

Part B**Premises Licence Summary**
Cheshire East Borough Council**Premises Licence Number**

LAPRE/0091/10

Part 1 – Premises Details**Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code**

Cobbles Tea Rooms
5 Church View
Holmes Chapel
Cheshire
CW4 7AG

Telephone number 01477 534027**Where the licence is time limited the dates**

17.04.2010 -

Licensable activities authorised by the licence

Recorded Music
Supply of Alcohol

Times the licence authorises the carrying out of licensable activities**Supply of Alcohol**

Monday To Saturday 11:30 – 17:00

Recorded Music

Monday To Saturday 08:30 – 17:00

The opening hours of the premises

Monday	08:30 - 17:00
Tuesday	08:30 - 17:00
Wednesday	08:30 - 17:00
Thursday	08:30 - 17:00
Friday	08:30 - 17:00
Saturday	08:30 - 17:00

Where the licence authorises supplies of alcohol whether these are on and / or off supplies

Alcohol is supplied for consumption on the Premises

Name, (registered) address of holder of premises licence

Mrs Janet Hulley for
The Cobbles Tearoom Limited
5 Church View
Holmes Chapel
Crewe
Cheshire
CW4 7AG

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

6859053

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Mrs Janet Hulley

State whether access to the premises by children is restricted or prohibited

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made under the premises licence: At times when there is no designated supervisor in respect of the licence, or at a time when the designated premises supervisor does not hold a personal licence, or their licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Annex 2 – Conditions consistent with the Operating Schedule

1. The proof of age scheme 'Challenge 21' will be operated for all sales of alcohol and the Premises Licence holder shall ensure all people making sales at the premises are to be trained in its operation. This requires that where the purchaser appears to be under 21 years of age the person making the sale must require the purchaser to produce photographic evidence that they are aged at least 18 years of age. This evidence shall be only a passport, photographic driving licence or 'PASS' approved proof of age card. Where a purchaser appears to be under 21 years of age a sale of alcohol shall not be made unless such evidence is produced.

Annex 3 – Conditions attached after a hearing by the licensing authority

None

Annex 4 – Plans

The Plan 0091/10 can be viewed at the Licensing Authority.

