

Licensing Act Sub-Committee

Agenda

Date: Friday, 11th February, 2022
Time: 2.00 pm
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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. It is advised that this only be removed when speaking at the meeting.

The importance of undertaking a lateral flow test in advance of attending any committee meeting. 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 at the top of each report.

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

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

1. Appointment of Chairman

To appoint a Chairman for the meeting.

2. Declarations of Interest

For requests for further information

Contact: Helen Davies

Tel: 01270 685705

E-Mail: helen.davies@cheshireeast.gov.uk

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 vary a premises licence at: Ash Farm, Park Lane, Little Bollington, Altrincham, WA14 4TJ. (Pages 9 - 84)**

To consider the above application.

THERE ARE NO PART TWO ITEMS

Membership: Councillors D Edwardes, A Harewood and L Smetham

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



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Version
Number: 1.2

Key Decision Y/N

Date First
Published: >

Select Destination of Report

Date of Meeting: 11th February 2022

Report Title: Application to vary a premises licence at: Ash Farm, Park Lane, Little Bollington, Altrincham, WA14 4TJ.

Senior Officer: Paul Bayley - Director of Environment and Neighbourhood Services

1. Report Summary

1.1. The report provides details of an application made to vary a Premises Licence under the Licensing Act 2003 together with objections.

2. Recommendations

2.1. The Licensing Act Sub-Committee is requested to determine the application to vary a Premises Licence in respect of:

Ash Farm
Park Lane
Little Bollington
Altrincham
WA14 4TJ

2.2. The Licensing Act Sub-Committee is requested to consider the Application and any relevant representations and determine what steps, if any, it considers are appropriate to promote the Licensing Objectives.

2.3. 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

2.4. Members of the Licensing Sub-Committee are reminded that they may not exercise discretion in any case, merely because it considers it desirable to do so. Careful consideration should be given to the application and the evidence presented by the parties in relation to the review.

2.5. Finally, Members are also reminded that in determining the application, consideration also needs to be given to:

- a) The rules of natural justice;
- b) The provisions of the Human Rights Act 1998.

3. Reasons for Recommendations

3.1. Only 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. Other Options Considered

4.1. Not applicable

5. Background

5.1. An application by Mr David Taylor to vary a Premises Licence was received by this Authority on 22nd December 2021 for the following premises:

Ash Farm
Park Lane
Little Bollington
Altrincham
WA14 4TJ

5.2. The premises is a country farm house currently operating as a 'Bed and Breakfast' and offering afternoon tea. The applicant has explained that a building has been converted to an outside bar while the premises also has two acres of land, including a 'back field' which they intend to use.

5.3. As well as applying for particular licensable activities, the applicant has also applied to licence both the outside area and the buildings.

- 5.4. If successful the applicant intends to; sell food and alcohol to the general public from the outside bar; to serve food and alcohol from the barn as well as providing live and/or recorded music from that location; to use a marquee/tepee on the back field to serve food and alcohol as well as providing live and/or recorded music from that location; to also use the back field for one-off events; to use the farm house as a bed and breakfast to serve food and alcohol to guests; finally, to sell alcohol and food to the general public from a stall at the front gate for consumption off the premises.
- 5.5. Further details regarding the proposed nature of the business are found within the application form. A copy of the application can be found at **Appendix 1**.
- 5.6. The applicant's proposed plans for the outside licensed area and buildings, together with supporting keys and information, are attached from **Appendix 2** to **Appendix 5**.
- 5.7. To assist members with the location and surroundings of the premises further locational maps are attached at **Appendix 6** and **Appendix 7**.
- 5.8. As the application is a variation, Members will recognise that the premises already operates under the authority of a Premises Licence (PR/0132). The only Licensable Activity currently permitted is the sale and supply of alcohol for consumption *on* the premises. A copy of the extant Premises Licence PR/0132 is attached at **Appendix 8**.
- 5.9. An extant plan showing the area currently licensed is set out at **Appendix 9**.
- 5.10. The hours applied for by the applicant for the sale of alcohol are in fact the same as those currently permitted by PR/0132. Those hours are set out in the following table:

	Start	End
Monday	10:00	00:00
Tuesday	10:00	00:00
Wednesday	10:00	00:00
Thursday	10:00	00:00
Friday	10:00	00:00
Saturday	10:00	00:00
Sunday	12:00	23:30

- 5.11. However, while PR/0132 only permits alcohol to be sold for consumption *on* the premises, this application seeks to vary that to the sale of alcohol for consumption both *on and off* the premises.
- 5.12. The non-standard time applied for within the application seeks to extend the sale of alcohol during New Years Eve until 02:00 the following day.
- 5.13. For comparison, the current equivalent non-standard time permitted by PR/0132 allows the sale of alcohol from the end of permitted hours on New Years Eve to the commencement of permitted hours on New Years Day.
- 5.14. The applicant has sought to add live music to PR/0132. The hours applied for to provide live music (both indoors *and* outdoors) are in the following table:

	Start	End
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	23:30

- 5.15. The non-standard time applied for within the application seeks to extend the provision of live music during New Years Eve until 02:00 the following day.
- 5.16. The applicant has also sought to add recorded music to PR/0132. The hours applied for to provide recorded music (both indoors *and* outdoors) are in the table on the following page:

	Start	End
Monday	08:00	00:00
Tuesday	08:00	00:00
Wednesday	08:00	00:00
Thursday	08:00	00:00
Friday	08:00	00:00
Saturday	08:00	00:00
Sunday	08:00	23:30

- 5.17. The non-standard time applied for within the application seeks to extend the provision of recorded music during New Years Eve until 02:00 the following day.
- 5.18. With regard to the opening hours, those currently in operation can be compared with those sought by way of the following table:

	Current opening hours		<i>Proposed opening hours</i>	
	Open	Closed	<i>Open</i>	<i>Closed</i>
Monday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Tuesday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Wednesday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Thursday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Friday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Saturday	10:00	00:00	<i>08:00</i>	<i>00:00</i>
Sunday	12:00	23:30	<i>08:00</i>	<i>23:30</i>

- 5.19. The non-standard time applied for within the application seeks to extend the closing time during New Years Eve until 02:00 the following day.

5.20. The applicant has also applied to remove the following Conditions from within Annex 2 of Premises Licence PR/0132:

Condition 4: *The premises must be bona fide used for the purpose of:*

- (1) *habitually providing the customary main meal at midday or in the evening, or both, for the accommodation of persons frequenting the premises; and*
- (2) *habitually providing for reward board and lodging including breakfast and one other at least of the customary main meals.*

Condition 5: *There shall be afforded in the premises for persons provided with board and for lodging for reward adequate sitting accommodation in a room not used or to be used for sleeping accommodation for the service or substantial refreshment or for the supply or consumption of intoxicating liquor.*

Condition 6: *Music will not be played at the premises and evening entertainment will not be permitted.*

5.21. A Statutory Notice was advertised within a local newspaper on 6th January 2022, while a Statutory Notice at the premises was inspected by a Licensing Officer on 14th January 2022.

5.22. Objections have been received in relation to this application. Collectively those objections relate to all four of the Licensing Objectives:

- a) The prevention of crime and disorder
- b) Public Safety
- c) The prevention of public nuisance
- d) The protection of children from harm

5.23. Copies of those objections can be found from **Appendix 10** to **Appendix 16**.

5.24. Thirteen invalid objections were received and are not included as Appendices.

5.25. An additional valid objection was subsequently withdrawn following Conditions being agreed between Environmental Protection and the applicant. The representation from Environmental Protection related to the Licensing Objective 'The prevention of public nuisance'. A copy of the Conditions recommended by Environmental Protection and agreed to by the applicant can be found at **Appendix 17**.

5.26. Cheshire Constabulary also submitted a representation. That representation related to Licensing Objectives 'The protection of children from harm' and 'The prevention of crime and disorder'. All of the Conditions were subsequently agreed to by the applicant. The representation by Cheshire Constabulary can be found at **Appendix 18**.

5.27. In accordance with the provisions of section 34 of the Licensing Act 2003 the Licensing Authority must, having regard to the representations, take such steps (if any) as it considers appropriate for the promotion of the licensing objectives. The authority may:

- (a) modify the conditions of the licence;
- (b) reject the whole or part of the application;

6. Implications of the Recommendations

6.1. Legal Implications

- 6.1.1. The Licensing Act Sub-Committee must determine the application to vary the Premises Licence. A failure to do so is unlawful and challengeable on public law grounds.
- 6.1.2. The Sub Committee must hold a hearing to determine the application unless the applicant and objectors agree that a hearing is unnecessary.
- 6.1.3. Members are reminded that should any conditions be added, they should be practical, enforceable and appropriate to promote the Licensing Objectives.
- 6.1.4. Members are also reminded of the statutory obligation placed on the Local Authority under section 17 of the Crime and Disorder Act 1998 to through all of its various functions, and Licensing is one of those functions to do all that it can to prevent Crime and disorder, Anti-social Behaviour, behaviour adversely affecting the environment and re-offending.
- 6.1.5. A Premises Licence may not be varied so as to extend the period for which the licence has effect or vary substantially the premises to which it relates.

6.2. Finance Implications

- 6.2.1. There are no financial implications

6.3. Policy Implications

- 6.3.1. The Licensing Authority has adopted a Statement of Licensing Policy in accordance with Section 5 of the Licensing Act 2003.
- 6.3.2. The Licensing Authority must also have due regard to the guidance issued under Section 182 of the Licensing Act 2003.

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

6.4. Equality Implications

6.4.1. There are no direct equality implications

6.5. Human Resources Implications

6.5.1. There are no human resources implications

6.6. Risk Management Implications

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

6.7. Rural Communities Implications

6.7.1. There are no direct implications for rural communities.

6.8. Implications for Children & Young People/Cared for Children

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

6.9. Public Health Implications

6.9.1. There are no direct implications for public health.

6.10. Climate Change Implications

6.11. There are no direct implications for Climate Change

7. Ward Members Affected

7.1. Councillor Kate Parkinson

8. Consultation & Engagement

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

9. Access to Information

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

10. Contact Information

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

Name: Richard Hellon

Job Title: Licensing Enforcement Officer

Email: Richard.hellon@cheshireeast.gov.uk

Appendices

Appendix 1 – Application Form

Appendix 2 – Licensed Area Plan & Key

Appendix 3 – Plan of Barn - Downstairs

Appendix 4 – Plan of Barn - Upstairs

Appendix 5 – Supporting Information for Plans

Appendix 6 – Locational Map

Appendix 7 – Locational Map

Appendix 8 – Extant Premises Licence

Appendix 9 – Extant Licensed Area Plan

Appendices 10 to 16 – Objections from other persons

Appendix 17 – Representation from Responsible Authority – Environmental Protection

Appendix 18 – Representation from Responsible Authority – Cheshire Constabulary

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Cheshire East
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@cheshireeast.gov.uk
 Telephone: 0300 123 5015

* required information

Section 1 of 18

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

System reference

Not Currently In Use

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

Your reference

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

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

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

Applicant Details

* First name

David

* Family name

Taylor

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

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

Applicant Business

Is your business registered in the UK with Companies House?

