has supplied evidence to the licensing review and has of whom also sent many complaints to yourselves.</p> <p>To boot he has also named and shamed both myself and *** on social media. Whilst encouraging customers to boycott my business. This was reported to the police, Cheshire Police contacted him and asked him not to do it as it could be construed as harassment. This only led to another barrage of social media abuse directed at myself! I feel that this has left both of us vulnerable as he has described us as immediate neighbours, that is his followers know where we live.</p> <p>He has continued to troll my daughter who is a professional singer, ***, and commented on public posts that she is part of a campaign to close a music venue. Moreover, she is on tour this week and he has also told every venue she is performing at the same. This has caused her some distress and anxiety, the police are investigating him which could lead to a charge of cyber bullying and harassment. *** lives in Manchester and has not lived at home for over two years and has had nothing to with the license review.</p> <p>Finally may I remind you that we were advised by yourselves that the only way to get Jordan to listen to us was in the guise of a license review. This we have done!</p>	

	Needless to say that Jordan has not informed his followers of such matters, raised above, and this has no doubt led to the many letters of support. I have attached just a few screen shots of his rants, There are many more if you need to see them.

(See information below)

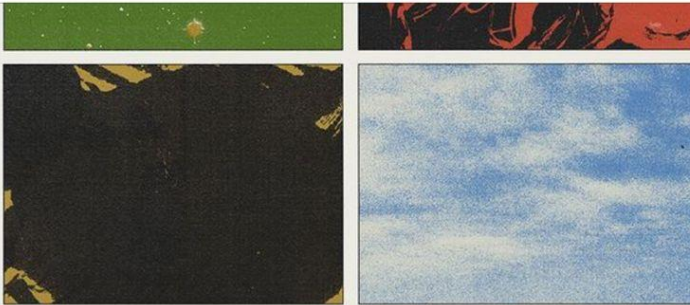


10:23

◀ Messenger


[◀ Home](#)

Comments



- ★ Jan 31 • Saint Luke's • Glasgow, UK SOLD OUT
- ★ Feb 01 • Brudenell Social Club • Leeds, UK
- ★ Feb 02 • Yes • Manchester, UK SOLD OUT
- ★ Feb 03 • Exchange • Bristol, UK SOLD OUT
- Feb 04 • Rough Trade East • London, UK SOLD OUT
- ★ Feb 05 • Lafayette • London, UK SOLD OUT
- ★ Feb 06 • Patterns • Brighton, UK

Let the darkness out in a cathartic spewal of noise, replacing it with light

**Jordan Oldfield**

And how many of those wonderful live music venues will your dad be applying to shut down?

Details for licensing reference no. 321

Want to perform another search? Go back to main Search Public Register page.

Details for licensing reference no. 321	
Reference	321
Licensing Type	Premise Licences
Applicant	Mr Andrew James Watt and Mr Andrew Ozard
Premise	Oddfellows Arms
Premise Address	97 Welsh Row Nantwich Cheshire CW5 5ET
Location Map	Get location for CW5 5ET in Google map (external link)
Date Received	18 feb 2020
Application Type	Review
Status	28 Day Consultation

[Help and accessibility](#)

Just now Like Reply Message



Reply as Abbie Ozard

"Most relevant" is selected, so some comments may have been filtered out.



Write a comment...



10:23

◀ Messenger


[Home](#)

Comments

**Abbie Ozard** ✓

Posted by Instagram

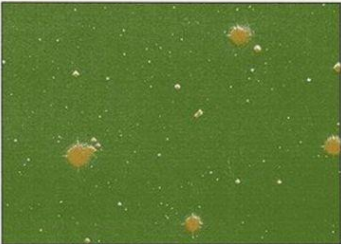

4 h · Instagram · 🌐



UMMMM SURPRISE 🍷🍷🍷 we're going on tour !!!!
 see u next week around the uk with
[@thedistrictsband](#) eeeeeeeek :p

The Districts

THE GREAT AMERICAN PAINTING TOUR '22

WITH ABBIE OZARD*

- * Jan 31 • Saint Luke's • Glasgow, UK SOLD OUT
- * Feb 01 • Brudenell Social Club • Leeds, UK
- * Feb 02 • Yes • Manchester, UK SOLD OUT
- * Feb 03 • Exchange • Bristol, UK SOLD OUT
- Feb 04 • Rough Trade East • London, UK SOLD OUT
- * Feb 05 • Lafayette • London, UK SOLD OUT
- * Feb 06 • Patterns • Brighton, UK

Let the darkness out in a cathartic squeal of noise, colouring it with light


**Jordan Oldfield**

And how many of those wonderful live



Write a comment...



