

ASHLEY, Jennifer

Subject:

FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

From: BILLINGTON Tracey <Tracey.Billington@cheshireeast.gov.uk>

Sent: 03 February 2025 09:51

To: PRICE Louise <Louise.Price@cheshireeast.gov.uk>; ASHLEY Jennifer <Jennifer.Ashley@cheshireeast.gov.uk>

Subject: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Hi Both

I have had one response to the letter from the applicant's solicitor.

Jennifer can you publish on the web please and send to the members, I will give the members an unredacted copy on the day.

Thank you

From: Sent: 31 January 2025 17:45

To: BILLINGTON Tracey <Tracey.Billington@cheshireeast.gov.uk>

Subject: Re: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

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

Thanks for the email.

Whilst the solicitor's email initially attempts to lull the residents into a false sense of security they incorrectly state that the opening hours applied for were the same as previous and also state their amended hours which, whilst less, are still too late and will cause a public nuisance in the early hours of the morning both midweek and weekend, public holidays or otherwise.

I strongly feel a hearing is still necessary and it needs to be enforced that the permitted opening hours align with those requested by residents in their objections.

They also state the times that the beer garden will open however these are not in line with what EH have stated which is 11pm or dusk whichever is the earlier.

EH also states that there should be no disturbance in sound or vibration beyond the pubs boundary and yet each objection raises the concern that they are a long way off complying with this based on the way the previous publicans operated the pub.

They acknowledge the need for a complaints log for neighbours which is a blatant admission that they already know their intended way of operating the premises will cause a public nuisance to neighbours.

Please take these comments into account at the hearing which I am unable to attend.

Regards

Resident overlooking the beer garden and overspill car park.

On 31 Jan 2025, at 15:42, [REDACTED] <[REDACTED]@cheshireeast.gov.uk> wrote:

Dear All

The applicant's solicitor has submitted information ahead of the hearing.

Should you feel a hearing is no longer necessary after reading the attached information, can you please respond to this email stating so.

Kind regards

OFFICIAL

ASHLEY, Jennifer

Subject:

FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

From: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Sent: 03 February 2025 16:12

To: ASHLEY, Jennifer <Jennifer.Ashley@cheshireeast.gov.uk>; PRICE, Louise <Louise.Price@cheshireeast.gov.uk>

Subject: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Hi Both

Another response to the applicant's letter for circulation to members and internet.

Thank you

From:

Sent: 03 February 2025 16:00

To: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Subject: Re: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

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,

I regret to inform you the applicant's letter does not alter my objection to the proposed licencing hours. It is appreciated the applicant has offered to reduced the proposed hours, however these reductions do not address my concerns. In some instances, some of the proposed hours have been extended. While I understand the applicant has stated the premises will not regularly operate to the various proposed hours, there is no guarantee this will be the case and is reliant on current and future publicans.

To clarify I wish the hearing to proceed, and my objection is maintained.

Yours Sincerely

OFFICIAL

From: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Sent: 31 January 2025 15:42

To: [REDACTED]
Subject: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Dear All

The applicant's solicitor has submitted information ahead of the hearing.

Should you feel a hearing is no longer necessary after reading the attached information, can you please respond to this email stating so.

Kind regards

OFFICIAL

ASHLEY, Jennifer

Subject:

FW: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

From: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Sent: 04 February 2025 11:36

To: ASHLEY, Jennifer <Jennifer.Ashley@cheshireeast.gov.uk>; PRICE, Louise <Louise.Price@cheshireeast.gov.uk>

Subject: FW: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Hi Both

Another response to the applicant's letter for circulation to members and internet.

Thank you

From:

Sent: 03 February 2025 21:20

To: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Subject: Re: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

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 Evening,

I regret to inform you the applicant's letter does not alter my objection to the proposed licencing hours. It is appreciated the applicant has offered to reduced the proposed hours, however these reductions do not address my concerns. In some instances, some of the proposed hours have been extended. While I understand the applicant has stated the premises will not regularly operate to the various propomised hours, there is no guarantee this will be the case and is reliant on current and future publicans.

To clarify I wish the hearing to proceed, and my objection is maintained.

Yours Sincerely

OFFICIAL

On Fri, 31 Jan 2025, 15:42 <BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>> wrote:

Dear All

The applicant's solicitor has submitted information ahead of the hearing.

Should you feel a hearing is no longer necessary after reading the attached information, can you please respond to this email stating so.

Kind regards

OFFICIAL

ASHLEY, Jennifer

Subject:

FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

From: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Sent: 04 February 2025 11:45

To: ASHLEY, Jennifer <Jennifer.Ashley@cheshireeast.gov.uk>; PRICE, Louise <Louise.Price@cheshireeast.gov.uk>

Subject: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Hi Both

Another response to the applicant's letter for circulation to members and internet.

