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31/03/11

Dear Mrs Cadman

Re: Farness Arms - Beer Garden

Thank you for your prompt reply to my letter of the 29th March 2011 and yes I still wish to object most strongly to the application.

I note all the conditions 1 to 5 but do not believe they would be adhered to especially No. 4 the curfew of 21.00 hours.

As stated in my original letter I think there is a large enough garden to the rear of the premises and cannot see why on earth this application should be granted.

I remain,

Yours Faithfully

1/2

29 March 2011

Dear Sirs

Re: Farmers Arms Beer Garden

I am writing regarding the proposed beer garden at the front of the Farmers Arms, I strongly object to this as I do not think it is needed or wanted. The Farmers has a very large garden at the rear, the Carters at the other end of the street which does have drinking at the front but they unlike the Farmers do not have a large rear garden.

I live right to the Farmers so this will affect me more than most, I sleep in the front bedroom and in the summer have the window open, I do not want to listen to people drinking outside a few feet from my property. I am not a kid joy and drink in the pub occasionally myself but I think this is a step to far,

As I said the pub has a very large garden to the rear, they also have a large smoking shed slap bang up against , when I am in my kitchen

I can hear chairs ~~be~~ being moved and voices, so I do not think I should be subjected to more noise and disruption at the front, I have a flat wall and I bet people will sit on it, leave glasses etc.

CEC has already approved change of use for a shop near me to an Indian Take-A-Way, we already have 2 Chinese Take-A-Ways so I think we have more than enough to put up with on this little bit of Chapel Lane.

I wrote along with other residents objecting to the Indian Take-A-Way but it was passed. Am I wasting my time writing this letter? CEC always seem to approve what the local residents don't want but this time I hope it will be a NO

Maybe I should apply for a refund on the Council Tax or a lower banding as I have so much to put up with !!

I have lived here for over 30 years, things have changed on the street and not always for the better. I am not opposed to change but this proposal will not enhance the character of the street

So please for once listen to a local resident not some faceless person who does not live here and who does not love and care for the street

Yours Faithfully

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PS I would appreciate a response to this letter please

Dear Sir or Madam

Re J.W. planning application Farmers Arms
Chapel Lane Wilmslow

We the Local residents on Chapel Lane
Wilmslow object to the planning application
from J.W. Lees, to add outside Seating
at the front of this establishment for
Various reasons. Since the smoking ban,
it will encourage smokers to Congregate
a few feet away from the front of our
properties, & could well be a haven for
youths after hours, something we as
residents should not have to put up
with, Living opposite a public house already
has its downside.

2

from a safety aspect this is a very busy & narrow road with drivers constantly mounting the kerbs, hardly an ideal location or outside drinking/smoking area. The main point is, this establishment has ample outside seating at the rear of this public house, not affecting anybody which is adequate to satisfy any demand, so why do they want to extend this, maybe greed on the part of the brewery, do they honestly believe this will bring more custom. This application, if granted would devalue our property, a situation we as residents would not stand for & would appeal against, we would also avoid using this public house at all costs.

Local Resident

29 March 2011

The Licensing Department
Cheshire East Council
Macclesfield Town Hall
Macclesfield
Cheshire
SK10 1DX

Dear Sirs,

Re JW Lees planning application Farmers Arms, Chapel Lane Wilmslow.

We the local residents on Chapel Lane, Wilmslow object to the planning application from JW Lees, to add outside seating at the front of this establishment for various reasons:

Since the smoking ban, it will encourage smokers to congregate a few feet away from the front of our properties, and could well be a haven for youths after hours, something we as residents should not have to put up with. Living opposite a public house already has its downside.

From a safety aspect, this is a very busy and narrow road with drivers constantly mounting the kerbs, hardly an ideal location for an outside drinking/smoking area.

But the main point is, this establishment has ample outside seating at the rear of this public house, not affecting anybody, which is adequate to satisfy any demand, so why do they want to extend this, maybe greed on the part of the brewery, do they honestly believe this will bring more custom?

This application, if granted would devalue our property, a situation, we as residents would not stand for and would appeal against, we would also avoid using this public house at all costs!