 O2-UK 4G
 12:12 pm
🔒 79% 


Tweet



Jordan Oldfield

@goldskool

⋮

@stlukesglasgow hosting
 @abbieOzard tomorrow while her
 family work to shut down live music
 venues isn't pretty #keepmusiclive
 #savelivemusic #donthostscabs




Details for licensing reference no. 32

Want to perform another search? Go back to main [Search Public Register](#) page.

Details for licensing reference no. 321

Reference	321
Licensing Type	Premise Licences
Applicant	Mr Andrew James Watt and Mr Andrew Ozard
Premise	Oddfellows Arms
Premise Address	97 Welsh Row Nantwich Cheshire CW5 5ET

Tweet your reply




Relevant Representations from Responsible Authorities

	Received on	From
	03/02/2021	Cheshire Constabulary
	<p>In relation to the below review application for Oddfellows Arms in Nantwich, I would like to provide the below information.</p> <p>Cheshire Police view the Oddfellows arms as a thriving small business, which under the current DPS (Jordan Oldfield) has become busier and more of an attraction due to live music and expansion of the food menu. Of note Cheshire Police are currently investigating one incident of assault involving the DPS, this is however still under investigation and therefore no further comments can be made other than this is not connected to his licensing practices. On reviewing the last 12 months, the police have not received any calls in relation to crime and disorder at the premises. The calls which have been received originate from the DPS; Jordan, reporting various low level offences to which either himself or the premises are victim. When visiting the Oddfellows arms the premises always presents as a friendly, welcoming, community public house with an enjoyable atmosphere. Described as a nice place to visit by many.</p> <p>Once a date for the review hearing has been set, please can I be informed as both myself and the local beat officers wish to attend.</p>	

	Received on	From
	07/02/2022	Cheshire East Environmental Health Team
	<p>I've had a look at the complaint file for the Oddfellows Arms this morning and would summarise the complaints / action undertaken as follows –</p> <p>27/02/19 – Complaint received. 27/02/19 - Complaint forwarded to Marstons 23/07/19 - Visit premises, spoke to Jordan Oldfield (landlord) and offered advice re stat nuisance and ways of minimising any disturbance. 02/08/19 – Diary sheet returned and assessed indicates possible stat nuisance. 15/08/19 - NME Install. 29/08/19 – NME collect. 23/09/10 - Recording assessed, occurrence not frequent enough to confirm a statutory noise nuisance.</p> <p>1/05/19 – Complaint received. 21/06/19 – No further complainant contact, closed, NFA.</p> <p>25/09/19 – Complaint received, noise diary issued. 25/11/19 – Noise diary not returned, complaint closed.</p>	

07/11/19 - Complaint received.
 09/01/20 - Visited pub, spoke to Jordan Oldfield, offered advice on Nosie, licensed Premises an light pollution.
 29/01/20 - NME installed.
 10/02/20 – NME collected – no stat nuisance confirmed.

10/08/20 – Complaint received.
 10/08/20 – letter requesting comp contact.
 27/08/20 – no further contact, complaint closed.

13/08/20 – Complaint received, subsequently cancelled as duplicated.

27/07/21 – Complaint received, noise diary issued.
 08/08/21 - Noise diary returned but does not indicate statutory nuisance.
 20/08/21 – Complaint closed as no action possible.

That's a summary of complaints received – evidence finding nothing that could be considered a statutory nuisance. The complainants have regularly provided an up-date of events at the pub, often with audio /video clips recorded on a mobile phone. The recorded clips have often been of amplified music, which, when performed in the beer garden is going to be audible at neighbouring properties due to their proximity.

