



**Cheshire East**  
**Application for a premises licence**  
**Licensing Act 2003**

For help contact  
[licensing@cheshireeast.gov.uk](mailto:licensing@cheshireeast.gov.uk)  
 Telephone: 0300 123 5015

\* required information

### Section 1 of 19

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

Stewart

\* Family name

Pickering

\* 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

\* Registration number

OC379284

\* Business name

The Yard (Alderley Edge) LLP

If your business is registered, use its registered name.

\* VAT number

GB

132739318

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

\* Legal status

Partnership

*Continued from previous page...*

\* Your position in the business Partner

Home country

United Kingdom

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

\* Building number or name

3

\* Street

London Road

District

\* City or town

Alderley Edge

County or administrative area

Cheshire

\* Postcode

SK9 7JT

\* Country

United Kingdom

**Section 2 of 19****PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

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

☒ Address    ☐ OS map reference    ☐ Description
**Postal Address Of Premises**

Building number or name

32

Street

South Street

District

City or town

Alderley Edge

County or administrative area

Cheshire

Postcode

SK9 7ES

Country

United Kingdom

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

**Section 3 of 19****APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☐ A limited company
- ☒ A partnership
- ☐ An unincorporated association
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales
- ☐ Other (for example a statutory corporation)

**Confirm The Following**

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

**Section 4 of 19****NON INDIVIDUAL APPLICANTS**

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

**Non Individual Applicant's Name**

Name

The Yard (Alderley Edge) LLP

**Details**

Registered number (where applicable)

OC379284

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Limited Liability Partnership

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

**Section 5 of 19****OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
 dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
 dd mm yyyy

Provide a general description of 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 Yard is a shop, juice bar and cafe / events space. We prepare food for consumption on and off site. The building is an old house/shop which was added to in the past and used as a garage / MOT / tyre repair shop. We have converted it to its current use. It is all on ground floor with a total area circ 2,400 sq ft ( 220 m2). We propose to supply alcohol (wines) for sale in the shop and for consumption with food in the cafe / events space.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Continued from previous page...

**Section 6 of 19****PROVISION OF PLAYS**

Will you be providing plays?

☐ Yes☒ No**Section 7 of 19****PROVISION OF FILMS**

Will you be providing films?

☐ Yes☒ No**Section 8 of 19****PROVISION OF INDOOR SPORTING EVENTS**

Will you be providing indoor sporting events?

☐ Yes☒ No**Section 9 of 19****PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will you be providing boxing or wrestling entertainments?

☐ Yes☒ No**Section 10 of 19****PROVISION OF LIVE MUSIC**

Will you be providing live music?

☒ Yes☐ No**Standard Days And Timings****MONDAY**Start End Start End **TUESDAY**Start End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End 

Give 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.

Continued from previous page...

## FRIDAY

Start 19:00

End 23:00

Start

End

## SATURDAY

Start 19:00

End 23:00

Start

End

## SUNDAY

Start 12:00

End 21:00

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 tick 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.

The type of music is generally solo artist (singer/songwriter) or small group. Rarely will drums be used

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 operation of the events space is generally "pop up" in that it is irregular, depending on performers' availability and touring schedules. We tend to have unusual performers who may be on a UK tour who enjoy dropping into an intimate venue with appreciative audiences ... It is not limited to particular genres.

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

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

Christmas week we may wish to extend the hours and especially New Year week

## Section 11 of 19

## PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

☒ Yes☐ No

## Standard Days And Timings

Continued from previous page...

## MONDAY

Start End Start End 

Give 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 tick 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.

For clarification, we have a Sonos system which is used for background music during the cafe opening hours from 8:30 a.m. Otherwise we will have on some evenings Thursday to Sunday a DJ playing reasonable volume music at a (for example) a private party

State any seasonal variations for playing recorded music

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

Continued from previous page...

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

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

Christmas week and New Year

**Section 12 of 19****PROVISION OF PERFORMANCES OF DANCE**

Will you be providing performances of dance?