☒ Yes ☐ No

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

Registration number

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Please select...

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

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name Street District City or town County or administrative area Postcode Country **Section 2 of 18****APPLICATION DETAILS**

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

☒ Address ☐ OS map reference ☐ Description
Postal Address Of PremisesBuilding number or name Street District City or town County or administrative area Postcode Country **Premises Contact Details**Telephone number

*Continued from previous page...*Non-domestic rateable
value of premises (£)

5,900

Section 3 of 18**VARIATION**Do you want the proposed
variation to have effect as
soon as possible?☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?☐

Yes

☒

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend**Describe Briefly The Nature Of The Proposed Variation**

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

The premises is an old country farm house set in approximately 2 acres of land and located adjacent to the 'Swan with two nicks' public house. The farm house is used as a B&B and also serves afternoon tea. There is an old building on site which has been converted to an outside bar. There is an old barn on site which will be converted to an inside bar. There is a 'back field' where a marquee will be located.

1. To sell alcohol and food to the general public from the outside bar.
2. To use the downstairs of a barn on the site as a bar serving alcohol and food to the general public with recorded and/or live music.
3. To use the upstairs of a barn on the site as a function room serving alcohol and food to private functions with recorded and/or live music.
4. To use a marquee/tepee on the back field as a function room serving alcohol and food to private functions with recorded and/or live music.
5. To use the back field for one-off events such as bonfire night, farmers market, Christmas market, Santa's grotto etc.
6. To use the farm house as a B&B and supply alcohol and food to guests.
7. To sell alcohol and food to the general public from a stall at the front gate for consumption off the premises. An example would be to sell mince pies and mulled wine in the weeks leading up to Christmas.

Section 4 of 18**PROVISION OF PLAYS**[See guidance on regulated entertainment](#)Will the schedule to provide plays be subject to change if this application to
vary is successful?☐

Yes

☒

No

*Continued from previous page...***Section 5 of 18****PROVISION OF FILMS**[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 6 of 18**PROVISION OF INDOOR SPORTING EVENTS**[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 7 of 18**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 8 of 18**PROVISION OF LIVE MUSIC**[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings**MONDAY**Start End Start End

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

TUESDAYStart End Start End **WEDNESDAY**Start End Start End

Continued from previous page...

THURSDAY

Start End Start End

FRIDAY

Start End Start End

SATURDAY

Start End Start End

SUNDAY

Start End Start End

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

☐ Indoors
 ☐ Outdoors
 ☒ Both

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

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

This is to allow us to have live music for functions (weddings etc) in the barn and the marquee and also to have live music in the barn bar for the general public. The live music could be amplified and/or unamplified and typically (but not exclusively) take place on Friday and Saturday evenings.

State any seasonal variations for the performance of live music

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

The functions in the summer (on the back field) may also take place outdoors (depending on the weather).

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

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

We would like to be able to extend the times of live music on New Years Eve to finish at 02:00 the next day.

Section 9 of 18**PROVISION OF RECORDED MUSIC**[See guidance on regulated entertainment](#)

Continued from previous page...

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

☐ Indoors ☐ Outdoors ☒ Both

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

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

This is to allow us to have recorded music for functions (weddings etc) in the barn and the marquee and also to have recorded music in the barn bar for the general public. The recorded music would be amplified.

State any seasonal variations for playing recorded music.

Continued from previous page...

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

None

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

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

We would like to be able to extend the times of recorded music on New Years Eve to finish at 02:00 the next day.

Section 10 of 18**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 11 of 18**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 12 of 18**PROVISION OF LATE NIGHT REFRESHMENT**

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 18**SUPPLY OF ALCOHOL**

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

Continued from previous page...

MONDAY

Start End Start End

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

TUESDAY

Start End Start End

WEDNESDAY

Start End Start End

THURSDAY

Start End Start End

FRIDAY

Start End Start End

SATURDAY

Start End Start End

SUNDAY

Start End Start End

Will the sale of alcohol be for consumption?

☐ On the premises ☐ Off the premises ☒ Both

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

State any seasonal variations.

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

None

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

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

We would like to be able to extend the times of the supply of alcohol on New Years Eve to finish at 02:00 the next day.

Section 14 of 18**ADULT ENTERTAINMENT**

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

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

None

Section 15 of 18**HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings****MONDAY**

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start 08:00

End

Start

End 24:00

SUNDAY

Start 08:00

End

Start

End 23:30

State any seasonal variations.

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

None

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

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

We would like to be able to extend the times of opening hours on New Years Eve to finish at 02:00 the next day.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Removal of conditions 4, 5 & 6 in Annex 2 on the existing license.

☒ I have enclosed the premises licence☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 18**LICENSING OBJECTIVES**

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

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

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

Continued from previous page...

We have taken measures to provide the public with a safe environment in which to enjoy themselves.
We intend to provide food, beverages and entertainment to local people, the general public and private functions in an organized, respectful and environmentally friendly fashion.

b) The prevention of crime and disorder

We have live and recorded CCTV on site.

c) Public safety

The area being used is a large garden area.
There is off road public parking.
The entrance to the premises is off a country lane and is not near a main road.
The gardens and buildings are set away from the entrance to the premises.

d) The prevention of public nuisance

There will always be attention given to litter to keep the site tidy and clean.
It is our intention to gain a reputation as a premier destination and we will not tolerate unacceptable behaviour from anyone on the premises.
We have undertaken a noise survey which maps decibel levels both on the premises and at the two adjacent properties (one of which is a public house) to ensure acceptable noise levels particularly in the evenings. The mapping shows that with a 90dB noise level at source in the marquee the noise level reduces to 45-50dB at the adjacent properties which is equivalent to the normal ambient noise level for a rural neighbourhood. We will continue to monitor those levels on a regular basis.

e) The protection of children from harm

All children will have to be accompanied and supervised by a responsible adult while on the premises.

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

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

Section 18 of 18**PAYMENT DETAILS**

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £8700 £315.00

Band D - £87001 to £12500 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £12500 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39000 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

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

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

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

Continued from previous page...

* Full name	<input type="text" value="David Taylor"/>
* Capacity	<input type="text" value="Owner"/>
* Date	<div> <input type="text" value="17"/> / <input type="text" value="12"/> / <input type="text" value="2021"/> </div> <div> dd mm yyyy </div>

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

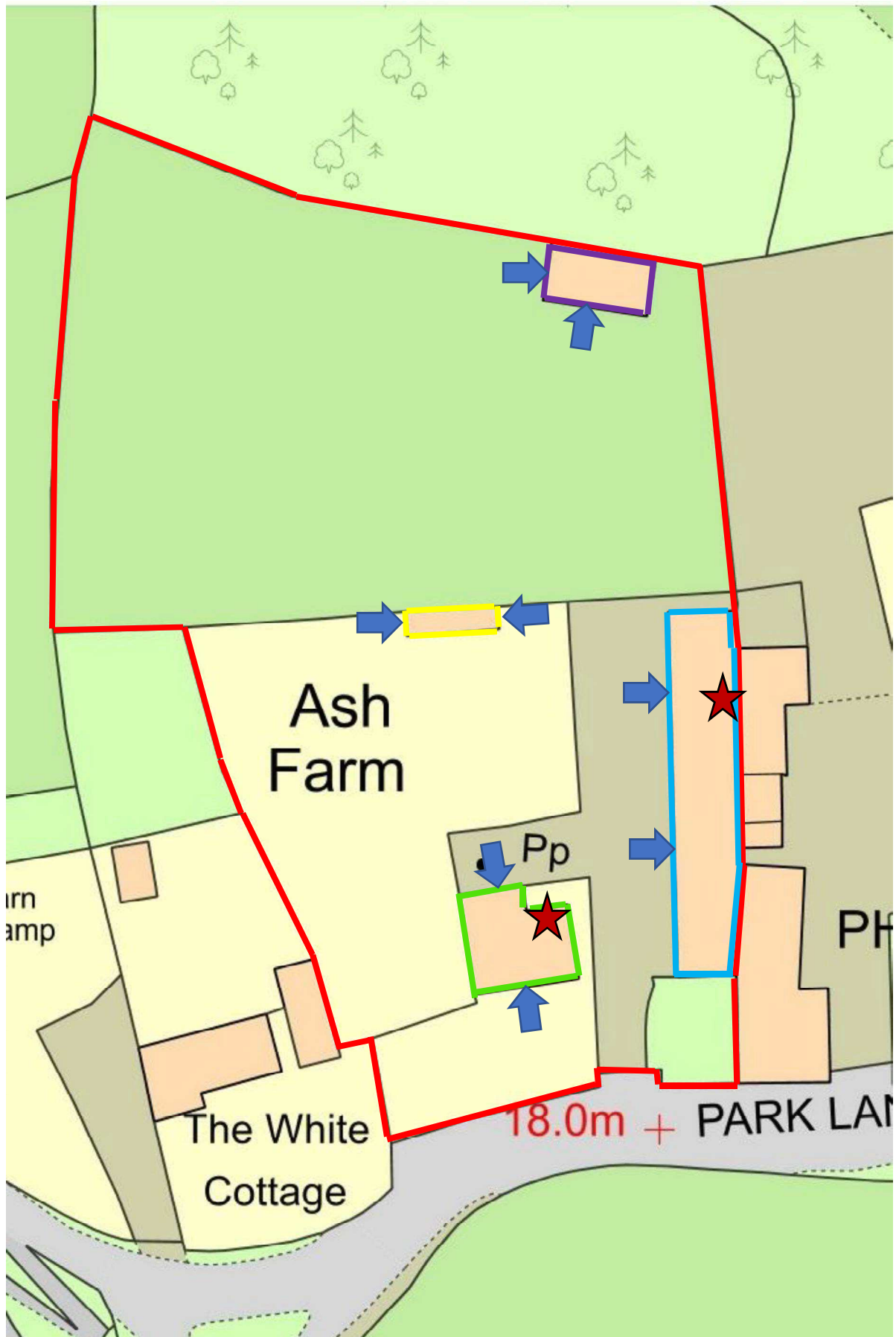
1. Save this form to your computer by clicking file/save as...
 2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cheshire-east/change-1> to upload this file and continue with your application.
- Don't forget to make sure you have all your supporting documentation to hand.