The smoking shelter in the beer garden has planning conditions in place restricting hours of use. This was requested by myself when the retrospective planning application was submitted.

Although a statutory nuisance has not been confirmed in relation to the allegations of noise from the beer garden and smoking shelter I would suggest, given the proximity of the beer garden to residential properties, that live performances in the beer garden are restricted to non -amplified performances e./g. acoustic. The beer garden should also stop being used after 22.00 hrs for any purpose with an alternate smoking area used – this in itself is likely to create problems in respect of noise given the alternative locations.

As an observation, it is clearly the intention of the current landlord to increase business by increasing live music events and attracting a younger clientele – a shift away from the pubs traditional wet sales, older clientele business model. This is, in my opinion, the cause of the majority of the reported noise complaints and as the pub is located in a residential area a balance needs to be established between the pubs continued business pattern and the welfare / amenity of local residents.

PREMISES LICENCE

Premises licence number	321
-------------------------	------------

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Oddfellows 97 Welsh Row	
Post town	Post code
Nantwich	CW5 5ET
Telephone number	01270 624758

Where the licence is time limited the dates
Not applicable

Licensable activities authorised by the licence
Films
Indoor Sporting Events
Live Music
Recorded Music
Performance of Dance
Provision of Facilities for Making Music
Provision of Facilities for Dancing
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities	
Monday)
Tuesday)
Wednesday)
Thursday)
Friday)
Saturday)
Sunday)
Please see tables	

The opening hours of the premises			
Monday	11:00	to	00:30
Tuesday	11:00	to	00:30
Wednesday	11:00	to	00:30
Thursday	11:00	to	00:30
Friday	11:00	to	01:30
Saturday	11:00	to	01:30
Sunday	11:00	to	00:30

Where the licence authorises supplies of alcohol whether these are on and/or off supplies
Sale and supply of alcohol for consumption both on and off the premises only

Part 2

Name, (registered) address, telephone number and email (where relevant) of the holder of the premises licence

Marston's PLC

Marston's House
Brewery Road
Wolverhampton
WV1 4JT

Tel No: 01902 711811

Registered number of holder, for example company number, charity number (where applicable)

31461

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Jordan Oldfield

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Personal Licence Number: ***

Issued By: Cheshire East Council

Licence Issued: 27th June 2018

Annex 1 - Mandatory Conditions (as applicable)

1. No supply of alcohol may be made under this Premises Licence –
 - a) at a time when there is no designated premises supervisor in respect of the Premises Licence, or
 - b) at a time when the designated premises supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under this Premises Licence must be made or authorised by a person who holds a Personal Licence.

Where a Village Hall is exempt from needing DPS under s.19 Licensing Act 2003

Every supply of alcohol under the premises licence must be made or authorised by the Management Committee.

Mandatory condition where the licence authorises the exhibition of films

The admission of children to the exhibition of any film must be restricted in accordance with section 20 of the Licensing Act 2003. Admission of children must be restricted in accordance with any recommendation made by the British Board of Film Classification or the Licensing Authority.

Prohibited conditions: plays

1. In relation to a premises licence which authorises the performance of plays, no condition may be attached to the licence as to the nature of the plays which may be performed, or the manner of performing plays, under the licence.
2. But subsection (1) does not prevent a licensing authority imposing, in accordance with section 18(2)(a) or (3)(b), 35(3)(b) or 52(3), any condition which it considers necessary on the grounds of public safety.

Mandatory condition: Door supervision

Each individual engaged in security activities at the premises must either:

- a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
- b) be entitled to carry out that activity by virtue of Section 4 of the Private Security Industry Act 2001.