☐ Yes ☒ No

**Section 13 of 19****PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

**Section 14 of 19****LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

☒ Yes ☐ No

**Standard Days And Timings****MONDAY**

Start

End

Start

End

**TUESDAY**

Start

End

Start

End

**WEDNESDAY**

Start

End

Start

End

**THURSDAY**

Start

End

Start

End

Give 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.



Continued from previous page...

## FRIDAY

Start  End Start  End 

## SATURDAY

Start  End Start  End 

## SUNDAY

Start  End Start  End 

Will the provision of late night refreshment take place indoors or outdoors or both?

☒ Indoors      ☐ Outdoors      ☐ Both

Where taking place in a building or other structure tick 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.

Restaurant ... provision of food and drink. We will not be offering sales of alcohol without the provision of food / meals

State any seasonal variations

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

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

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

## Section 15 of 19

## SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes      ☐ No

Continued from previous page...

## Standard Days And Timings

## MONDAY

Start 08:30

End 23:00

Start

End

Give 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 08:30

End 23:00

Start

End

## WEDNESDAY

Start 08:30

End 23:00

Start

End

## THURSDAY

Start 08:30

End 23:00

Start

End

## FRIDAY

Start 08:30

End 23:00

Start

End

## SATURDAY

Start 08:30

End 23:00

Start

End

## SUNDAY

Start 10:00

End 21:00

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.

To clarify ... sales of alcohol in the shop will be available from 8:30 and in the cafe / restaurant from 12:00 midday

*Continued from previous page...*

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

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

Christmas Week and New Year

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

**Name**

First name

Thomas

Family name

Hill

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number  
(if known)

Issuing licensing authority  
(if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent  
form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 19**

**ADULT ENTERTAINMENT**

Continued from previous page...

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

Give 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 17 of 19

### HOURS PREMISES ARE OPEN TO THE PUBLIC

#### Standard Days And Timings

##### MONDAY

Start 08:30

End 23:00

Start

End

Give 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 08:30

End 23:00

Start

End

##### WEDNESDAY

Start 08:30

End 23:00

Start

End

##### THURSDAY

Start 08:30

End 23:00

Start

End

##### FRIDAY

Start 08:30

End 23:00

Start

End

##### SATURDAY

Start 08:30

End 23:00

Start

End

##### SUNDAY

Start 10:00

End 23:00

Start

End

State any seasonal variations

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

Continued from previous page...

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

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

Christmas Week and New Year

## Section 18 of 19

### 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.

The operation at "The Yard" is based on food and quality events. It is not a bar or a public house. Customers attending events are respectful of the musicians and come to The Yard to appreciate good music performances and educational events. The Yard is a cultural place where many regularly attend the activities. Therefore we are not frequented by those who are just out to have a drink. We will ensure that this responsible behaviour continues and take steps to ensure any excessive consumption of alcohol or rowdy behaviour is controlled effectively

b) The prevention of crime and disorder

Our business is based on high quality healthy food service. Alcohol will be served in conjunction with food. Music and other events include food. We will not be operating as a bar where people can come in just for a drink. We will manage the entrance and exit such that customers are encouraged to say their good-byes inside the building. We will encourage responsible drinking. Our current clients tend to be a mature group who come to enjoy the activities we offer and we have encountered no criminal or offensive behaviour from our clients but will take steps to cease serving any future clients who we think are going beyond reasonable behaviour. We have internal and external CCTV in operation and have intruder alarms with panic facility linked to the police station.

c) Public safety

There are no risky activities proposed.  
The building is fully covered by fire and security alarms.  
The reasonable capacity of the premises (which will vary according to whether tables are in place or seating only) will be carefully managed to ensure good access to escapes.  
Evacuation procedures are in place.  
There are trained first aid personnel within the staff team.  
Any incidents will be recorded  
The premises are equipped with correct signage and fire safety lights.

d) The prevention of public nuisance

The building will be soundproofed to a level appropriate to the distance to the nearest residences and the sources of sound are at the rear of the building adjacent to the railway line.  
As stated, the entrance / exit will be manned to ensure clients leave the building quietly and respect the privacy of neighbours.

*Continued from previous page...*

Doors and windows will be closed during performance times.