IT IS AN OFFENCE, 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.

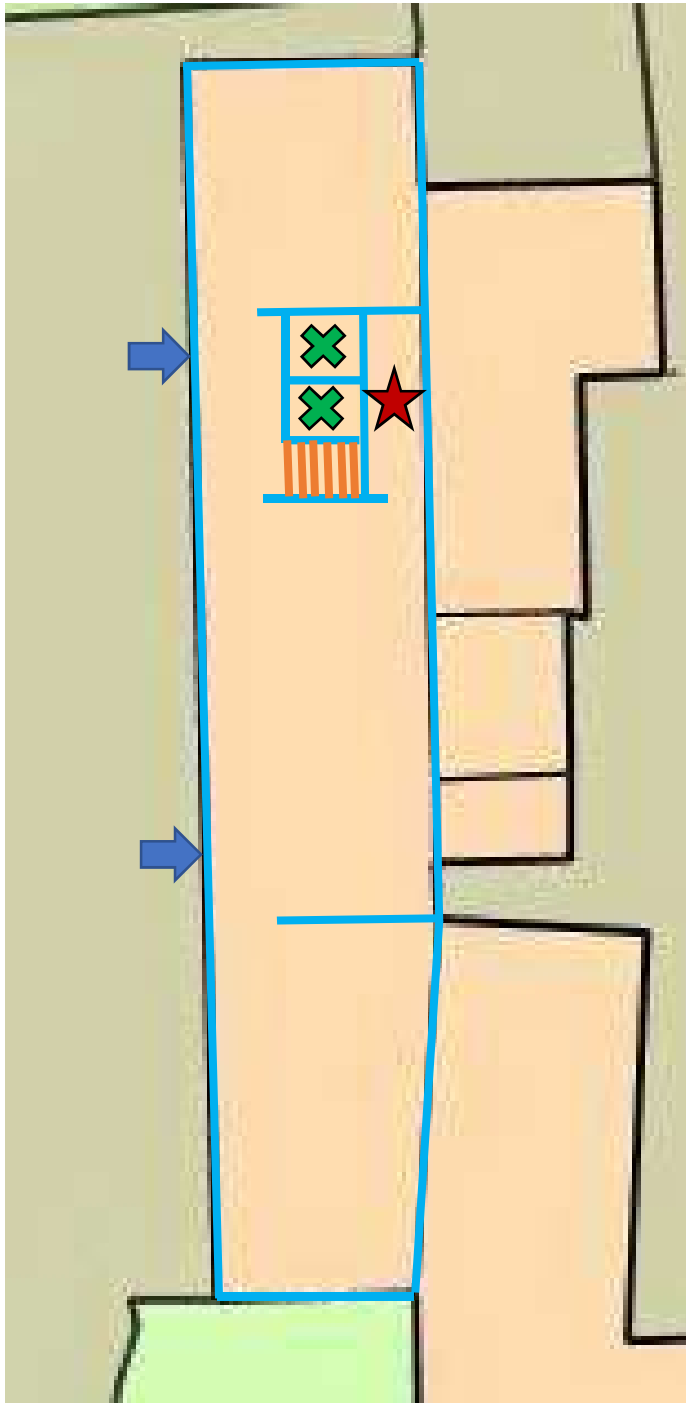
OFFICE USE ONLY




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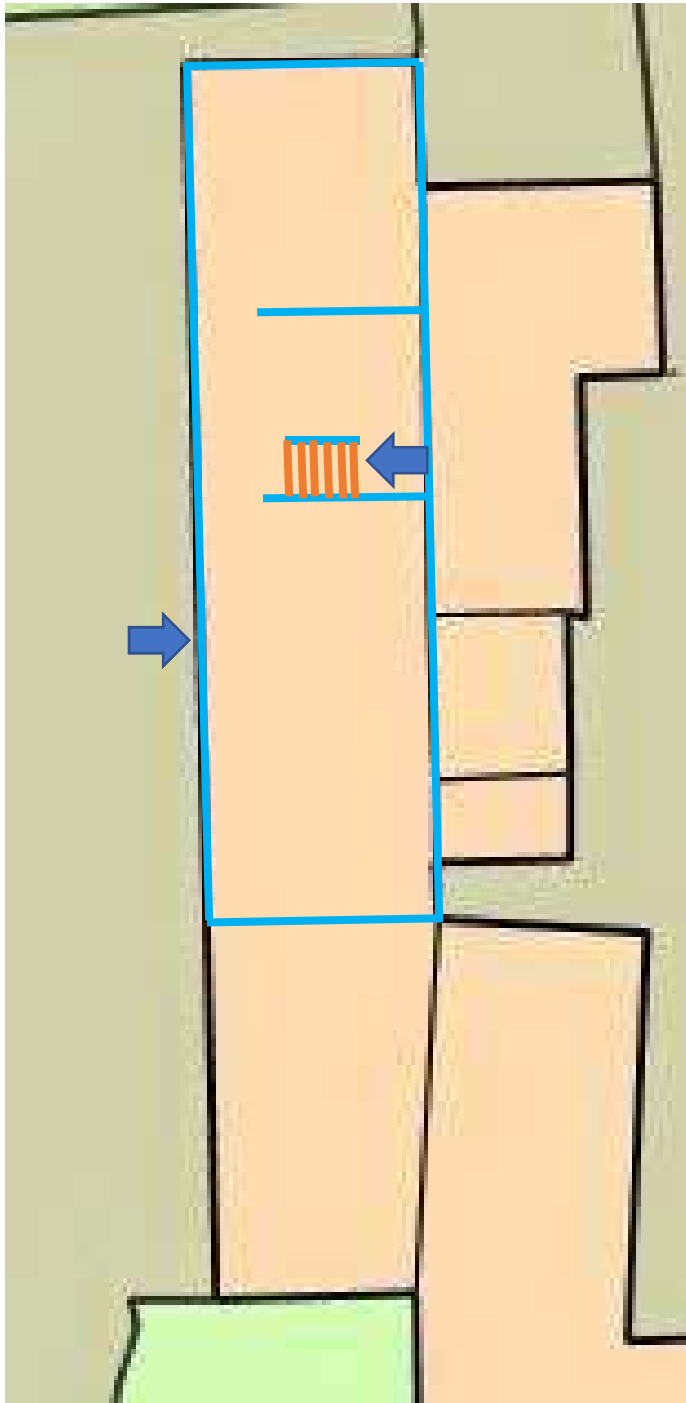


Red	License (site) perimeter
Blue	Barn (Bar / Functions)
Yellow	Outside Bar (Staff Only)
Green	Farm House B&B and Afternoon Teas
Purple	Marquee (Functions)
	Entrance / Exit
	Kitchen

The Barn (Down)

Blue	Perimeter / Internal Walls
Orange	Stairs
	Entrance / Exit
	Toilet
	Kitchen

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The Barn (Up)

Blue Perimeter / Internal Walls

Orange Stairs

➡ Entrance / Exit

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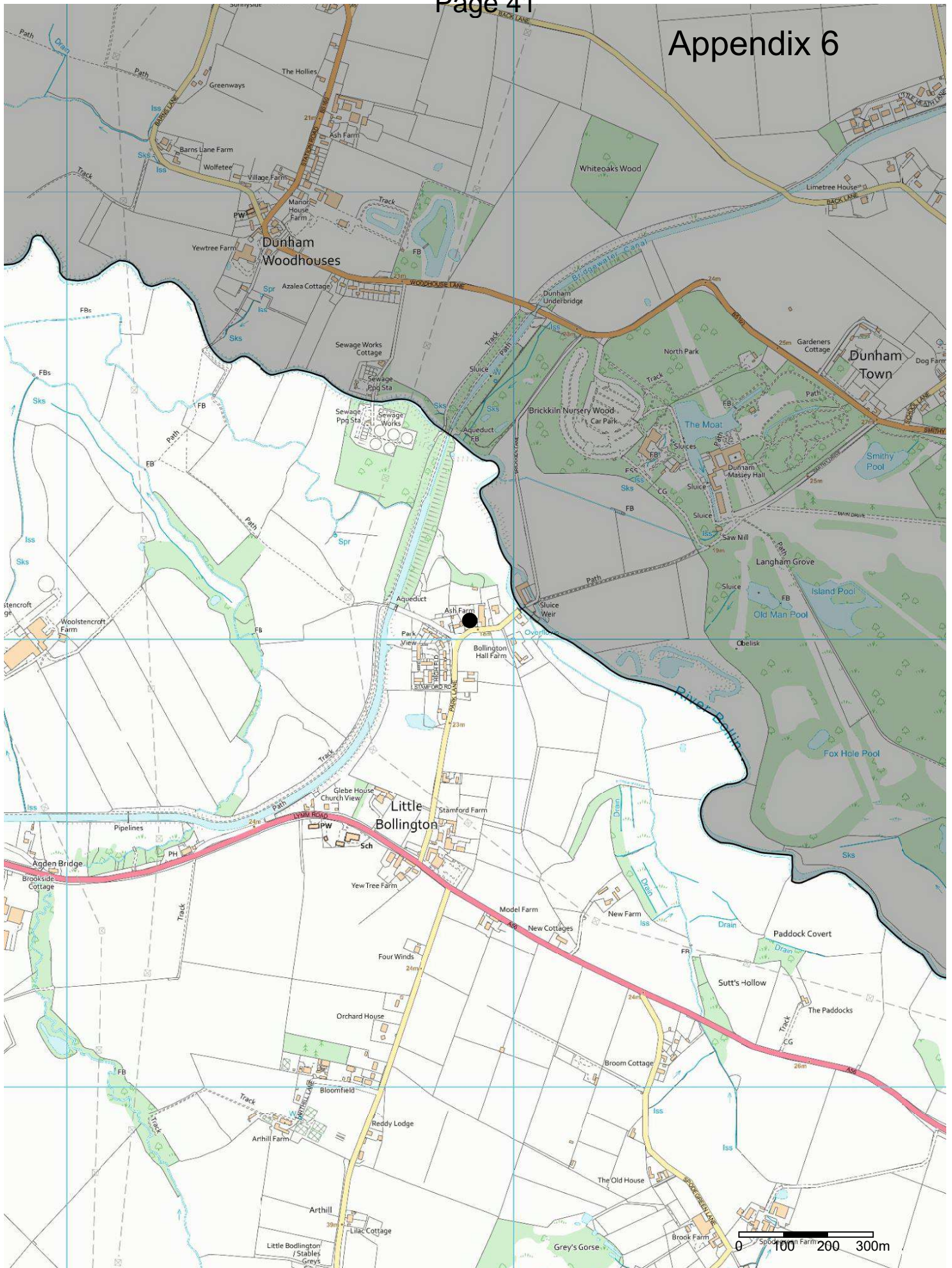
Questions regarding additional information