LICENSING ACT 2003 (MANDATORY LICENSING CONDITIONS)(AMENDMENT) ORDER 2014

MANDATORY CONDITIONS

Condition 1

1. The responsible person must ensure that staff on relevant premises no not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
2. In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises:
 - a) Games or other activities which require or encourage, or are designed to require or encourage individuals to –
 - i. Drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. Drink as much alcohol as possible (whether within a time limit or otherwise);

- b) Provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- c) Provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- d) Selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
- e) Dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Condition 2

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Condition 3

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
 - a) A holographic mark, or
 - b) An ultraviolet feature

Condition 4

The responsible person must ensure that –

- a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
 - i. Beer or cider: ½ pint;
 - ii. Gin, rum, vodka or whisky: 25ml or 35ml; and
 - iii. Still wine in a glass: 125ml;
- b) These measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) Where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1—

- a) 'duty' is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- b) 'permitted price' is the price found by applying the formula—

$$P = D + (D \times V)$$

Where —

- i. P is the permitted price,
- ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

c) 'relevant person' means, in relation to premises in respect of which there is in force a premises licence—

- i. the holder of the premises licence,
- ii. the designated premises supervisor (if any) in respect of such a licence, or
- iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;

d) 'relevant person' means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

e) 'valued added tax' means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with Operating Schedule

1. No nuisance shall be caused by noise coming from the premises or by vibration transmitted through the structure of the premises.
2. Refuse such as bottles shall be disposed of from the premises at a time (i.e. between 08:00 and 20:00) when it is not likely to cause a disturbance to residents in the vicinity of the premises.
3. There shall be placed at all exits from the premises, in a place where they can be seen and easily read by the public (or member and their guests), notices requiring customers to leave the premises and the area quietly.
4. Any entertainment (sections E, F, G, I & J shown on the following pages) that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.
5. Children under the age of 16 shall not be permitted to remain on the premises after 21:00.

Annex 3 - Conditions attached after a hearing by the Licensing Authority

Not applicable.

Annex 4 - Plans

B		Films		
		Will the exhibition of a film take place indoors or outdoors or both.	Indoors	x
			Outdoors	
			Both	
Day	Start	Finish	Details	
Mon	11:00	24:00		
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00		
Fri	11:00	01:00		
			Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 10:00 to normal start time on New Year's Day.	
Sun	11:00	24:00		

C		Indoor sporting events		
Day	Start	Finish	Details	
Mon	11:00	24:00		
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00		
Fri	11:00	01:00		
			Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 10:00 to normal start time on New Year's Day.	
Sun	11:00	24:00		

E	Live Music		
	Will the performance of live music take place indoors or outdoors or both.	Indoors	
		Outdoors	
		Both	x
Day	Start	Finish	Details
Mon	11:00	24:00	Live music and amplified voice. Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.
Tue	11:00	24:00	
Wed	11:00	24:00	Seasonal variations
Thur	11:00	24:00	
Fri	11:00	01:00	
Sat	11:00	01:00	Non standard timings
Sun	11:00	24:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 10:00 to normal start time on New Year's Day.

F	Recorded music		
	Will the playing of recorded music take place indoors or outdoors or both.	Indoors	
		Outdoors	
		Both	x
Day	Start	Finish	Details
Mon	11:00	24:00	Recorded music, including juke box, with or without a DJ, during normal business hours or as part of functions and including audience participation.
Tue	11:00	24:00	
Wed	11:00	24:00	
Thur	11:00	24:00	Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.
Fri	11:00	01:00	
Sat	11:00	01:00	Non standard timings
Sun	11:00	24:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 10:00 to normal start time on New Year's Day.

G	Performances of dance			
	Will the performance of dance take place indoors or outdoors or both.		Indoors	
			Outdoors	
			Both	x
Day	Start	Finish	Details	
Mon	11:00	24:00	Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.	
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00		
Fri	11:00	01:00		
			Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day.	
Sun	11:00	24:00	New Year's Eve: 10:00 to normal start time on New Year's Day.	

I	Provision of facilities for making music			
	Will facilities for making music be indoors or outdoors or both.		Indoors	
			Outdoors	
			Both	x
Day	Start	Finish	Details	
Mon	11:00	24:00	Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.	
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00		
Fri	11:00	01:00		
			Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day.	
Sun	11:00	24:00	New Year's Eve: 10:00 to normal start time on New Year's Day.	