Events will finish at 23:00 whereas operating times of premises on London Road (close by) are much later. We expect all customers will be off the premises by 23:30

e) The protection of children from harm

Sales of alcohol will be carefully managed to ensure no person under the age of 18 is served. ID's will be checked if the person appears to be under 25 years old.

There are no proposed activities which would put children at risk. Both my wife and myself are ex teachers and we started and developed a childcare company, kidsunlimited, which had 50 centres when we exited in 2008. We are very experienced in working with children and will ensure that the times when children are in the building and events to which they are admitted are appropriate to the ages of the children.

## Section 19 of 19

### 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.

Premises Licence 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](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

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event 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

### ATTACHMENTS

### AUTHORITY POSTAL ADDRESS

Continued from previous page...

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**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?"

\* Full name

\* Capacity

Date (dd/mm/yyyy)

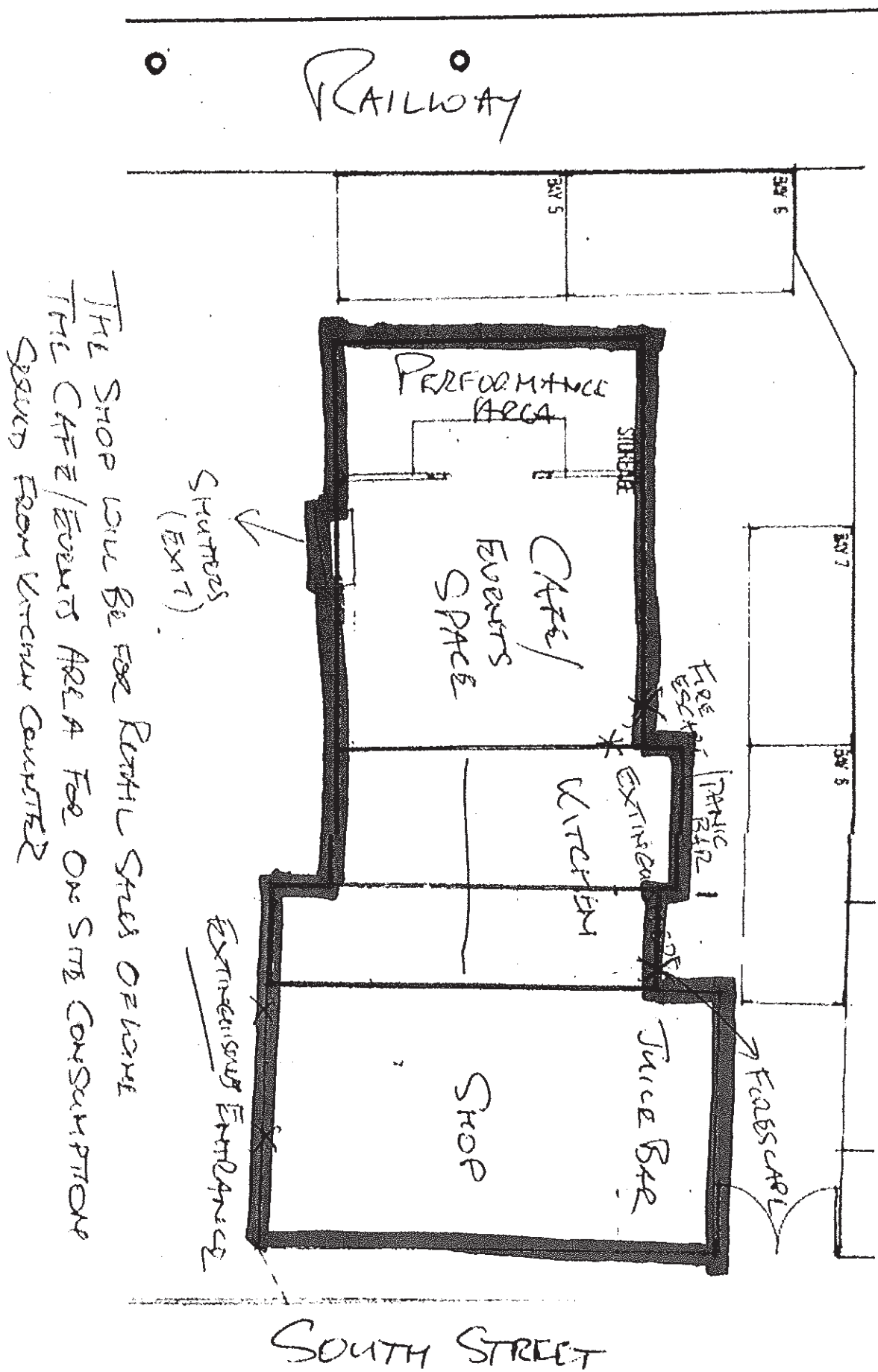
 Add another signatory

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

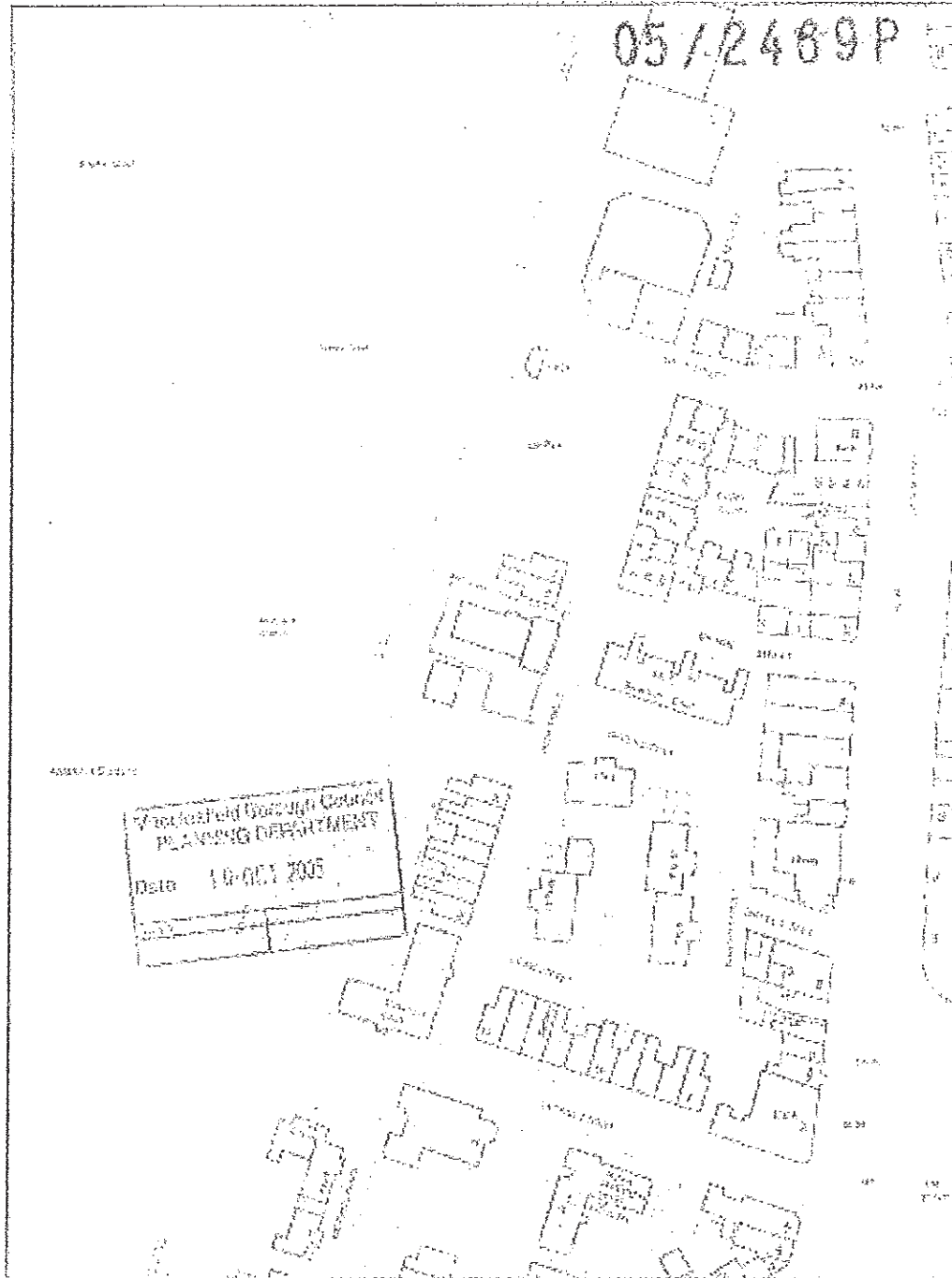
1. Save this form to your computer by clicking to file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/cheshire-east/apply-1> to upload this file and continue with your application