Yours sincerely,

Local Residents

29 March 2011

The Licensing Department
Cheshire East Council
Macclesfield Town Hall
Macclesfield
Cheshire
SK10 1DX

Dear Sirs,

Re JW Lees planning application Farmers Arms, Chapel Lane Wilmslow.

We the local residents on Chapel Lane, Wilmslow object to the planning application from JW Lees, to add outside seating at the front of this establishment for various reasons:

Since the smoking ban, it will encourage smokers to congregate a few feet away from the front of our properties, and could well be a haven for youths after hours, something we as residents should not have to put up with. Living opposite a public house already has it downside.

From a safety aspect, this is a very busy and narrow road with drivers constantly mounting the kerbs, hardly an ideal location an outside drinking/smoking area.

But the main point is, this establishment has ample outside seating at the rear of this public house, not affecting anybody, which is adequate to satisfy any demand, so why do they want to extent this, maybe greed on the part of the brewery, do they honestly believe this will bring more custom?

This application, if granted would devalue our property, a situation we as residents would not stand for and would appeal against, we would also avoid using this public house at all costs!

Yours sincerely,

Local Residents Chapel Lane, Wilmslow.



OPERATING PLAN

J W LEES

1. Prevention of Crime & Disorder

- (i) At J W Lees we recognise the need to encourage responsible drinking by our customers. Accordingly, there shall be no irresponsible drinks promotions at the premises.
- (ii) CCTV shall be installed at the premises and maintained in good working order.
- (iii) All CCTV recordings shall be kept for a minimum of 28 days and images provided to the Police or other Responsible Authorities on request.
- (iv) Staff will be trained in the need to avoid making any sale of alcohol to any person who is drunk.
- (v) A refusals log book will be kept at the premises and will be made available for inspection by a Police Officer or other authorised officer upon request.
- (vi) The need for door security will be assessed by the Premises Licence Holder and/or DPS on a regular basis and SIA registered door staff will be employed when and where the risk assessment deems this appropriate.
- (vii) All staff will be encouraged to monitor all customers entering and leaving the premises. We also encourage vigilance among staff to supervise customers in all parts of the premises.
- (viii) The Premises Licence Holder will adopt a zero tolerance policy towards illegal drugs within the premises.
- (ix) The Designated Premises Supervisor or his/her nominated representative will actively participate in the local Pubwatch scheme.

2. Public Safety

- (i) The premises will undertake regular risk assessments in order to ensure so far as possible the safety of its customers.
- (ii) The premises benefits from Public Liability Insurance.
- (iii) The Premises Licence Holder will consult with the local Fire Authority when appropriate.

- (iv) Fire safety equipment is maintained and certificated in accordance with required standards and intervals.
- (v) The premises will have a first aid box on site.
- (vi) All emergency exits will be unlocked and clear of obstruction at all times.
- (vii) No fire door shall be held open other than by approved devices.

3. The Prevention of Public Nuisance

- (i) The company are mindful of the concerns of residents and will take all reasonable steps to prevent nuisance.
- (ii) Local taxi numbers shall be available for customers to assist in ordering a taxi.
- (iii) Any outside area will be checked regularly to ensure it is clean, tidy and that any empty glasses are removed.
- (iv) Usage of vermin proof bins.
- (v) Refuse will be removed regularly and in a manner sensitive to needs of local residents.
- (vi) There shall be placed at all exits from the premises in a place where they can be seen and easily read by the public, notices requiring patrons to leave the premises and the area quietly.

4. The Protection of Children From Harm

- (i) The premises will operate a "Challenge 21" policy by which any persons who are suspected of being under 21 years of age will be requested to produce evidence of ID. The only acceptable forms of identification will be a passport, photo driving licence and those carrying the PASS logo. Should this not be forthcoming or the ID produced considered unsatisfactory, the sale will be refused.
- (ii) Notices will be displayed in prominent positions at the premises indicating that the Challenge 21 policy is in force.
- (iii) Staff training will include the Challenge/Think 21 Policy and its operation.

- (iv) To keep written records of all training provided in respect to the law relating to underage sales of alcohol. Staff to sign and date records to confirm that training has been received and understood.
- (v) No children under 18 are to enter the premises (except accessing toilet facilities) unless accompanied by an adult.