J	Provision of facilities for dancing			
	Will the facilities for dancing be indoors or outdoors or both.		Indoors	
			Outdoors	
			Both	x
Day	Start	Finish	Details	
Mon	11:00	24:00	Any entertainment that takes place outside the premises shall cease at 22:30 and be limited to 8 occasions per year.	
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00		
Fri	11:00	01:00	Non standard timings	
			Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 10:00 to normal start time on New Year's Day.	
Sat	11:00	01:00		
Sun	11:00	24:00		

L	Late night refreshment			
	Will the provision of late night refreshment take place indoors or outdoors or both.		Indoors	x
			Outdoors	
			Both	
Day	Start	Finish	Details	
Mon	23:00	24:00		
Tue	23:00	24:00		
Wed	23:00	24:00	Seasonal variations	
Thur	23:00	24:00		
Fri	23:00	01:00	Non standard timings	
			Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day. New Year's Eve: 23:00 to normal start time on New Year's Day.	
Sat	23:00	01:00		
Sun	23:00	24:00		

M	Supply of alcohol			
	Will the supply of alcohol be for consumption		On the premises	
			Off the premises	
			Both	x
Day	Start	Finish	Details	
Mon	11:00	24:00		
Tue	11:00	24:00		
Wed	11:00	24:00	Seasonal variations	
Thur	11:00	24:00	On the weekend of the Battle of Nantwich, alcohol may be served until 02:00 on Friday and Saturday.	
Fri	11:00	01:00	Non standard timings	
Sat	11:00	01:00	Extended to 01:00 on each Sunday and Monday of Bank Holiday weekends and on Christmas Eve and Boxing Day.	
Sun	11:00	24:00	New Year's Eve: 10:00 to normal start time on New Year's Day.	

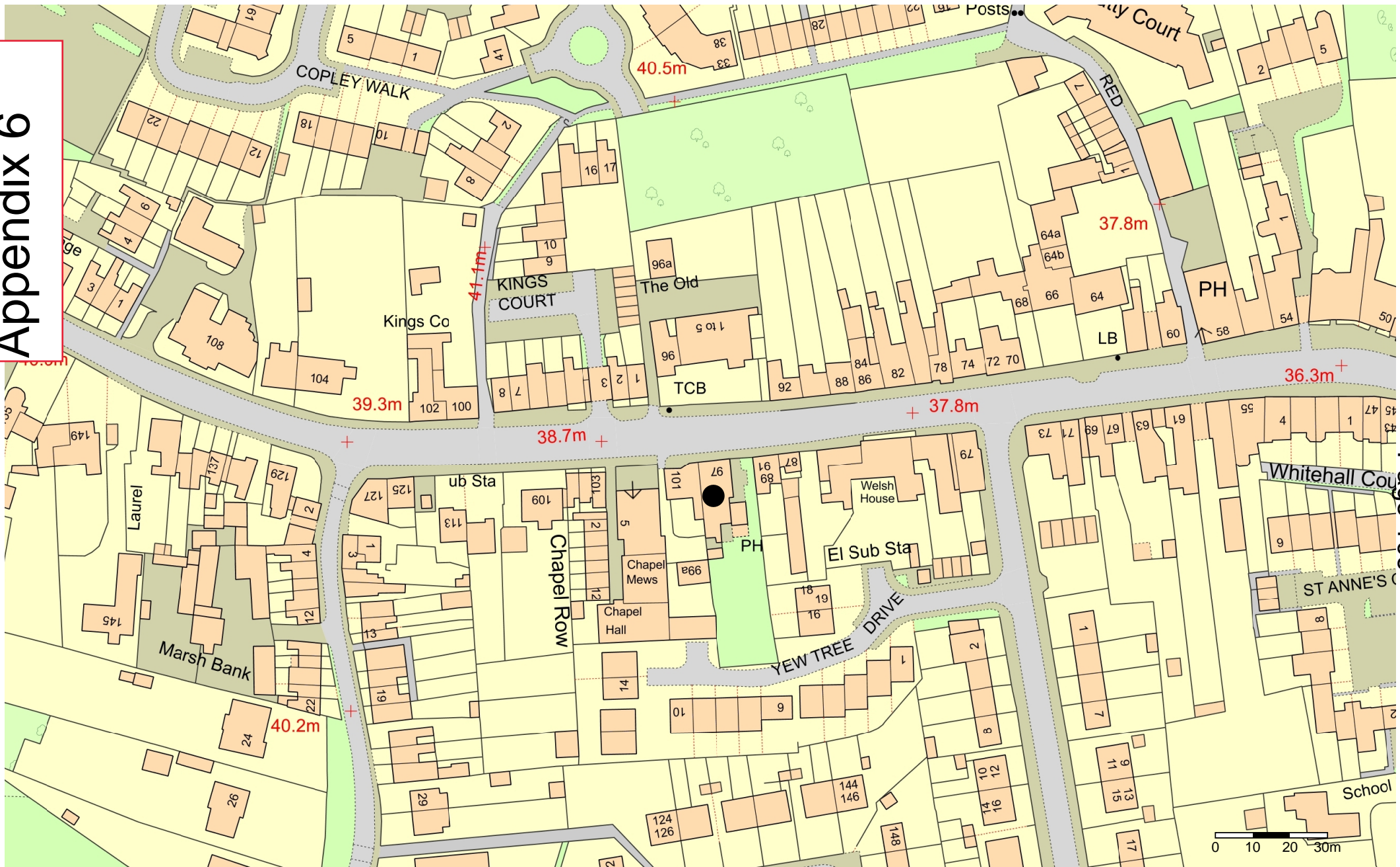
Hours premises are open to the public			
Day	Start	Finish	Seasonal variations:
Mon	11:00	00:30	On the weekend of the Battle of Nantwich, the premises may remain open until 03:00 on Friday and Saturday.
Tue	11:00	00:30	
Wed	11:00	00:30	
Thur	11:00	00:30	Non standard timings:
Fri	11:00	01:30	The premises will close 30 minutes after the end of the non-standard timings identified in box M.
Sat	11:00	01:30	New Year's Eve: 10:00 to normal start time on New Year's Day.
Sun	11:00	00:30	