Don't forget to make sure you have all your supporting documentation to hand.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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**



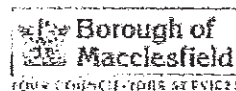




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Date copies made 07/10/2005

Scale 1:1250 1:2500 Q317

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

RECEIVED

24 JAN 2014

17.01.2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

I strongly object to the application for an alcohol and music licence for the above premises.

I am a resident of Green Street which is immediately opposite The Yard. For the last several months I have suffered disturbance from rowdiness and music as a result of activities at The Yard. The noise is not just from within the venue, but is also created when patrons mill around outside, talking noisily and as they come and go, and particularly when outside smoking.

This is a quiet residential area and it is totally inappropriate to open up a licenced premises. The noise disturbance caused by activities at The Yard over the last few months is apparent even with windows tightly shut. The noise is such that it prevents me from sleeping. Last summer it was impossible to sleep with the windows open due to evening events at The Yard.

Granting The Yard a premises license would not fulfil a local need as other premises in the commercial district of the village already cater for alcohol and music. The Yard has been open for over 1 year and during the past six months they have increasingly been operating as a music / party venue. During this time The Yard has shown either a lack of competence in management, or no respect for local laws often breaching the 11pm curfew. Loud music, live bands / artists and noisy patrons regularly create a disturbance way in to the small hours. One example of this is recorded music playing until 2am on New Year's Eve, followed by revellers being loud whilst leaving the area.

Parking for residents is already strained due to people visiting the village. Some people visiting The Yard for parties are already leaving their vehicles over night, and not collecting them until the next afternoon. Granting The Yard an alcohol license will only add to the parking problem.

The Yard fronts itself primarily as a deli shop serving customers during the working day. By granting these licenses, the entire ethos of the business changes from that of a healthy food deli / juice bar to a trendy café / bar. Change of use from a shop to a licensed premises will not be exclusive to the owner / business but to the premises. Should The Yard fail as a business the change of use will be in place for any future owner. This is an unacceptable risk that alone should be grounds for rejection of the application.

CADMAN, Nikki

---

From: LICENSING (Cheshire East)  
Sent: 04 February 2014 12:58  
To: CADMAN, Nikki  
Subject: FW: The Yard 32 South Street - Objection

-----Original Message-----

From: [mailto:...] [mailto:...] [mailto:...]  
Sent: 04 February 2014 12:46  
To: WHINNETT, Louise (Snook); LOMAS, Brenda; LICENSING (Cheshire East)  
Cc: ...  
Subject: The Yard 32 South Street - Objection

Dear Lauren, Brenda and Louise.

Further to my recent correspondence objecting to The Yard.

The noise on Thursday created from patrons milling outside and the noise coming from within the venue which lasted until after 11pm was most upsetting and keeping me wide awake.

I see they have ALREADY planned to hold this event the last Thursday of every month despite the fact they have no license!

We could not bear this to be a regular thing. A quiet daytime deli is one thing but this is wholly unacceptable and should not be permitted. I beg you to refuse their applications.

Their alarm has also been going off and causing us all a real head ache.

I look forward to hearing from you.

Kind regards,

RECEIVED  
30 JAN 2014

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

Name:

Address:

17.01.2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

For the last several months I have suffered disturbance from rowdiness and music as a result of activities at The Yard. The noise is not just from within the venue, but is also created when patrons mill around outside, talking noisily and as they come and go, and particularly when outside smoking.

This is a quiet residential area and it is totally inappropriate to open up a licenced premises. Granting The Yard a premises license would not fulfil a local need as other premises in the commercial district of the village already cater for alcohol and music. The Yard has been open for over 1 year and during the past six months they have increasingly been operating as a music / party venue. During this time The Yard has shown either a lack of competence in management, or no respect for local laws often breaching the 11pm curfew. Loud music, live bands / artists and noisy patrons regularly create a disturbance way in to the small hours. One example of this is recorded music playing until 2am on New Year's Eve, followed by revellers being loud whilst leaving the area.