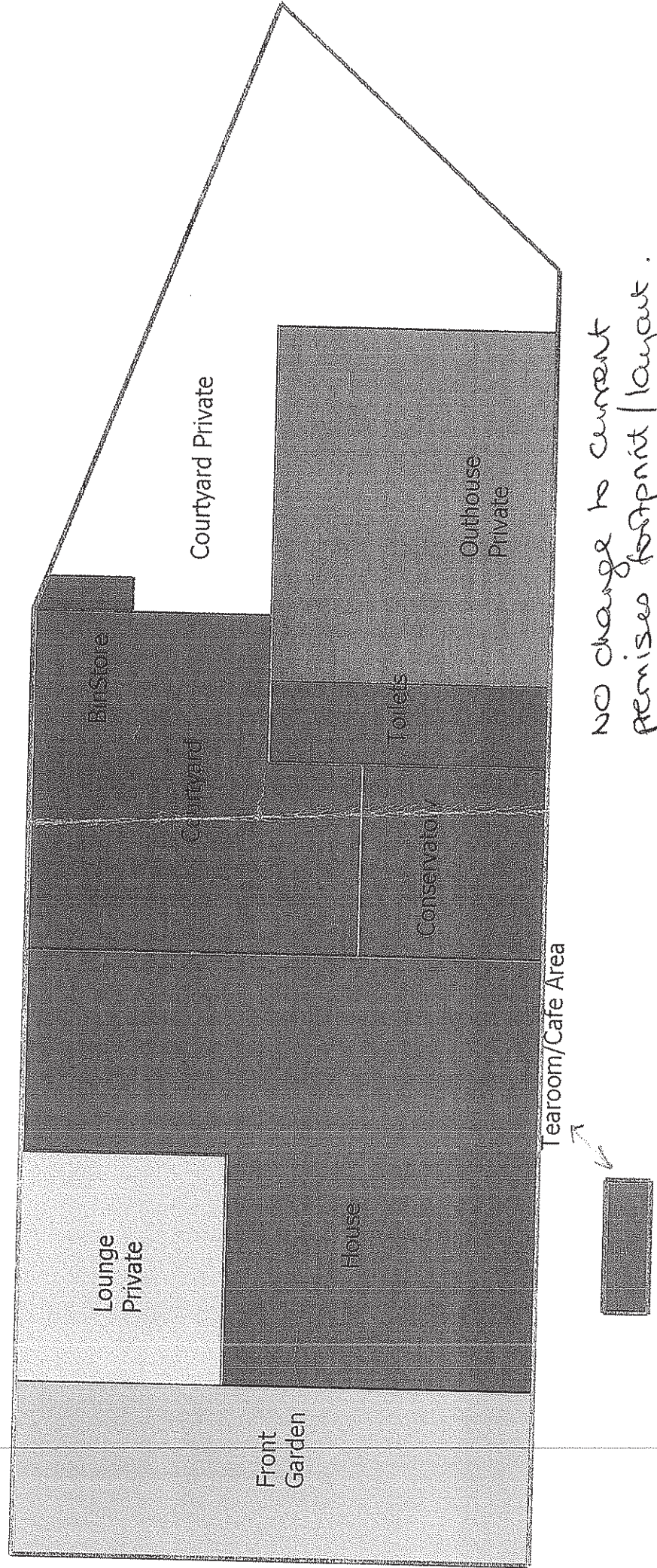
The Cobble Tearoom

5 Church View, Holmes Chapel

Application Reference

CHESHIRE-CO-93326

Scale 1 : 100



NO change to current
permises footprint / layout.



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 17

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

janet hulley

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

Janet

* Family name

Hulley

* 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

06859053

* Business name

The Cobbles Tearoom Ltd

If your business is registered, use its registered name.

* VAT number

-

none

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

* Legal status

Private Limited Company

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 17

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 Premises

Building 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 (£)

4,650

Section 3 of 17

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.

My current licence allows for Mon - Sat 11.30 to 17.00, with opening hours from 08.30. I want to extend my hours to create a cafe/restaurant for early evening, which isn't part of a public house and will have a quiet/tranquill ambiance for diners to come and relax, have a glass or wine or a bottle beer. I feel this would be a positive addition to the amenities within the village. I am in the village centre and will rely, as I do now, on mainly local custom and customers who have walked into the village.

I am not a pub, I can only do bottled drinks or tea/coffee. The footprint of the business remains the same, just the opening hours will change. The maximum people the cafe can accommodate is approx 25 people at one time. Also with the changing nature of the village and with the strong possibility of Costa Coffee opening 50 yards opposite me, I need to change by opening hours and the facilities I can offer, to remain competitive and viable as a business.

I have spoken to Jenny in licensing prior to posting this application.

I already have a PRS music licence which I pay £370 per year.

Section 4 of 17

PROVISION OF PLAYS

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

☐ Yes

☒ No

Section 5 of 17

PROVISION OF FILMS

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

Continued from previous page...

☐ Yes

☒ No

Section 6 of 17

PROVISION OF INDOOR SPORTING EVENTS

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

☐ Yes

☒ No

Section 7 of 17

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

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 17

PROVISION OF LIVE MUSIC

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

☐ Yes

☒ No

Section 9 of 17

PROVISION OF RECORDED MUSIC

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

Continued from previous page...

FRIDAY

Start 08:30

End 23:00

Start

End

SATURDAY

Start 08:30

End 23:00

Start

End

SUNDAY

Start 11:00

End 16:00

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.

Playing of music from either an MP3 player or via a computer (spotify) through speakers. PRS Music license already in place at a cost of £370 per annum.

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.

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.

none

Section 10 of 17

PROVISION OF PERFORMANCES OF DANCE

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

☐ Yes

☒ No

Section 11 of 17

Continued from previous page...

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

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 17

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

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

Continued from previous page...

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 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.

There is an outside confined courtyard at the rear of the premises which is used in nice weather. No music outside.

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 provision of late night refreshment 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.

Section 13 of 17

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

MONDAY

Start 11:30

End 22:00

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 11:30

End 22:00

Start

End

Continued from previous page...

WEDNESDAY

Start 11:30

End 22:00

Start

End

THURSDAY

Start 11:30

End 22:00

Start

End

FRIDAY

Start 11:30

End 22:00

Start

End

SATURDAY

Start 11:30

End 22:00

Start

End

SUNDAY

Start 11:30

End 15:00

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.

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.

Section 14 of 17

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.

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 17

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 08:30

End 23:00

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 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 11:00

End 16:00

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 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.

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

Extension to current allowed opening times

- ☐ 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.

I will photocopy and post separately

Section 16 of 17

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)

If the club wishes members and their guests to be able to consume alcohol on the premises select on, if the club wishes people to be able to purchase alcohol to consume away from the premises select off. If the club wishes people to be able to do both select both.

on - Premises licence holder or designated licence holder on the premises at all times

b) The prevention of crime and disorder

We are not a pub, we will be serving alcohol via bottles or cans, ideally with food purchased. Management of alcohol served, full training of staff. Access to emergency numbers clear and accessible at all times for any member of staff. Excess stock storage securely away from the public, current stock in lockable display cabinet/fridges.