Summary

J W Lees are a sixth generation family company who take great pride in working closely with all responsible authorities for mutual benefit. It is the intention of J W Lees to offer our customers the opportunity to socialise in a welcoming, enjoyable and safe environment. We fully understand our responsibilities as an alcohol retailer and as a result, are active supporters of local and national initiatives to both curb anti-social behaviour and promote responsible drinking.

Premises Licence Summary

Premises Licence Number:

MBC/PR/0128

Premises Details

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

The Farmers Arms
71 Chapel Lane
Wilmslow
Cheshire

Post Town: Wilmslow

Post Code: SK9 5JH

Telephone Number: 01625 532443

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Live Music
Recorded Music
Sale and supply of alcohol
Late night refreshment

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

Live Music (to take place indoors)

Monday to Sunday 10.00 to 24.00

Recorded Music

Monday to Sunday 10.00 to 24.00

Sale and supply of alcohol

Monday to Thursday and Sunday 10.00 to 24.00

Friday and Saturday 10.00 to 01.00

A further additional hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend. A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend. A further additional hour every Christmas Eve.

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

Late night refreshment

Monday to Saturday 23.00 to 23.30

From the end of permitted hours on New Years Eve to 05.00 on New Years Day.

The opening hours of the Premises:

Monday to Thursday and Sunday 10.00 to 00.30

Friday and Saturday 10.00 to 01.30

A further additional hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend. A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend. A further additional hour every Christmas Eve.

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

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

For consumption either on or off the premises

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

J W Lees & Co (Brewers) Ltd

Greengate Brewery
Middleton Junction
Manchester
M24 2AX

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

557225

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

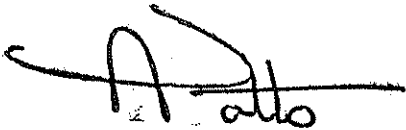
Mr John Eyres

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

There shall be no unaccompanied children in the premises.

No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- (1) He is the child of the holder of the premises licence.
- (2) He resides in the premises, but is not employed there.
- (3) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
- (4) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

A handwritten signature in black ink, appearing to read 'A Potts', written over a horizontal dotted line.

Mr A Potts
On behalf of Cheshire East Borough Council

Annex 1 - Mandatory Conditions

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.

Annex 2 - Conditions consistent with the Operating Schedule

Prevention of Crime and Disorder

1. There shall be lighting in the car park of the premises.

Public Safety

2. There shall be fire extinguishers at the premises.
3. The premises shall have a smoking charter.

Prevention of Public Nuisance

4. Customer departure from the premises shall be managed.
5. The windows at the premises shall be lockable/closed windows.

Protection of Children from Harm

6. There shall be no unaccompanied children in the premises.

General – All Licensing Objectives

7. There shall be a 30 minute drinking up time will allow appropriate dispersal, use of lavatories etc.
8. Where there is provided in the Premises an entertainment for children, or an entertainment at which the majority of the persons attending are children, then, if the number of children attending the entertainment exceeds one hundred, it shall be the duty of the person providing the entertainment to station and keep stationed wherever necessary a sufficient number of adult attendants, properly instructed as to their duties, to prevent more children or other persons being admitted to the building, or to any part thereof, than the building or part can properly accommodate, and to control the movement of the children and other persons admitted while entering and leaving the building or any part thereof, and to take all other reasonable precautions for the safety of the children
9. Where the occupier of the Premises permits, for hire or reward, the Premises to be used for the purpose of an entertainment, he shall take all reasonable steps to secure the observance of the provisions of condition 8 above.

10. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- (1) He is the child of the holder of the premises licence.
- (2) He resides in the premises, but is not employed there.
- (3) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
- (4) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

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

1. Live music must not be audible from any residential premises (noise sensitive point) after 23.00.

Annex 4 - Plans

Please see attached

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NOTES

All dimensions to be checked on site and any discrepancies notified prior to commencement of work.