Parking for residents is already strained due to people visiting the village. Some people visiting The Yard for parties are already leaving their vehicles overnight, and not collecting them until the next afternoon. Granting The Yard an alcohol license will only add to the parking problem.

The Yard fronts itself primarily as a deli shop serving customers during the working day. By granting these licenses, the entire ethos of the business changes from that of a healthy food deli / juice bar to a trendy café / bar. Change of use from a shop to a licensed premises will not be exclusive to the owner / business but to the premises. Should The Yard fail as a business the change of use will be in place for any future owners. This is an unacceptable risk that alone should be grounds for rejection of the application.

Yours faithfully,

P.S. Apart from the above the application from The Yard to play live music from 12.00 on a Sunday is very anti-social towards the local community especially in the summer when doors & windows are open & people will be outdoors. It must be pointed out that last summer The Yard had tables & chairs outside (on their own & others) so presumably the music would be outside also. K.M.P.

RECEIVED

23 JAN 2014

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

Name:

Address:

17.01.2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

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As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

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This is a quiet residential area and it is totally inappropriate to open up a licenced premises. Granting The Yard a premises license would not fulfil a local need as other premises in the commercial district of the village already cater for alcohol and music. The Yard has been open for over 1 year and during the past six months they have increasingly been operating as a music / party venue. During this time The Yard has shown either a lack of competence in management, or no respect for local laws often breaching the 11pm curfew. Loud music, live bands / artists and noisy patrons regularly create a disturbance way in to the small hours. One example of this is recorded music playing until 2am on New Year's Eve, followed by revellers being loud whilst leaving the area.

Parking for residents is already strained due to people visiting the village. Some people visiting The Yard for parties are already leaving their vehicles overnight, and not collecting them until the next afternoon. Granting The Yard an alcohol license will only add to the parking problem.

The Yard fronts itself primarily as a deli shop serving customers during the working day. By granting these licenses, the entire ethos of the business changes from that of a healthy food deli / juice bar to a trendy café / bar. Change of use from a shop to a licensed premises will not be exclusive to the owner / business but to the premises. Should The Yard fail as a business the change of use will be in place for any future owners. This is an unacceptable risk that alone should be grounds for rejection of the application.

Yours faithfully,

17.1.2014

FIVE

- 4 FEB 2014

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
CW11 1HZ

2nd February 2014

Re: Licence Application by The Yard, 32 South Street, Alderley Edge.

Dear Sirs,

As a resident living adjacent to the above premises, albeit separated by a small plot of open land (no road), whilst being on reasonably good terms with the applicants, and after due consideration for the welfare of my family, feel I do have to register my concerns about the granting of this licence under the proposed terms and conditions.

Since The Yard opened as an apparently "retail only" premises, there has been the occasional private function held in the rear of the property and weather permitting, use is made of the open area next to the car park. Indeed, in some instances my family and I have been invited to attend. However, as a single parent with two young children (2 and 8 yrs), I am very concerned that the regular specified hours will lead to a marked increase in noise pollution from the Live and Recorded Music and coupled with the introduction of a Alcohol Licence, potential unruly behaviour by those attending and leaving could prevail.

I therefore oppose the granting of licences for Live Music, Recorded Music and the Sale and Supply of Alcohol for the above premises, as listed in the application on the following grounds:

- 1: My back door, kitchen window and garden area all directly face the open and enclosed areas, including exits, of the above property where events are already held. As a single parent with two young children (aged 2 & 8 yrs). I am deeply concerned about the very likely increase in noise pollution, especially at night, when they are trying to sleep.
- 2: South Street is a quiet, predominantly residential street, with only a small number of office based, daytime business', there are no Licensed Premises. Business' of this type, bars, restaurants etc, being confined to those on London Road.
- 3: For residents, parking is already difficult and at a premium, indeed there is a strong case, I feel for it to be a designated "Residential Parking only" road. I feel this will only be exacerbated by an increase in vehicles trying to park, brought about by the granting of the application.
- 4: I note the application is dated 7th January and would comment that, a hand delivered leaflet regarding same was only received on 29th January, leaving precious little time to lodge any written objection or indeed call in to discuss it with the owners.