- a. the extent of the boundary of the building, if relevant, and any external and internal walls of the building and, if different, the perimeter of the premises;
- b. the location of points of access to and egress from the premises;
- c. if different from sub-paragraph (3)(b), the location of escape routes from the premises;
- d. in a case where the premises is to be used for more than one licensable activity, the area within the premises used for each activity;
- e. fixed structures (including furniture) or similar objects temporarily in a fixed location (but not furniture) which may impact on the ability of individuals on the premises to use exits or escape routes without impediment;
- f. in a case where the premises includes a stage or raised area, the location and height of each stage or area relative to the floor;
- g. in a case where the premises includes any steps, stairs, elevators or lifts, the location of the steps, stairs, elevators or lifts;
- h. in the case where the premises includes any room or rooms containing public conveniences, the location of the room or rooms;
- i. the location and type of any fire safety and any other safety equipment including, if applicable, marine safety equipment; and
- j. the location of a kitchen, if any, on the premises.

Answers regarding additional information

- a. premises boundary is show in red, building boundary and internal walls in blue;
- b. access to and egress from shown as blue arrows;
- c. same as (b);
- d. there is no distinction within the premises between different licensable activities;
- e. there are no fixed structures or temporary structures in a fixed location that would impact on the ability of individuals on the premises to use exit or escape routes without impediment;
- f. there are no fixed stages or raised areas but there may be occasion for a temporary stage to be required on an ad hoc basis;
- g. stairs are shown in orange;
- h. public conveniences are shown as a green cross;
- i.
 - a. Barn - two 'Class A' extinguishers on each storey paired with co2 extinguishers and located next to the exits. A certified fire detection system will have been installed before opening;
 - b. B&B – two 'Class A' extinguishers on each storey paired with co2 extinguishers and located next to the exits. There is a certified fire detection system;
 - c. Marquee – this is a temporary structure and will have two 'Class A' extinguishers paired with co2 extinguishers and located next to the exits;
 - d. Exterior – we are taking advise and will adhere to any requirements defined by the fire inspector who is undertaking a complete review of the entire premises;
- j. kitchens are shown as a red star;

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Premises Licence

Premises Licence Number:

PR/0132

Part 1 - Premises Details

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

Ash Farm
Park Lane
Little Bollington
Altrincham

Post Town: Altrincham

Post Code: WA14 4TJ

Telephone Number: 0161 9299290

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Sale and supply of alcohol

The times the Licence authorises the carrying out of licensable activities:

Sale and supply of alcohol

Monday to Saturday 10:00 to 00:00

Sunday 12:00 to 23:30

Christmas Day 12:00 to 23:30

From the end of permitted hours on New Years Eve to the commencement of permitted hours on New Years Day.

The opening hours of the Premises:

Monday to Saturday 10:00 to 00:00

Sunday 12:00 to 23:30

Where the Licence authorises supplies of alcohol, whether these are on and/or off supplies:

For consumption on the premises only

Part 2

Name, (registered) address, telephone number and email of holder of Premises Licence:

Mr David Taylor



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

Not applicable

Name, address and telephone number of designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:

Mr David Taylor



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: PE0193

Issuing Authority: Cheshire East Council

Licence Issued: 16th December 2020

N. Murphy

Signed By Mr Nathan Murphy
On Behalf of Cheshire East Borough Council

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 do 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 the Operating Schedule

1. Alcohol may be sold or supplied:
 - (1) On weekdays, other than Christmas Day, Good Friday or New Year's Eve from 10am to 12pm.
 - (2) On Sundays, other than Christmas Day or New Year's Eve, and on Good Friday: 12 noon to 11:30pm
 - (3) On Christmas Day: 12 noon to 11:30pm;
 - (4) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).
2. The above restrictions do not prohibit:
 - (1) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
 - (2) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
 - (3) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
 - (4) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the premises;
3. Suitable non-alcoholic beverages, including drinking water, shall be equally available for consumption with or otherwise as an ancillary to meals served in the licensed premises.
4. The premises must be bona fide used for the purpose of:
 - (1) habitually providing the customary main meal at midday or in the evening, or both, for the accommodation of persons frequenting the premises; and
 - (2) habitually providing for reward board and lodging including breakfast and one other at least of the customary main meals.
5. There shall be afforded in the premises for persons provided with board and for lodging for reward adequate sitting accommodation in a room not used or to be used for sleeping accommodation for the service or substantial refreshment or for the supply or consumption of intoxicating liquor.
6. Music will not be played at the premises and evening entertainment will not be permitted.
7. CCTV will be in operation at the premises.
8. All children must be accompanied and supervised by a responsible adult whilst on the premises.

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

Not applicable

Annex 4 - Plans

No Plan number shown



Premises Licence Summary

Premises Licence Number:

PR/0132

Premises Details

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

Ash Farm
Park Lane
Little Bollington
Altrincham

Post Town: Altrincham

Post Code: WA14 4TJ

Telephone Number: 0161 9299290

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Sale and supply of alcohol

The times the Licence authorises the carrying out of licensable activities:

Sale and supply of alcohol

Monday to Saturday 10:00 to 00:00

Sunday 12:00 to 23:30

Christmas Day 12:00 to 23:30

From the end of permitted hours on New Years Eve to the commencement of permitted hours on New Years Day.

The opening hours of the Premises:

Monday to Saturday 10:00 to 00:00

Sunday 12:00 to 23:30

Where the Licence authorises supplies of alcohol, whether these are on and/or off supplies:

For consumption on the premises only

Name, (registered) address of holder of Premises Licence:

Mr David Taylor



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

Not applicable

Name of designated Premises Supervisor where the Premises Licence authorises for the supply of alcohol:

Mr David Taylor

State whether access to the Premises by children is restricted or prohibited:

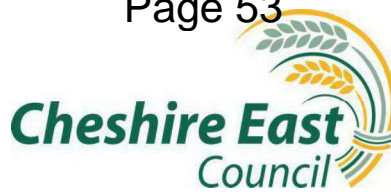
No

Licence Issued: 16th December 2020

N. Murphy

Signed By Mr Nathan Murphy

On Behalf of Cheshire East Borough Council



Licensing Act 2003 – Premises Licence

Duration of a Premises Licence

A premises licence has effect until such a time that it is suspended, revoked or surrendered.

Duty to notify change of name or address

The holder of a premises licence must, as soon as is reasonably practicable, notify the relevant licensing authority of any change of name or address.

Where the designated premises supervisor (DPS) under a premises licence is not the holder of the licence, he should notify the licensing authority of a change in name or address as soon as possible. The DPS must also notify the holder of the premises licence.

Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie £500)

Duty to keep and display licence

The holder of a premises licence must ensure that the licence or a certified copy of it is kept at the premises in the custody of or under the control of the holder of the licence or a person who works at the premises whom the premises licence holder has nominated in writing. A notice should be prominently displayed at the premises specifying the position of any such nominee.

The premises licence holder has a duty to ensure that a summary of the licence or a certified copy of that summary is prominently displayed at the premises.

Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie £500)

Duty to produce licence

A constable or an authorised person may require production of the premises licence for examination. An authorised person must, if requested, produce evidence of his authority to exercise the power.

Failure without reasonable excuse to comply with the above is an offence, and a person will be liable on summary conviction to a fine not exceeding level 2 on the standard scale (ie £500)

Theft or loss of premises licence

Where a premises licence or summary is lost, stolen, damaged or destroyed, the holder of the licence may apply to the relevant licensing authority for a copy of the licence or summary. A fee of £10.50 is payable in relation to such an application.

Where an application is made for a replacement licence or summary the licensing authority must issue the holder of the licence with a licence or summary if it is satisfied that –

- (a) the licence or summary has been lost, stolen, damaged or destroyed; and
- (a) where it has been lost or stolen, the holder has reported that loss or theft to the police.

Surrender of premises licence

Where the holder of a premises licence wishes to surrender his/her licence he/she may give the licensing authority a notice to that effect. The notice must be accompanied by the premises licence, or where that is not practicable, by a statement of the reasons for the failure to provide the licence. Where a notice of surrender is given, the premises licence lapses on receipt of the notice by the licensing authority.

Death, incapacity, insolvency of licence holder

A premises licence lapses if the holder of the licence –

- (a) dies,
- (a) becomes mentally incapable (within the meaning of section 13(1) of the Enduring Powers of Attorney Act 1985)
- (b) becomes insolvent,
- (c) is dissolved, or
- (d) if it is a club, ceases to be a recognised club

(subject to provision for re-instatement in certain circumstances).

**Custody of Premises Licence
Licensing Act 2003 – S.57 (3)(b)**

In accordance with Section 57 (2)(b) of the Licensing Act 2003

I/We being the
holder(s) of/Director of the company holding

Premises Licence number

relating to the premises known as

.....

.....

hereby nominate

as custodian of the said Premises Licence.

To conform with Section 57 (3)(b) of the Licensing Act 2003 this authorisation is hereby
displayed.