Thank you

From:

Sent: 03 February 2025 22:08

To: BILLINGTON, Tracey <Tracey.Billington@cheshireeast.gov.uk>

Subject: Re: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

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 [REDACTED],

Thank you for sending over the applicants solicitors letter, which I have read with interest. Please note I wish to make the following observation as to the content, these are as follows.

The Application

The application was brought about due to the unfortunate passing of the previous licensee.

Unless mistaken and if this is the case would it be at all possible to have the previous Licensees details as we are not aware that this is the case presented in the covering letter.

The reason we request this information, is that the previous leaseholder had been in situ for just over ten years. Furthermore, we also believe that the previous leaseholder was in dispute with the applicant (Punch Pubs), which resulted in the leaseholder leaving the premises.

Furthermore, if correct, we believe that the Premises licence was surrendered back to the local authority, or the local authority was advised that the premises had been vacated. The premises had been closed for a period of time prior to the application being made. We also believe that the previous leaseholder had not given consent to the transfer of the premises licence.

If this is the case the premises licence application should not be treated as like for like, but as a new premises licence application.

Please note:

We are not objecting to the granting of a new premises licence but we are concerned with the following, that have not been addressed by the applicant in the letter, as per my previous email to you. We therefore request that the licencing authority consider the following points to be amended accordingly.

Amended Proposed Hours

- 1/ Sale of Alcohol
- 2/ Recorded Music-indoors
- 3/ Anything of a similar description to live or recorded music-indoors
- 4/ Late Night Refreshment
- 5/ Opening Hours

Suggested Proposed Hours

- 1/Sunday -Thursday 10:00-23:00. Friday & Saturday 10:00-23:30
- 2/ Sunday-Thursday 10:00-23:00. Friday & Saturday 10:00-23:30
- 3/ Sunday-Thursday 10:00-23:00. Friday & Saturday 10:00-23:30
- 4/ Sunday-Thursday 10:00-23:30. Friday & Saturday 10:00-23:30
- 5/ Sunday- Thursday 10:00-23:30. Friday & Saturday 10:00-23:30

As stated in my previous email. Consideration should be given to local residents. Should the granting of the applicant's application be granted we would then ask for the licensing authority to seek assurance with the following amendments to The licence;

- 1/ The consideration of secondary glazing throughout the ground floor of the premises.
- 2/ The use of noise monitoring equipment to be installed inside the premises.

Should the new management look to provide any other form of Entertainment, or special event, they will have the ability to apply to the local authority for a temporary event notice.

Would you now consider the following in relation to Operation Schedule.

1/ Prevention of Crime and Disorder points (F)

(F); Can the applicant assure that there will be adequate CCTV system to cover the whole of the trading area's of the premises, this to include the beer garden area and both carparks.

2/ Public Safety & Prevention of Public Nuisance

Consideration should be given to the requested hours for the Garden Area hours Friday & Saturday. Currently asking for the garden to remain open until 23:00. We would request that you could consider 22:30 for both Friday & Saturday.

May I bring to your attention that there is inadequate parking for the premises and is a concern at busy periods. If the car parks are full, patrons will park directly outside the premises, including on pavements adjacent to the business.

This is a problem for local community access to and from their homes, at best restricted, other concerns are access for emergency services, cyclists, dog walkers and children playing. Please note, that a number of the residents living close to the premises are elderly.

Noise is and has been a historical issue when customers are leaving late, along with vehicles leaving the premises late evening.

Summary:

As stated, we do not object to the granting of the premises licence. The premises has over the years, had a good reputation for its food and location, especially in the summer months. But this also brings disruption and inconvenience to the local residents. The location is a small residential village, that does not require the licensing hours they are seeking in their application.

We have noted, that a complaints log will be maintained at the premises with complaints, (if any), made by neighbours in relation to nuisance will be recorded. This will not appease the concerns over public safety.

We welcome that there is to be a substantial investment in the premises, including the jobs that it will create. However, the Barbridge Inn is not a late night venue renowned for its thriving entertainment and we request you consider the environment where it sits.

We would therefore request full consideration should be given for you to amend according as set out in this email.

LH

OFFICIAL

From: [REDACTED] >
Sent: 31 January 2025 15:42
To: [REDACTED]
Subject: FW: Letter from Applicant Solicitors - Barbridge Inn 7/2/2025

Dear All

The applicant's solicitor has submitted information ahead of the hearing.

Should you feel a hearing is no longer necessary after reading the attached information, can you please respond to this email stating so.

Kind regards

[REDACTED]

Tracey Billington | Cheshire East Council
Licensing Enforcement Officer
Regulatory Services and Health
2/O Delamere House, Delamere Street, Crewe, CW1 2LT
T: 0300 123 5015
E: Licensing@cheshireeast.gov.uk
W: <http://www.cheshireeast.gov.uk/business/licensing/licensing.asp>

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