Yours sincerely,



REC-1110

31 JAN 2014

## APPENDIX - 6

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

17.01.2014

Name:
Address:

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

For the last several months I have suffered disturbance from rowdiness and music as a result of activities at The Yard. The noise is not just from within the venue, but is also created when patrons mill around outside, talking noisily and as they come and go, and particularly when outside smoking.

This is a quiet residential area and it is totally inappropriate to open up a licenced premises. Granting The Yard a premises license would not fulfil a local need as other premises in the commercial district of the village already cater for alcohol and music. The Yard has been open for over 1 year and during the past six months they have increasingly been operating as a music / party venue. During this time The Yard has shown either a lack of competence in management, or no respect for local laws often breaching the 11pm curfew. Loud music, live bands / artists and noisy patrons regularly create a disturbance way in to the small hours. One example of this is recorded music playing until 2am on New Year's Eve, followed by revellers being loud whilst leaving the area.

Parking for residents is already strained due to people visiting the village. Some people visiting The Yard for parties are already leaving their vehicles overnight, and not collecting them until the next afternoon. Granting The Yard an alcohol license will only add to the parking problem.

The Yard fronts itself primarily as a deli shop serving customers during the working day. By granting these licenses, the entire ethos of the business changes from that of a healthy food deli / juice bar to a trendy café / bar. Change of use from a shop to a licensed premises will not be exclusive to the owner / business but to the premises. Should The Yard fail as a business the change of use will be in place for any future owners. This is an unacceptable risk that alone should be grounds for rejection of the application.

Yours faithfully,

RECEIVED

31 JAN 2014

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

17.01.2014

Name:

Address:

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

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Yours faithfully,



RECEIVED

31 JAN 2014

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

29.01.2014

Name:

Address:

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As owners of the flat, 5 Green Street, directly opposite The Yard, we strongly object to the application for an alcohol and music licence for the above premises.

For the last several months our tenants have suffered disturbance from rowdiness and music as a result of activities at The Yard. The noise is not just from within the venue, but is also created when patrons mill around outside, talking noisily and as they come and go, and particularly when outside smoking.

This is a quiet residential area and it is totally inappropriate to open up a licenced premises. Granting The Yard a premises license would not fulfil a local need as other premises in the commercial district of the village already cater for alcohol and music. The Yard has been open for over 1 year and during the past six months they have increasingly been operating as a music / party venue. During this time The Yard has shown either a lack of competence in management, or no respect for local laws often breaching the 11pm curfew. Loud music, live bands / artists and noisy patrons regularly create a disturbance way in to the small hours. One example of this is recorded music playing until 2am on New Year's Eve, followed by revellers being loud whilst leaving the area.

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Yours faithfully,

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

17.01.2014

Name:
Address:

RECEIVED

28 JAN 2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

For the last several months I have suffered disturbance from rowdiness and music as a result of activities at The Yard. The noise is not just from within the venue, but is also created when patrons mill around outside, talking noisily and as they come and go, and particularly when outside smoking.

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Yours faithfully,

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

RECEIVED

27 JAN 2014

Name:	
Address:	

17.01.2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

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Yours faithfully,

## APPENDIX 11

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

RECEIVED  
27 JAN 2014

Name:

Address:

17.01.2014

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

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Yours faithfully,

The Licensing Section  
Cheshire East Council  
Westfields  
Middlewich Road  
Sandbach  
Cheshire  
CW11 1HJZ

17.01.2014

RECEIVED

24 JAN 2014

Name:

Address:

**Re: Application for a premises licence for The Yard (Alderley Edge) LLP of 32 South Street, Alderley Edge SK9 7ES**

Dear Sirs,

As a resident of the area local to The Yard, I strongly object to the application for an alcohol and music licence for the above premises.