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SITE PLAN 1:200 - FULL SURVEY

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15/2/2022



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Further Information from an Applicant for the Review

	Received on	From
	03/02/2021	***
	<p>I live *** to the Oddfellows Arms, and I am one of the names on the licensing review.</p> <p>No doubt you have had a number of letters of support from his customers/followers. Please find below the reasons why-</p> <p>He has waged a social media campaign which has contained erroneous information coupled with half truths in order to gain public sympathy. Moreover I have a feeling that it has worked and I would like to set the record straight. As an aside all of the information is on the public domain on his social media pages. Needless to say we have not responded.</p> <p>He has announced we are trying to close him down, not true it is a review of the licensing hours.</p> <p>He has announced we are trying to stop live music, not true we would like him to turn it down.</p> <p>He has announced we have never spoken to him or even try to address the problems with him. Not true we have tried so many times only to be ridiculed on his social media pages for attempting to do so.</p> <p>He has announced that all our complaints are unsubstantiated, not true we have recordings and video files and also a multitude of noise nuisance logs filled in by other neighbours too.</p> <p>He has stated that all we are solely responsible for Marstons terminating his contract, not true, the biggest factor being the charge of assault due in court on the 17th February for allegedly pushing over a 75 years old lady, one of the neighbours who has supplied evidence to the licensing review and has of whom also sent many complaints to yourselves.</p> <p>To boot he has also named and shamed both myself and *** on social media. Whilst encouraging customers to boycott my business. This was reported to the police, Cheshire Police contacted him and asked him not to do it as it could be construed as harassment. This only led to another barrage of social media abuse directed at myself! I feel that this has left both of us vulnerable as he has described us as immediate neighbours, that is his followers know where we live.</p> <p>He has continued to troll my daughter who is a professional singer, ***, and commented on public posts that she is part of a campaign to close a music venue. Moreover, she is on tour this week and he has also told every venue she is performing at the same. This has caused her some distress and anxiety, the police are investigating him which could lead to a charge of cyber bullying and harassment. *** lives in Manchester and has not lived at home for over two years and has had nothing to with the license review.</p> <p>Finally may I remind you that we were advised by yourselves that the only way to get Jordan to listen to us was in the guise of a license review. This we have done!</p>	

	Needless to say that Jordan has not informed his followers of such matters, raised above, and this has no doubt led to the many letters of support. I have attached just a few screen shots of his rants, There are many more if you need to see them.