.....
Signed

.....
Position

S.57 Duty to keep and produce licence

(2) The holder of the premises licence must secure that the licence or a certified copy of it is kept at the premises in the custody or under the control of-

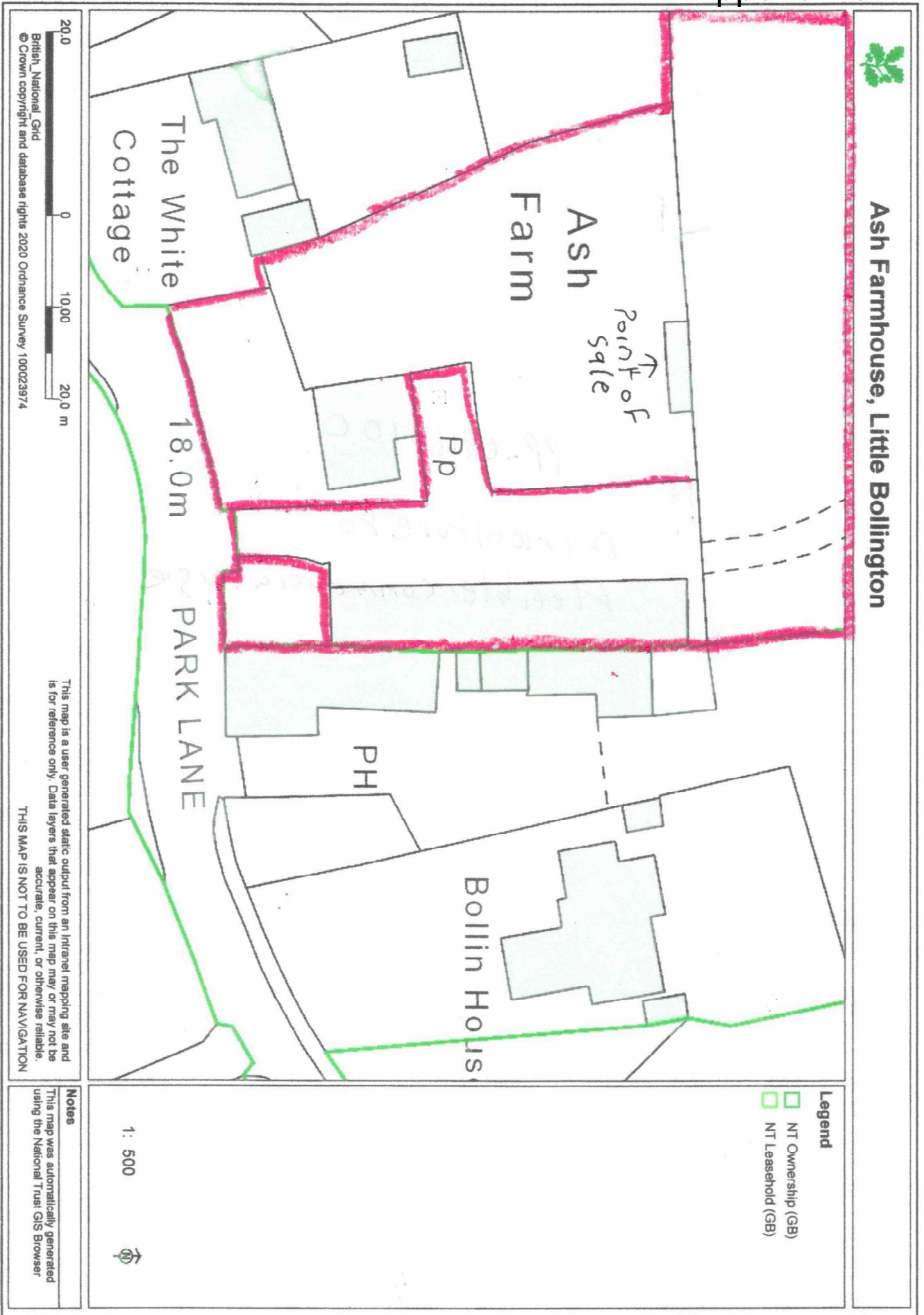
(b) a person who works at the premises and whom the holder of the licence has nominated in writing for the purposes of this subsection

(3) The holder of the premises licence must secure that-

(b) a notice specifying the position held at the premises by any person nominated for the purposes of subsection (2), are prominently displayed at the premises.

(4) The holder of a premises licence commits an offence if he fails, without reasonable excuse, to comply with subsection (2) or (3).

Appendix 9



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From: [REDACTED]
Sent: 17 January 2022 20:33
To: LICENSING (Cheshire East)
Subject: Re:

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

On Mon, 17 Jan 2022 at 7:39 pm, [REDACTED] wrote:

Ash Farm Licence - Draft Objection Letter

I am a local resident and I object to the application for the variation of the premises license for Ash Farm, Park Lane, Little Bollington, Altrincham W14 4TJ on the grounds of preventing public nuisance, public safety and crime and disorder. I believe that the hours requested for licensable activities are too late, and there are not sufficient conditions in place to uphold the licensing objectives and protect the needs of local residents.

I recognise that the Licensing Sub-committee has a difficult decision to make in balancing the rights of business to trade, and provide much needed jobs and economic benefits to the local area, and the rights of local residents to enjoy their home life free from unacceptable levels of disruption and nuisance generated by any licensed premises or its customers. Which is why I accept the general thrust of the application, and merely seek to add sufficient safeguards to the license to ensure that the correct balance is achieved.

I Object to the removal of the requested conditions 4,5 and 6 of annex 2 of the licence these provide the necessary safeguards to prevent public nuisance from the licensed premises

Hours for music

I do object to the hours requested for the provision of both live and recorded music, and the lack of necessary safeguards which protect the ability of residents to enjoy their homes without being subjected to public nuisance from the venue and its customers. I ask the committee to moderate the applicant's requested hours for both live and recorded music so that both cease at 8pm To allow music past this point would cause noise nuisance to local residents, some of whom are elderly and others have children, all needing their sleep. The area is very rural with little in the way of background noise to absorb the music coming from the venue, so the full force of music would be felt by residents, especially in the summer when we have windows open to cool our houses down.

The noise nuisance from the venue will also be exacerbated by its customers, who late at night having consumed alcohol (which lowers people's inhibitions and causes people to raise their voices as they become less aware of their surroundings) will be trying to speak to each other over the music. Their loud voices will then be louder than 90db, and will only add to the noise nuisance suffered by residents. Having a cut off for regulated entertainment at 8pm is generally seen as an acceptable balance between the needs of both residents and businesses.

Noise limits

I understand that the applicant has undertaken to limit noise from the venue to 90 db, this seems eminently sensible, and I therefore ask that a condition be added to the license stating that:

"A noise limiting device shall be used in relation to all sound amplification equipment used at the premises which will limit the sound so that sound levels at all local residency's shall not exceed normal ambient noise levels of 40 dB. The noise limiting device shall be properly secured so that it cannot be tampered with."

Notices

I also ask that a condition is added to the license requiring the venue to have signs prominently displayed at premises exits asking customers to be respectful of residents when leaving.

Suggested condition:

A clear notice shall be displayed at every exit from the premises to instruct customers to respect the needs of local residents and leave the premises and the area quietly.

Alcohol sales times

In a similar vein I object to the premises being able to sell alcohol until midnight. This is in part due to the fact that the application requests that the premises be open to the public until midnight. Allowing customers to be able to consume alcohol right up to closing time only encourages binge drinking as some people will order a "last round of drinks" and then have to drink them too quickly before the premise closes. Drinking alcohol so quickly only increases the intoxication of people which in turn means people have impaired decision making which in my opinion will lead to raised voices and anti-social behaviour from customers as they leave. I therefore ask that a "Drinking up period" is applied to the license which allows customers 30 minutes of time to consume their drinks in a relaxed way which reduces the risk of alcohol related public nuisance.

Therefore the sale of alcohol to set to the following:

Monday to Saturday 10:00 to 20.00

Sunday 12:00 to 20.00

Access and egress

The applicant states that they want to host private events such as weddings taking place at the venue, while I have no objection to these events taking place but we must be mindful that large numbers of people arriving and leaving this tiny village with no public transport and a single cul de sac access road which is very narrow will cause serious congestion and disruption to local residents. I believe this will lead to a risk of road traffic incidents. It is therefore sensible for the committee to require that the management of the venue have an access and egress plan to ensure that the local roads will not be so congested and the risk to public safety of such congested roads by customers of the venue is reduced.

Suggested condition:

The venue management shall have a written access and egress plan detailing how customers will arrive and leave the venue without causing excessive disruption to local residents. This plan is to be available to be seen on request by local residents.

Communications

It would be advisable for the venue management to inform local residents what events are taking place at the venue and when so they can plan accordingly.

Suggested Condition:

Venue management to display upcoming events and bookings at least 1 week in advance. Information to be displayed at the venue and on the venue's website.

I also ask that a condition be added to the license which provides local residents a contact telephone number for the venue management while the premises are open so that they can report any issues directly to them.

Suggested Condition:

The venue shall provide a contact telephone number to local residents that shall be staffed while the premises is open so that local residents can contact management at the venue regarding any issues or concerns. This number is to be displayed at the venue and on the venues website.

Summary

As I said at the beginning of my objection I appreciate the needs of the business, and am not against them in principle. I just believe that the safeguards in terms of reduced hours and the suggested conditions will enable the venue to operate and uphold the licensing objectives.



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From: [REDACTED]
Sent: 17 January 2022 18:42
To: LICENSING (Cheshire East)
Subject: Representation regarding Application to vary a Licence at Ash Farm. Park Lane, Little Bollington, WA14 4TJ

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs

I would like to make a representation regarding to the application to vary the Alcohol Licence at Ash Farm, Park Lane, Little Bollington, Cheshire, WA14 4TJ.

I live at [REDACTED] to the Licensed premises. I have attached an image at the bottom of this email showing the position of my property relative to the licensed premise. My Property is circled in black and labelled [REDACTED] Ash Farm the current licensed property is shown circled in Green and the proposed extension to the licensed premise is shown circled in Red.

By way of context Little Bollington is a small quiet village in a rural setting on the outskirts of Dunham Massey estate. There are approximately 30 residential properties in the part of the village affected by the licence application. The village is a popular destination at the weekends for walkers and people parking up to visit Dunham Massey Park. However, during the week and in the evenings the village is extremely quiet, with very little traffic and little ambient noise.