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Yours faithfully,

APPENDIX 13

**LICENSING ACT 2003**  
**Environmental Health Consultation Response**

My Ref: ELL/029626

Date Received:

6<sup>th</sup> January 2014

Name of Applicant:

Stewart Pickering, The Yard

Address to which application relates:

32 South Street, Alderley Edge, Cheshire SK9 7ES

Conversion:

☐

Variation:

☐

New:

☒

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

Approve

Approve with Conditions

Object to Section(s)

**Prevention of Public Nuisance**

Residential dwellings are in close proximity to the site and in order to protect the amenity of local residents and to ensure that the licensing objective of the prevention of public nuisance is upheld, then a number of measures will be required to ensure that noise from the premises is controlled in order that undue noise nuisance and disturbance is not caused to occupiers of the nearest residential premises.

I visited the Yard premises on Friday 10<sup>th</sup> January 2014, and witnessed that the area in which entertainment is proposed to take place is within an acoustically weak building – being a former vehicle garage with three roller shutter doors, a flat roof and an upper row of single glazed windows. As a consequence of this - and in relation to the playing of live and recorded music inside the proposed area – it is unlikely that the building is capable of containing significantly loud sources of noise – such as the type of music normally associated with live bands and discos – or loud amplified voice – or music containing strong bass beat / drum beat - unless appropriate and effective noise control work is undertaken to the structure.

Consequently, this Service would express a concern that there is high potential for noise nuisance and disturbance to be caused to nearby residents if entertainment within The Yard building is not effectively controlled. Controls must also be employed in terms of 'people noise' from the outdoor car park / yard area and when patrons arrive / leave / congregate and smoke outdoors.

Due to the present acoustically weak structure, it will be necessary for the Applicant / Management to employ stringent and consistent noise control measures to ensure that noise is effectively controlled inside the former garage room. A condition of a recent planning approval was that a scheme of sound insulation should be submitted to the Authority for approval and subsequent implementation - within three months of the approval date. The submission of a scheme is awaited and until its approval and implementation – then stringent and consistent noise control measures will be required to ensure that noise is contained to inside the former garage building.



During my visit to The Yard, and in the absence of Mr Stuart Pickering (applicant), I discussed the situation with his daughter, Sophie, who has an active role in the operation of the business and also with Thomas Hill who is the designated premises supervisor. I was advised that from recent experience of running evening events at The Yard, they had already recognised that the containment of noise required careful management. As a consequence, the type of entertainment is carefully selected by them and it had also been decided that the management should have ultimate control of volume levels in terms of any amplified music / voice - as opposed to the entertainer / artist / DJ.

In recognition of the above aforementioned issues, I would therefore recommend that the following points form conditions of an approval of a Premises License as a means of preventing public nuisance.

### **Proposed Conditions**

1. The Yard has recently been the subject of a planning approval – which restricted the opening hours to a termination time of 23.00 hours on any night. In order to minimise noise disturbance to nearby residents, I would recommend that a condition of the Premises Licence is that the termination hour on any day of the year is 23.00 hours.
2. Regular external monitoring of noise shall be undertaken during evenings / entertainment and a written record kept of the monitoring in a log book including date, time, position of the monitoring and result including any remedial action and the name of the person undertaking the monitoring / action. The log should be made available to officers of the council on request.  
Monitoring of the noise should be undertaken at the boundary of residential properties and should address both music noise and people noise. Steps will be taken to reduce the level of noise where it is likely to cause a disturbance to local residents.
3. All external windows and doors shall be closed whilst regulated entertainment is taking place, except for normal access and egress.
4. The outside car park / yard area shall not be used for regulated entertainment.
5. There shall be no temporary or permanent speakers for the use of amplified music, speech or dance, permitted within the outside car park / yard area .
6. Noise from patrons outside the premise building shall be monitored and controlled by a responsible person during evening periods.
7. 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. Customers should be asked to leave the area quickly and quietly.
8. There shall be notices located at the exit(s) requesting that customers leaving the premises do so quietly and with consideration to neighbours.
9. There shall be no disposal of glass bottles or other 'noise generative' waste outside the premises between the hours of 21.00 and 09.00.

Signed: Brenda Lomas | Enforcement Officer | Environmental Protection

Dated: 21st January 2014





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