(See information below)



10:23

◀ Messenger


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Comments



- ★ Jan 31 • Saint Luke's • Glasgow, UK SOLD OUT
- ★ Feb 01 • Brudenell Social Club • Leeds, UK
- ★ Feb 02 • Yes • Manchester, UK SOLD OUT
- ★ Feb 03 • Exchange • Bristol, UK SOLD OUT
- Feb 04 • Rough Trade East • London, UK SOLD OUT
- ★ Feb 05 • Lafayette • London, UK SOLD OUT
- ★ Feb 06 • Patterns • Brighton, UK

Let the darkness out in a cathartic spewal of noise, replacing it with light

**Jordan Oldfield**

And how many of those wonderful live music venues will your dad be applying to shut down?

Details for licensing reference no. 321

Want to perform another search? Go back to main Search Public Register page.

Details for licensing reference no. 321	
Reference	321
Licensing Type	Premise Licences
Applicant	Mr Andrew James Watt and Mr Andrew Ozard
Premise	Oddfellows Arms
Premise Address	97 Welsh Row Nantwich Cheshire CW5 5ET
Location Map	Get location for CW5 5ET in Google map (external link)
Date Received	18 feb 2020
Application Type	Review
Status	28 Day Consultation

Help and accessibility

Just now Like Reply Message



Reply as Abbie Ozard

"Most relevant" is selected, so some comments may have been filtered out.



Write a comment...



10:23

◀ Messenger


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Comments

**Abbie Ozard** ✓

Posted by Instagram

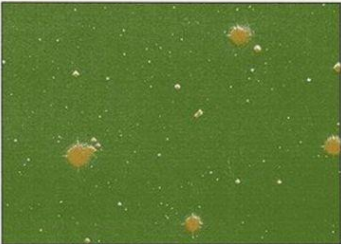

4 h · Instagram · 🌐



UMMMM SURPRISE 🍷🍷🍷 we're going on tour !!!!
 see u next week around the uk with
[@thedistrictsband](#) eeeeeeeek :p

The Districts

THE GREAT AMERICAN PAINTING TOUR '22

WITH ABBIE OZARD*

- * Jan 31 • Saint Luke's • Glasgow, UK SOLD OUT
- * Feb 01 • Brudenell Social Club • Leeds, UK
- * Feb 02 • Yes • Manchester, UK SOLD OUT
- * Feb 03 • Exchange • Bristol, UK SOLD OUT
- Feb 04 • Rough Trade East • London, UK SOLD OUT
- * Feb 05 • Lafayette • London, UK SOLD OUT
- * Feb 06 • Patterns • Brighton, UK

Let the darkness out in a cathartic squeal of noise, colouring it with light

**Jordan Oldfield**

And how many of those wonderful live



Write a comment...



O2-UK 4G

12:12 pm

79%

←

Tweet




Jordan Oldfield

@goldskool

⋮

@stlukesglasgow hosting
@abbieOzard tomorrow while her
family work to shut down live music
venues isn't pretty #keepmusiclive
#savelivemusic #donthostscabs



Cheshire East
Council

Details for licensing reference no. 32

Want to perform another search? Go back to main [Search Public Register](#) page.

Details for licensing reference no. 321

Reference	321
Licensing Type	Premise Licences
Applicant	Mr Andrew James Watt and Mr Andrew Ozard
Premise	Oddfellows Arms
Premise Address	97 Welsh Row Nantwich Cheshire CW5 5ET

Tweet your reply