The current operation at Ash Farm consists of a small B&B - with three guest rooms, and a small cafe style operation serving afternoon teas, to a handful of people at the weekends. There is no evening activity what-so-ever. There is no nuisance at all with their current business operation

I would like to object to the application on the grounds that the proposed change will be a material personal & public nuisance and prevent my family from enjoying our home life. I believe we should be able to enjoy our property and private space with Peace, Quiet and Privacy in the same way we have done for many years at [REDACTED]

1. Public Nuisance - Noise

I would like to make it clear, in direct contradiction to the applicant's statement, that no-one has visited my property to undertake a noise survey, or take any measurements
The distance from my property to the licensed premises is measured in inches rather than meters, and the claimed attenuation of noise levels is clearly invalid.
In fact the distance to my property is so small I do not believe the noise levels can be effectively mitigated.

I would like to object to the requested removal of the conditions 4, 5, & 6 in Annex 2 of the licence. These controls specifically serve to minimise the potential nuisance from noise, and casual drinkers, and were put in place to protect my home from the potential nuisance of a

licensed property next door. I request that these conditions be retained within the licence, and re-instated if required.

2. Public nuisance - Live / recorded music / entertainment - Noise

The noise from the requested permission to play live / recorded music represents an unacceptable intrusion into our peace and quiet. The distance between Ash Farm / [REDACTED] or "the back field" / [REDACTED] is so small there is no reasonable way to protect our property or private space from the nuisance resulting from the noise of music played on the neighbouring property.

The only way to mitigate this would be to limit music to being played indoors, and therefore I would ask that the application to play music outside be rejected, and that the permission for internal music be limited to 6pm. This will allow us to enjoy our private garden in a summer evening without the nuisance of noise from next door.

The request to extend the permission to mid-night is unreasonable given the proximity of my residence, and the New Year's extension to 2.00am is equally unreasonable.

3. Public Nuisance - Increased visitors / casual drinkers - Noise

The noise from the intended increase in customers, and in particular casual drinkers, visiting the current premises also represents an unacceptable intrusion into our peace and quiet. This represents a significant change to the nature of the business, and the serving of alcohol from the outside bar will significantly increase noise levels and disruption - directly adjacent to my property. The fact that drinkers will be able to consume alcohol inches from my own property means our ability to enjoy our home life will be significantly reduced.

I would request that item 1 in the application (To sell alcohol and food to the general public from the outside bar) be rejected.

4. Public Nuisance - Scale of the change - Noise

The scale of the proposed increase in licenced area in the back field is huge. It more than doubles the current licenced area - and the fact there are no buildings on the proposed extension to the back field means the usable licensed area is being increased many times over. This represents a fundamental change to the nature of the licensed business. I am a little surprised that this scale of change is permitted under a simple licence variation - rather than a more demanding planning and consultation process. The noise and disruption generated from this change will represent a massive intrusion into the peace and quiet, and ability to enjoy our private rear garden, as well as the broader village.

The extension to the "back field" means the licensed premise would extend over two full edges of the boundary of our property - leaving us with no opportunity to escape from the nuisance.

The distance between Ash Farm / White Cottage or "the back field" / White cottage is so small there is no reasonable way to protect our property or private space from the nuisance resulting from this noise, and I would therefore request that this request be rejected. I would request that no outside live music or entertainments be permitted either in Ash Farm or in the proposed extension to the back field.

The size of the "back field" area could easily accommodate several hundred people, and I note there is no limit stated on the number of people that can attend. I would request a limit of 50 people be imposed to mitigate noise and safety concerns.

5. Public Nuisance - Privacy

There is a clear and largely unobstructed view from Ash Farm to the rear aspect of my property and into our private rear garden, along the whole length of our shared boundary. Similarly, there is a completely unobstructed view from the proposed "back field" to the rear aspect of my property and into my private rear garden.

At the moment we enjoy a quiet private space to the rear of our property that allows us to go about our business in peace, quiet and with privacy. The variation to the licence removes all privacy from our private spaces. We will be subject to members of the public and casual drinkers having an unobstructed view into our property. This represents an unacceptable level of intrusion into our privacy and will be a significant nuisance.

With this in mind I once again request the maintenance of the protections afforded by the conditions in Annex 2 of the licence, combined with an "exclusion zone" for members of the public with 10 feet of the property boundary and the construction of brick / stone walls in excess of 6 feet high.

6. Public Nuisance & Safety concerns

The proposal to have a stall selling alcohol and food at the end of the driveway represents a safety hazard both for potential customers and passers by. There is no pavement in front of Ash Farm and the proposal is likely to cause a crowding in the road in front of Ash Farm. At busy times this will represent a hazard as traffic tries to find parking to visit Dunham Massey, and to visit the pub (and potential Ash Farm itself). I request that the proposal for a stall at the end of the driveway be rejected.

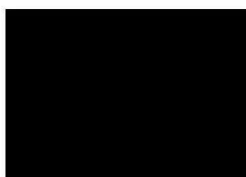
7. Licence variation from November 2020

I would request that the Licensing Authority use this application to vary the alcohol licence at Ash Farm, to also review the licence variation from November 2020.

This application was submitted 2 days after the UK was placed into the 2nd National Lock-Down. Although I am sure due process was followed, as a result of the lock-down I do not believe there was sufficient local awareness of the application as many residents no longer had a legal reason to walk past Ash Farm. People's attention was focused elsewhere at that time. By way of example, I live next door to Ash Farm and was entirely unaware of the application as I never actually walked past the front of the property.

Due to those extraordinary and uniquely unusual circumstances, I would ask that the November 2020 is also considered under this fresh application.

Regards



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From: [REDACTED]
Sent: 18 January 2022 19:28
To: LICENSING (Cheshire East)
Subject: Ash Farm Little Bollington Licence application

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I am writing to present a representation in opposition to the license extension to sell Alcohol and play live/recorded music up to and beyond 12am daily, applied for by Mr. D Taylor at Ash Farm Little Bollington.

As Little Bollington is a Small sleepy village set adjacent to Dunham Massey National Park, this application has come as a great surprise to the residents of the village, as Ash farm only operates as a small B & B with a maximum of 5 letting rooms. the intention to become a venue providing outdoor weddings, markets playing live or recorded music and a late alcohol license up to 12am midnight 6 nights out of 7 of a week, will have a real and damaging environmental impact on all the residents of not only Park Lane, but also the outer extremities of Little Bollington.

my concerns are as follows.

Public safety:

This is likely to be compromised by the increase in vehicular traffic entering and leaving the village at all times of the day and into the early hours of the night. as you maybe aware the road (Park Lane) to Ash Farm is a no through road and suffers greatly from excessive traffic parking at any location and any opportunity to mainly visit Dunham Massey Park, this has been driven by the Trusts revised pricing structure in their car park, which in turn has forced there customer to seek, alternative parking in Little Bollington, Bowden and Dunham Village itself. the excess traffic that Ash Farm will bring to the village will cause more danger to pedestrians and cyclist who use park lane as access to the park and as a cut through to Bowden and beyond.

Prevention of Crime & Public Disorder:

The late alcohol and music license applied for will invariably bring with it the likelihood of loud and obnoxious behavior brought on by lengthy drinking spells and loud music.

also their request to remove Section 4,5, & 6 from annexe 2, will mean the removal of the need to save and store the recording of CCTV footage for the use in any potential prosecutions for any anti social behavior.

People leaving at such a late time of night will in itself bring disturbance to this small quiet village community with slamming car doors of either taxis or patrons making there own way home, a disturbance this village is not use too and not why the majority of residents who live in the village moved here for.

Prevention of Public Nuisance:

Again the very nature of late night drinking and late night music brings with it the very likelihood of a public nuisance through the outdoor live and recorded music and late night drinking and there is a strong possibility that people leaving at times into the early hours of the night will bring severe disturbance to this small quiet village.

Protection of and Harm to Children:

The nature of the increased volume of traffic throughout the day and night brings with it the danger to the public safety of the children of the village, visitors and the elderly residents of the village who regularly walk on Park lane and other routes within the village. Due to the fact that Park Lane is a no Thoroughfare road, one road in and one road out!! i see no logical way to implement a safe traffic management system that would protect the children from danger of accidents from the increased traffic brought about by the venue and its intended use.

i trust that in making your judgement on the application from Mr. Taylor who himself has been a resident within the village for over 30 years, you will take in to consideration my objections raised and consider the overall safety, peace and tranquility, and allow our village to continue to have all the benefits that the residents including Mr Taylor and his Family who live here actually moved here for.

Thank you in advance.

i look forward to any response you may have to my comments.

Regards



From: [REDACTED]
Sent: 18 January 2022 17:45
To: LICENSING (Cheshire East)
Cc: [REDACTED]
Subject: Ash Farm, Little Bollington WA144TJ

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

We would like to make our representation for the objection of the application for a variation to a Licence concerning **Ash Farm, Park Lane, Little Bollington, Cheshire, WA14 4TJ.**

For contextual purposes, Little Bollington is a small quiet village in a rural setting on the outskirts of Dunham Massey estate. There are approximately 30 residential properties in the part of the village affected by the licence application. There are narrow roads, no streetlighting, limited public amenities and no public transport. The village is a popular destination at the weekends for walkers those parking in the village in order to visit Dunham Massey Park. However, during the week and in the evenings the village is extremely quiet, with very little traffic and little ambient noise.

Our objections relate directly to and comply with three of the four licence Objectives:

The prevention of crime and disorder

- The licence variation seeks to extend the supply of alcohol to between the hours of 10am 12am (Mon-Sat), 12pm-11:30pm (Sunday) and up to 2am on New Year's Eve. Yet with only 3 guest rooms and limited accommodation options within the village our objections relate to the potential of criminal activity or associated problems that may take place despite the best efforts of the licensee and any staff working at the premises. Such concerns include afterhours loitering (waiting for taxi's), antisocial behaviour and given the rural location and isolation of Little Bollington from public transport, a concern for potential (and unintended) encouragement of drink driving.

Public Safety

- The licenced premises is situated directly next door to the historical public house 'the Swan with Two Nicks'. Its driveway is directly parallel to the pubs entrance (c30ft to the left). We would like to raise our concern for overcrowding at point of bar/event closure (particularly should larger events such as weddings or new years eve parties be held), whereby (as above) those exiting both the pub and Ash Farm venue at close will likely (and at the same point in time) congregate on or around a small unlit bend in the road where there are no pavements (whilst waiting for taxi's). Those exiting the venue and pub at the same time will cause congestion increasing the number of cars using a very small dead-end road with no streetlights and where turning vehicles round will be awkward at best and potentially hazardous.