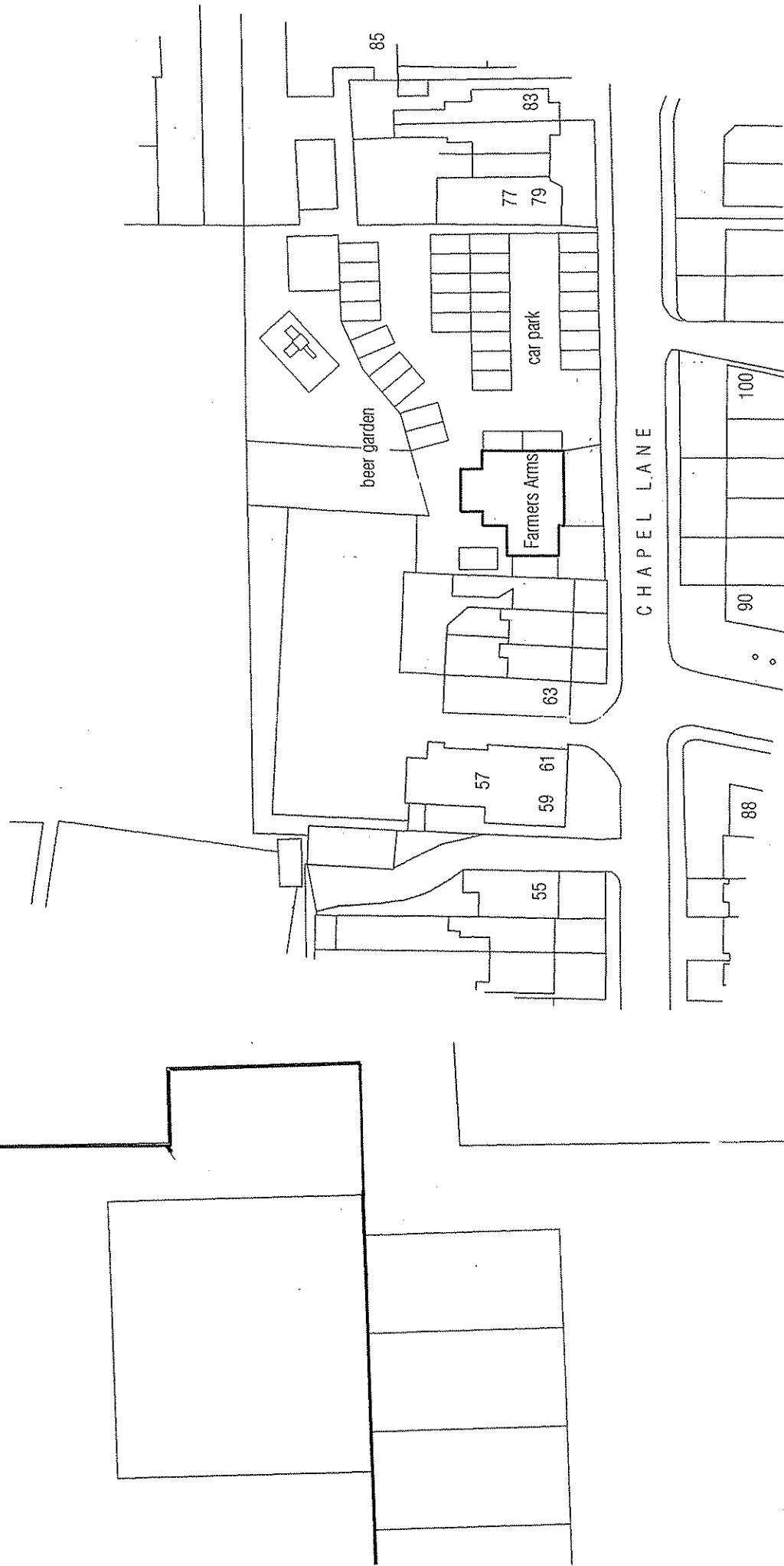
Do not scale from this drawing - If in any doubt, ask.

REVISIONS

Date Ref.

