

Dear Sir/Madam,

In Respect of 30 - 34 Lawton St
Congleton.

Application for an alcohol license
& late night opening, plus
live & recorded music.

I am writing to express my
dismay & objection to the above
application.

I purchased my grade II listed
house in 2005, with a view to
taking care of a house of historical
interest & value in Congleton, within
a conservation area. I am residing
approximately 20 yards (my bedroom
window) from the premises 30-34 Lawton St
I would be kept awake at night
by the proposed business use &

So would the two small boys (aged 2
& 5 yrs) who also sleep at the
front of the house, & need undisturbed sleep
ready for school. I think the proposal
for a bar serving alcohol would bring
a greatly increased noise level (people's
voices, cars coming & going, plus the
sound of bands playing late into the
night). I understand the would-be
proprietors of the proposed bar,
are saying they aim for a well-behaved
clientele to frequent the premises. This
may be a well-meaning intention, but
in the current economic climate, I
think the parameters of the business
& drinking habits may become more
diffuse. Real ale may be a finished
market, so regular alcohol/lagers
&c may become the norm, &
the alcohol-contained customer
may vanish. If the business

disappear / be compromised.

I would very much like to see Lawton St become a busier retail area, in the day-time.

I think the proposed bar / cafe would also be detrimental to the two businesses opposite my house (Kels & Cargill's Oatcakes). There

two shops are established, but no doubt struggling in the economic down-turn, & do not need any

lessening of their business. (selling food in the day-time) These shops

do not bring noise / alcohol consumption to my door & the other residents on the street.

I bought my house, to improve it & restore it & I am currently spending thousands of pounds on repairing this listed property to

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does not prove profitable, & fees
of the outlay shelved out, then it
may well be sold on, & this
would mean that any kind of bar
& alcohol establishment / late night
club, could move on to the
street.

Is conservation about conserving
peace & quiet for residents?
the current level of activity in
town on a Friday & Saturday
nights is kept to the centre of
town. the take-away establishments
on Lawton Street, do not generate
the use of alcohol & noise levels
of music & many consumers all
at one time, cars & garages
parking of cars in the evening
on Lawton St would also

its original state & status in
completion. If we end up with a night
bar / club then I believe my
grade II listed property will be
devalued, along with all the
time, effort, money & patience I
have spent on it. (in short, with
instructions from the conservation officer
why should I bother replacing
worn plastic guttering with cast iron
of the Georgian era? To have a
bar set up outside my bedroom
windows?

If this plan is passed I
think the only way forward would
be to have the entrance situated
at the back of the premises, i.e.
opening on to the large car park
at the back. The front entrance
must be a fire door only.

But, I am strongly objecting⁶
to the making of 30-34

Lawton St into a bar, immediately
opposite my property, which is a
family home & should have a right
to no increase in noise level
at nighttime.

Yours Sincerely,

[Redacted signature]

(2)

received on 26/10/11

1 of 2

East Cheshire Council
Licensing Authority
Municipal Buildings
Earle St
Crewe
Cheshire. CW1 2BJ

23rd October 2011.

RE: Premises Licence. Sedgwick Riley Ltd for 30/34 Lawton Street, Congleton, Cheshire. CW12 1RS.

Dear Sirs,

It is considered that the daytime activities in the above premises will have little beneficial impact on either the local community or the profitability of Sedgwick Riley. As such, the economic viability of the venture will therefore rest with the copious consumption of late night alcohol by whatever means necessary together with all the implications towards PUBLIC NUISANCE.

Given the proximity of residential properties to the front left & right & adjacent, with others nearby, it could be considered that late night opening where none already exists in a substantially residential environment, is not really desirable.

The living & sleeping accommodation of 26b in part fronts to Lawton St. some mere 10yds distance from the applicants premises. The rear side window opens to an almost unobstructed view of the side & rear of the applicants building. There is therefore a high probability that ODOUR from any new Kitchens will be present. There is no doubt NOISE & VIBRATION from sound breakout will be present.

Vehicular activity will increase with the resulting nuisance of RUNNING ENGINES. CAR RADIOS & BANGING DOORS all of which lead to the disturbance & prevention of sleep.

There will be an importation of considerable REFUSE & LITTER from cigarettes, chewing gum & deposited takeaways from other sources from visiting patrons.

However good a Managers intentions they cannot control Patrons before or after entering or leaving the premises. The public footpath outside 30/34 Lawton St. is narrow & it is envisaged that the pavement area beneath 26b & fronting the opposite house (containing small children) & which widens considerably at this point, will be used as a gathering ground for groups entering or leaving the applicants premises.

The sound of raised voices engaged in conversation or the certain to be dispute, is again a very real disturbance to sleep or even to the quiet enjoyment of my home to which I should be entitled.

Continuation sheet.

2 of 2.

In summary the main areas of contention are in relation to
PUBLIC NUISANCE.

Refuse & Litter to the front,
Anti social behaviour of Patrons given requested late night
opening.(sleep disturbance)
Noise & Vibration,(sleep disturbance)
Odour to the rear,(window to remain shut)

There is also the small point ? that parts of Lawton Street &
Bank Street are already open toilets & further encouragement
is surely not needed.

Yours Faithfully

(3)

received 27/10/11

25th Oct 2011

Re: Licence for Alcohol, Music and Film 30-34 Lawton St. Congleton.

Dear Sirs,

I would like to comment on the above application for various licences. I would ask the Council to defer consideration of this application until planning permission for change of use has been discussed.

It is due to be put before Cheshire East Planning dept at the end of November this year. Until this has been decided, and conditions of operation have been considered, it is not possible to comment on Licensing with full knowledge of the situation.

The proposed business is in a Conservation area, adjacent to several Listed buildings, and only a few feet away from residential property. The planning committee will be asked to look at the various issues regarding the proposed change of use, and how this will affect the Conservation Area and nearby families.

Issues such as noise, hours of opening and positioning of entrance will be amongst the list of factors to be considered by Cheshire East Planning Committee. I would contend that no sensible Licensing orders can be made until these other issues are agreed upon.

Yours sincerely,