We would like to express our concerns that such overcrowding/loitering following late night or long day drinking could lead to an increased risk of violence/antisocial behaviour. We feel that the increased temporary population during a large event (weddings/Christmas/bonfire night/new years eve etc.) would be disproportionate to the village and its capacity.

Prevention of Public Nuisance

- **Noise** – the application seeks to provide both outdoor and indoor amplified music (live and recorded) between the hours 8am and 12am (Monday to Saturday), 8am-11:30pm (Sunday) and New Years Eve until 2am.

The proposed outdoor events (wedding/Christmas/bonfire night/new years eve etc.) in the rear paddock is with live music and one may assume fireworks, would be particularly disruptive to our way of life and others in the village. Our home, situated c200ft from 'the back field' is in direct (uninterrupted) line of sight and ear shot

(particularly from our loft conversion bedroom) from the 'back field' where the proposed outdoor events will take place. We are concerned that such events will offer us regular disturbance and would become a nuisance.

Our home is our refuge but also combines as a place of work. As two hard working professionals good sleep (in recovery from unsociable working hours – as an on call Intensive Care Doctor) throughout the day, night, week and weekend is critically important and a key part of our decisions to live rurally here in Little Bollington. Our home is also used as our work-place during normal working weekday hours and on call night shifts. We are concerned that large events, long hours of live outdoor music could disrupt our ability to both relax and work in our home.

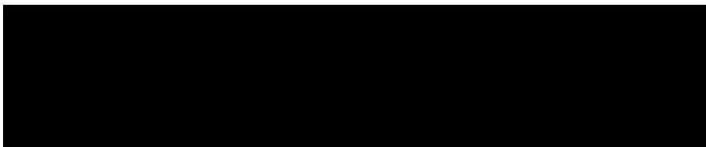
We feel that the increased noise during an outdoor event would be disproportionate to the what the village currently experiences. We would also like to raise our concern for the potential of disruptive noise in relation to livestock kept in the immediately surrounding fields.

- **Car Parking** in the is already an issue for the village. As Dunham Massey park is situated c2000ft from the village the area is subject to significant footfall of welcome visitors who do use the narrow streets and nearby estates to park their cars. At the recent Little Bollington Parish Meeting the tenants of Ash Farm presented their intention to provide 30 customer parking spaces which we do not feel is sufficient to park cars for up the suggested (at the meeting) c150 guests and 30 staff to run events. We believe that such events would have a significant impact further entrenching potentially dangerous parking and accessibility for residents, emergency vehicles and the like.

Repurposing the field for both car parking and events is also a bone of contention in relation to the National Trust covenant and would surely be subject to planning which to my knowledge has not yet be sought.

We would like to note that we are supportive of Ash Farms endeavour to grow their business and would support time and sound limited indoor music (live and recorded) so long as its limitations are reasonable and proportionate (established by testing and inclusive consultation). Outdoor events with large crowds and amplified music are a much greater concern.

I attach a Map of our residence (highlighted in Blue/Purple for your reference and consideration alongside this representation



[REDACTED]

From: [REDACTED]
Sent: 19 January 2022 16:33
To: [REDACTED]
Subject: [OFFICIAL] FW: Ash Farm, Little Bollington

Follow Up Flag: Follow up
Flag Status: Flagged

Switch-MessageId: 368347b1bdc444ed870c907329029c36

From: [REDACTED]
Sent: 19 January 2022 16:30
To: [REDACTED]
Subject: [OFFICIAL] RE: Ash Farm, Little Bollington

Hi [REDACTED]

Could you please this email to the current list of representatives comments about Ash Farm .

I am writing on behalf of residents in Little Bollington to express concern about the licencing application PR/0142 at Ash Farm, Little Bollington.

Concerns have been raised on several points regarding the application and I would ask the Licencing Committee to give careful thought and consideration to the following content.

Neighbours are very concerned about noise levels. The licence states late night hours for sale of alcohol and music/entertainment throughout for the whole week. Little Bollington is a tiny village, surrounded by National Trust land and agricultural land. Noise levels may travel considerably and I wonder what mitigating factors have been discussed to lesson disturbance to neighbours? The current venue is a quiet B&B that has minimal impact on the area. The application suggests a drastic change to Ash Farm, which resident live a stone throw away from, so they will hear music quite clearly, as there is not buffering to mitigate noise levels.

Parking for 30 cars has been stated, but I must point out that I do not know how many people the area can reasonably allow for. This means roadside parking on a narrow country lane, that is already heavily impacted by cars parking up to walk in Dunham Massey or patron the quiet local pub that is only a few hundred yards away from the proposed venue. We have had many issues with inconsiderate parking on Park Lane in the past, which has left pavements blocked and pedestrians exposed to traffic.

There is no public transport to and from the venue. The road sits off the A56 which has no bus route, therefore necessitating transport for access to and from the venue. The area does not have any local taxi services nearby.

I do not believe a Planning application has been sought for a change of use to the agricultural barn. While this is a Licencing matter, I do believe there will be a Planning contravention if a licence is granted and the correct change of use has not been granted.

While I am not against change and development to businesses, I do believe that this application needs careful consideration and conditions applied if granted.

Parking and noise are the main factors that residents are strongly opposed to and I ask the Committee to look into conditions that would make the application more acceptable.

Little Bollington, as I previously stated, is a tiny village with a demographic of mainly over 60's who have moved to the area for a quieter way of life.

Thank you for taking the time to read my representation.

Regards

[REDACTED]

From: [REDACTED]
Sent: 18 January 2022 16:20
To: [REDACTED]
Cc: [REDACTED]
Subject: [OFFICIAL] RE: Ash Farm, Little Bollington

Hello [REDACTED]

Thank you for your email.

We have received a number of objections concerning the application. Because of that the matter will now be determined by the Council's Licensing Act Sub-Committee, these are also called Hearings. Licensing applications follow their own statutory timescales and there is no opportunity for you to ask for determination to be delayed.

You can make you own objections if you want to. This would mean that you would be party to the Hearing.

I won't be considering you email a representation (objection) until you confirm you want it to be considered as one. The last date for objections to be made is midnight tomorrow so if you do want it classed as a representation, I would need something in writing (ie email) from you by then.

In terms of planning involvement, they are a statutory consultee. But they have not make their own representation. This is not unusual, I've never known them to engage in the process. Planning issues cannot be taken into consideration in licensing matters unless they of themselves would undermine one or more of the statutory licensing objectives.

I am not a planning expert so I can't really comment on what planning requirements are necessary.

I think the local residents understanding of what the applicant has applied for will be limited to the (always summary) information in the public notice. There is an application form that sits behind that and goes into much greater detail about what is being applied for, why, and what measures they propose to promote the objectives.

For example in the description of the application section the applicant has stated the following:

The premises is an old country farm house set in approximately 2 acres of land and located adjacent to the 'Swan with two nicks' public house. The farm house is used as a B&B and also serves afternoon tea. There is an old building on site which has been converted to an outside bar. There is an old barn on site which will be converted to an inside bar. There is a 'back field' where a marquee will be located.

- 1. To sell alcohol and food to the general public from the outside bar.*
- 2. To use the downstairs of a barn on the site as a bar serving alcohol and food to the general public with recorded and/or*

live music.

3. To use the upstairs of a barn on the site as a function room serving alcohol and food to private functions with recorded and/or live music.

4. To use a marquee/tepee on the back field as a function room serving alcohol and food to private functions with recorded and/or live music.

5. To use the back field for one-off events such as bonfire night, farmers market, Christmas market, Santa's grotto etc.

6. To use the farm house as a B&B and supply alcohol and food to guests.

7. To sell alcohol and food to the general public from a stall at the front gate for consumption off the premises. An example

would be to sell mince pies and mulled wine in the weeks leading up to Christmas.

From the application, I don't believe that there is an intention to move away from being a B&B

I am aware that the Police have agreed additional conditions with the applicant and that they therefore to not oppose the application.

Similarly, Environmental Health are meeting with the applicant tomorrow to discuss the inclusion of additional conditions to control public nuisance.

As this stage, if you wanted additional conditions on the licence (if granted) you would need to make a relevant representation setting out those further conditions. However, they do need to be relevant to the statutory licensing objections, relevant to the premises, and within the control of the licence holder. For example parking is one that sits in a grey area where is not within the control of the licence holder. They cannot dictate where people can lawfully park.

I have put this together in a bit of a rush as I'm due out of the office now. But I wanted you to have a response before close of play. If you wanted to discuss in more detail, please feel free to give me a call tomorrow morning.

Many thanks

From: [REDACTED]
Sent: 18 January 2022 15:33
To: [REDACTED] LICENSING (Cheshire East) <Licensing_CE@cheshireeast.gov.uk>
Subject: [OFFICIAL] Ash Farm, Little Bollington
Importance: High

Hi [REDACTED]

Sorry to email you directly, but this is quite an urgent issue.

I have quite a lot of residents who are very concerned about the licencing application PR/0142 at Ash Farm, Little Bollington.

The application is to remove the current conditions form the B&B licence and turn the venue into a music area with noise permitted until late into the evening, and in some cases 2.00am.

While I sympathise with the residents, who ae very worried about noise pollution, I have concerns about there being only 30 parking spaces. The application does not state how many people the venue can hold. I feel the applicants have applied to a multitude of functions, yet I fail to see how these can be granted when the application does not state any mitigation for the residents in the area.

This is a very small village, not a town.

Should planning be involved as they wish to convert and change an agricultural barn, situated on prime agricultural land?

I feel there needs to be conditions on this licence if it is to proceed or be granted, and I wonder how this can be achieved?

Is it possible to call in the application or ask for a delay so this may be discussed?

As I have not dealt with an issue such as this before, so I would greatly appreciate any assistance.