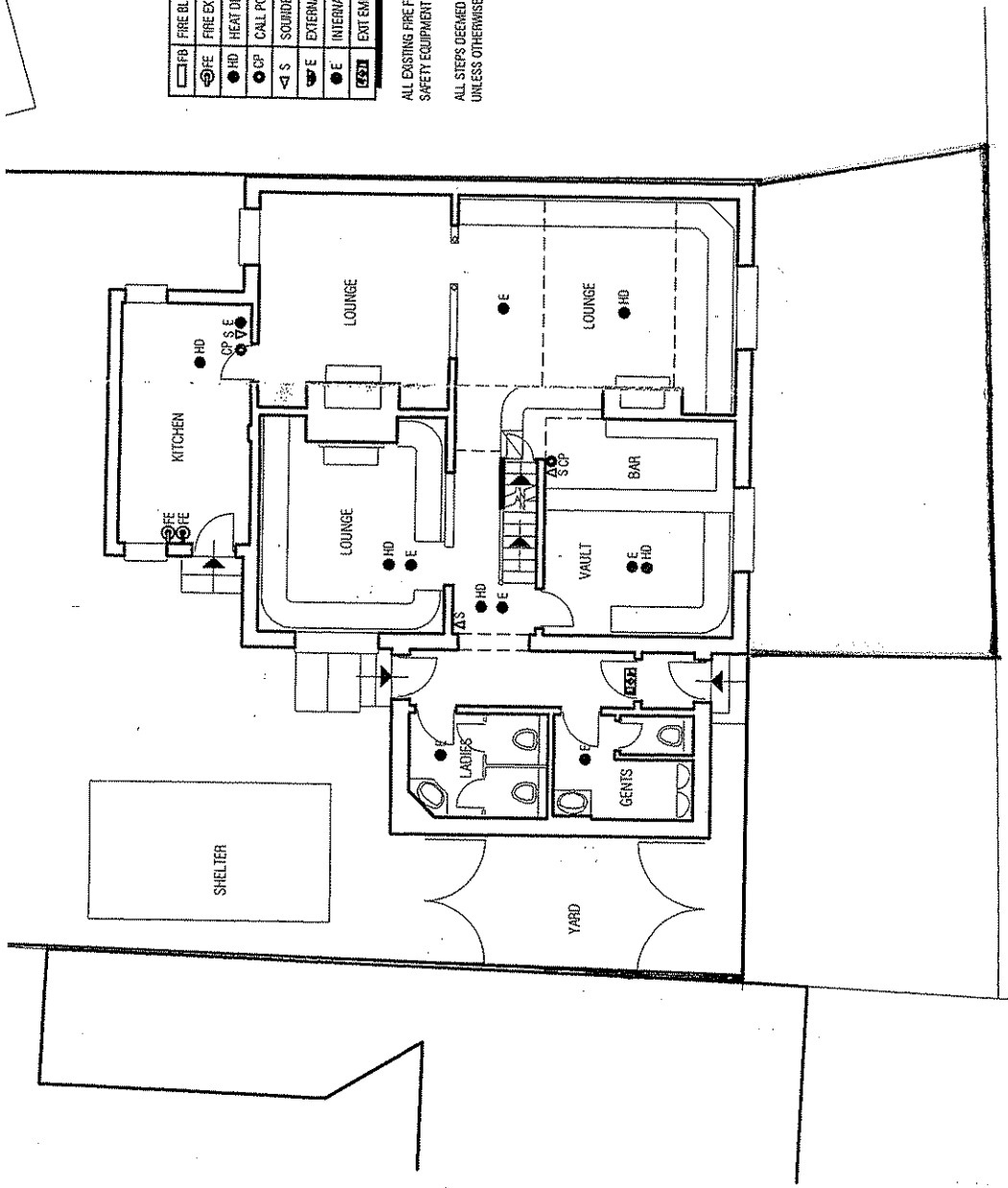
By

APPENDIX 07



FB	FIRE BLANKET
FE	FIRE EXTINGUISHER
HD	HEAT DETECTOR
CP	CALL POINT
S	SOUNDER
E	EXTERNAL EMERGENCY LIGHT
E	INTERNAL EMERGENCY LIGHT
ES	EXIT EMERGENCY SIGN

ALL EXISTING FIRE FIGHTING AND OTHER
SAFETY EQUIPMENT TO BE RETAINED.
ALL STEPS DEEMED TO BE 170mm HIGH
UNLESS OTHERWISE STATED





THE FARMERS ARMS, 71 CHAPEL STREET, WILMSLOW