Kind regards



From: [REDACTED]
Sent: 19 January 2022 21:06
To: LICENSING (Cheshire East)
Subject: Ash Farm, Little Bollington - Application for Variation to Licence

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Ash Farm, Park Lane, Little Bollington, Cheshire, WA14 4TJ
APPLICATION FOR A VARIATION TO A LICENCE: LICENSING ACT 2003

I am a local resident and wish to make representations on the above licence application. I wish to support this application provided that conditions are applied to prevent public nuisance, prevent crime and disorder, and ensure public safety. I would request the following conditions to achieve these purposes:

- Sound limited to 90dB
- Regulated entertainment allowed no later than 11.00pm
- Sale of alcohol limited to 11.00pm.
- The venue to have an access and egress plan

It should be noted that the premises are situated in a small village in a quiet rural area. There is very little background noise in the village to absorb the sound of music from the venue, so the full force of the sound would be experienced by residents. This is especially so in the summer when house windows are open to provide ventilation and reduce internal temperatures. Several residential properties are located very close to the premises and an estate of 28 houses is located a short distance away in an elevated position. Many of the residents are elderly and others are children, all likely to need sleep from no later than 11.00pm.

The noise level from the venue will arise from the music and also from customers trying to speak to each other over the volume of the music. This will be exacerbated late at night when customers have consumed alcohol, which lowers inhibitions and causes people to become less aware of their surroundings. The loud voices will be above 90db and will add to the noise nuisance suffered by residents. This demonstrates the need for a cut off time of 11.00pm latest for regulated entertainment. This is generally seen as an acceptable balance between the needs of residents and businesses, and is the time limit prescribed by the Live Music Act. For the same reasons 11.00pm should be the latest time for the sale of alcohol.

The above proposed conditions are therefore the minimum safeguards required to protect the rights of local residents to enjoy their home life free from unacceptable levels of disruption and public nuisance generated by the licensed premises or its customers.

A written access and egress plan is essential to provide details of how customers will arrive and leave the venue without causing excessive disruption and nuisance to local residents and creating a significant risk of road traffic accidents. This plan should be available to local residents on request.

It should be noted that the venue is located on a narrow country lane which is the only road access into the heart of the village. The road is very restricted in places with sections too narrow for cars to pass each other. Space for parking on the road is extremely limited. There is no public transport to and from the village or the wider area. This requires careful management of vehicles arriving and departing the venue.

Provided that the above conditions are applied I support this application. I believe that if it is well managed to comply with these conditions it will bring social and economic benefits to the village and the community.



From: [REDACTED]
Sent: 19 January 2022 21:43
To: LICENSING (Cheshire East)
Subject: Ash Farm Application

Follow Up Flag: Follow up
Flag Status: Completed

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Ash Farm, Park Lane, Little Bollington, Cheshire, WA14 4TJ
APPLICATION FOR A VARIATION TO A LICENCE: LICENSING ACT 2003

Although I live at the other end of the village I wish to make representations on the above licence application.

It is my desire that this application should be supported but that it is ring fenced with a certain number of disciplines to protect the local community especially those who live in close proximity who could be affected directly by late night drinking and noise from the venue. These would be considered a public nuisance and therefore restrictions to public nuisance, prevent crime and disorder, and ensure public safety. Consideration should be made to the following; Sale of alcohol limited to 11.00pm; The venue to have an access and egress plan ;Sound no louder than 90dB and entertainment restricted to later than 11.00pm

Ash Farm is are located in a quiet, rural community with many house in close proximity. At night it is very quiet and there is very little background noise in the village and consequently the noise from this venue will travel quite easily and be more evident in the evening and especially in the summer months. Local residents will be impacted massively by sound generated by events at Ahs Farm ruining the tranquil nature of the village. There are a number of residents who are quite old and there are also children and people who work shifts who live in the village and it is important from a sleep deprivation point of view that the village remains quite. This is why many people moved here.

Alcohol has a tendency to inhibit people's behaviour and they become less respectful to those around them as a consequence. At our end of the village we were subjected to music coming from the Nags Head/Cheshire Lounge and it caused a lot of people distress because of the base sounds of the music which made it difficult to sleep.

It is important therefore to minimise the impact on the village and put in measures which will protect our most vulnerable members of the village but from a mental health point of view to minimise the stress placed on residents who seek the peace and tranquilly of the village which important to their health and well being.

Therefore it is extremely important for this community that a written access and egress plan is drawn up, sending out clear messages to customers about how they should carry them selves on arrival and departure. It needs to make clear that they should depart without causing excessive disruption and nuisance to local residents. Consideration should also be given to the prevention of road traffic incidents in a village that has narrow passing points and is routinely congested because of the high amount of parking that already occurs in the village due to the high cost of parking at Dunham Massey. This is already a major concern for residents.

My support for this application is only if these restriction and guidelines are adhered too. If not then please reject the application because the distress to the local community is unacceptable.

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LICENSING ACT 2003
Environmental Health Consultation
Response



Working for a brighter future together

EP Ref: ELL/007124

Date Received: 22 December 2021

Name of Applicant: Ash Farm

Address to which application relates: Park Lane, Little Bollington, Cheshire East, WA14 4TJ

Conversion: ☐ Variation: ☒ New: ☐

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

LICENSING OBJECTIVE:

PREVENTION OF PUBLIC NUISANCE

I visited Ash Farm on 19th January 2022 and witnessed the buildings, the lawn area with proposed outside bar and the field on which it is proposed to have marquees / tepees for use by the public. I have discussed the intended use / possible future operations with the operators. The outcome of my considerations is as follows:-

The location of Ash Farm is in a rural area with a low general background noise level. Residential properties are in relatively close proximity to the overall site. Therefore noise from music and other sources will be noticeable at those properties unless such noise is adequately and effectively controlled. This will particularly be the case during warmer weather months when residents of nearby dwellings will expect to be able to enjoy their own garden areas and also to have house / bedroom windows open for ventilation and cooling purposes. If effective noise control measures / noise management is not employed, the proposed use could result in noise nuisance and sleep prevention / sleep disturbance being caused to the residents of the nearest dwellings.

The barn building is of a robust structure and the proposed downstairs use as a seating area for patrons and the proposed upstairs use as a function room is acceptable to this Service provided that noise from both live and recorded music is adequately controlled in volume and that the doors and windows are kept closed whilst amplified entertainment is taking place. i.e. the structure of the building should ensure that the music noise can be contained.

However, a marquee and/or tepee structure is not effective in containing noise and the noise would in practice, be almost as though the entertainment is outdoors /open air. This Service would therefore wish to consider the proposed barn use and the proposed marquee use separately in terms of the provision of music.

In addition to noise from music, consideration also has to be given to other sources of noise from the proposed use such as the 'accumulation of people noise' i.e. chatting, raised voices, laughter etc and also to the noise from vehicles as guests arrive and depart i.e. vehicle engines, banging of vehicle doors, calls of farewell from patrons etc – particularly at sensitive times.

In order to protect the interest of local residents, in avoiding possible noise nuisance and sleep disturbance and to and to ensure that the licensing objective of the 'prevention of public nuisance' is upheld, it is recommended that the following conditions are attached to a Premises Licence.

1. Regular noise assessments shall be undertaken by a competent person (either the Licensee or Manager) around the boundary of the site and steps shall be taken to reduce the level of noise where it is likely to cause a disturbance to local residents. The noise assessments shall be undertaken during the operating hours of the premises and when entertainment or music is occurring. A written record shall be made of those assessments in a log book, kept for that purpose and shall include; the time and date of the checks, the person making them, the type of music and in what location and the outcome - including any remedial action in order to reduce the level of noise where it is likely to cause a disturbance to local residents.
2. Music within the marquee / tepee shall be restricted to background music or unamplified acoustic music.
3. Door and windows of the barn shall be kept closed (except for access and egress purposes) whilst amplified live or recorded music is taking place - apart from when such music is being played at background music level.

4. Thirty minutes before the end of the time permitted for the provision of entertainment the, music levels shall be gradually reduced to a lower volume and tempo.
5. There shall be notices located around the entire licensed area to advise customers to be considerate regarding noise levels particularly at sensitive times in respect of nearby residential neighbours.
6. The Licence Holder/Designated Premises Supervisor or responsible person nominated by him in charge of the Premises shall ensure that the Premises, including the car park, are vacated quietly within thirty minutes of the terminal hour of the Licence, and that proper supervision of all persons leaving the car park and otherwise leaving the Premises is provided. Conspicuous notices shall be positioned at all exits from the Premises requesting patrons to make the minimum amount of noise on leaving.
7. Patrons who require taxis shall be permitted to stay inside the barn whilst waiting for taxis.
8. There shall be no disposal of bottles outside the premises between the hours of 21.00 and 09.00.
9. No disposal of refuse outside the premises or deliveries made to the premises between 2100 and 0700.

INFORMATIVES

PLANNING PERMISSION

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

FOOD BUSINESS OEPERATIONS

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

Signed: **Brenda Lomas | Environmental Protection**

Dated: **19 January 2022**

Direct Dial:
Email:



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Representation Form.

Responsible Authority.

POLICE

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

Name of the premises you are making a representation about.	Ash Farm
Address of the premises you are making a representation about.	Park Lane, Little Bollington, Altrincham, WA14 4TJ

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

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

COMMENTS:

CCTV

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

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

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

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

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

Risk Assessed Door Staff

When there is any specific event or pre-booked private function, the Premises Licence Holder or Designated Premises Supervisor shall conduct an assessment of the need for door supervisors, taking into account any advice offered by the Police.

Where the assessment shows that door supervision is required, supervisors shall be engaged at such times and ratios as are assessed to be necessary.

When such Door supervision is employed:-

A written record shall be kept on the premises by the Designated Premises Supervisor of every person employed on the premises as a door supervisor in a register kept for that purpose. That record shall contain the following details:-

- The door supervisor's name, date of birth, contact telephone number and home address;
- His/her Security Industry Authority licence number;
- The time and date he/she starts and finishes duty;
- The time of any breaks taken whilst on duty;
- Each entry shall be signed by the door supervisor.
- Record of all incidents taking place in the venue

The register shall be available for inspection on demand by an Authorised Officer of the Council, the Security Industry Authority or a Police Constable.

The Operating Schedule indicates that the facilities of the premises will be available for hire by members of the general public. Where such hire includes the retail sale of alcohol:-

Condition :

- Such bookings shall only be accepted with no less than 48 hours' notice.
- Such bookings shall be recorded in a register kept for this purpose and shall be made available for inspection by Police or other authorised officer.
- Name, Address and Contact details of the person making the booking to be recorded and retained in accordance with GDPR.

Protection of Children from Harm

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

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

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

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

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

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

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

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

Under 18's events will not take place without prior consultation with the Police and Local Authority Officers. The consultation shall take place not less than 10 days before any planned event.

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

Signed: K. Warburton

Date: 06/01/2022

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