Continued from previous page...

c) Public safety

Premises kept in good order at all times, clean and tidy, good lighting. Management of alcohol served, full training of staff. Access to emergency numbers clear and accessible at all times for any member of staff. Steps and fire exits clearly marked. Compliant to food safety regulations. Wine and beer glasses to current safety specifications.

d) The prevention of public nuisance

Keeping music to a background minimum and inside at all times. Managing the public to behave in an orderly fashion, no shouting, loud behaviour etc

e) The protection of children from harm

Will ask for ID's (as we do now), young children not allowed to run about and must be with a responsible adult at all times. No young children allowed in the premises past an acceptable time (eg 21:00).

Section 17 of 17

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

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

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	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>



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, 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

1 1/2
RECEIVED
4 APR 2014

The Licensing Section
Cheshire East Council
Macclesfield Town Hall
Market Place
Macclesfield
Cheshire SK10 1DS

2 April 2104

Your Ref: 030592

REF: APPLICATION FOR A VARIATION TO A PREMISES LICENCE (LICENSING ACT 2003)
Made by Janet Hulley, 'The Cobbles', Church View, Holmes Chapel, Crewe CW4 7AG

Dear Planning Team,

Thank you for the courtesy of your reply to my recent letter regarding the above. You advise that any representation made in respect of an application must be considered in the context of four statutory licensing objectives and, to be relevant, a representation must be based on evidence of our own experience rather than fear or speculation on our part.

You will remember that I made reference to our experience of the noise, secondary smoke pollution, and the sometimes anti-social behavior of customers using the smoking shelter within the 'The Red Lion's' beer garden adjacent to our property. Prior to planning permission and licensing variations being granted to 'The Red Lion', we had written to voice our concerns regarding the construction of a smoking shelter so near to our bedroom window.

On that occasion, it appears that our concerns were not taken into account with the consequence of us having had to subsequently contact the council on several occasions regarding excessive noise, bad language and the continued use of the area, often after midnight and, occasionally, as late as two or three in the morning – clearly licensing aberrations, contrary to the good intentions of simply providing a shelter for smokers; instead, confining a group of drinkers in an area where noise can be compounded.

You are now stating that we have to have suffered inconvenience and anti-social behavior emanating from establishments selling alcohol before any concerns can be taken in to account.

How planning has already been granted to allow a 'Tea Room' to open in a residential conservation area in the first place is a question in its own right. How these same premises have subsequently been granted a license to sell alcohol and play music and extend its remit to sell a full lunch and dinner menu is another. The Tea Room is now a fully licensed Restaurant proposing to open evenings and weekends. It has also opened its doors, although possibly covertly, on occasions to provide Sunday lunches and evening activities. Illuminated neon signs also flash periodically in the windows to announce the provision of food and alcohol within the 'Tea Room.'

Where alcohol is concerned, there is a question of public safety and the potential for public nuisance. Are you now saying that we have to wait for something untoward to happen before our voice will be heard? There is a vast difference between a Tea Room operating during restricted hours and a fully licensed restaurant opening late in to the evenings and at weekends. Boisterous merry-makers, fuelled by alcohol, are likely to be highly unpredictable as empirical evidence shows throughout our society and we fear that these potential revelers will prove noisy as they leave the establishment. There will inevitably be noise from both the pub and the Tea Room at closing time. At present, we can rarely go to bed before 11.30 until noise from the pub has abated.

Our concerns most certainly relate to at least two of the four criteria that you stipulate - Public Safety and Public Nuisance and I would ask you to reconsider our concerns *in advance* of any extension to licensing and opening hours being forced on the neighbouring residents where alcohol consumption could well cause anti-social behavior in a residential area. Who wants noise, vomit and urine on their doorstep? The pub wall is often as used as a urinal. No-one wants this to extend any further and there are no guarantees where alcohol is concerned.

Yours faithfully,

RECEIVED
4 APR 2014

The Licensing Section
Cheshire East Council
Macclesfield Town Hall
Market Place
Macclesfield
Cheshire
SK10 1DS

Dear Sir

Re: The Cobbles, Church View, Holmes Chapel, Crewe, CW4 7AG

We would like to make representation (objection) against the application for variation of a premises licence at the above address.

We reside adjacent to the property in question at , & would wish to make this representation on the basis of this application is not withholding one of the key objectives of the Licensing Act 2003 which is to promote 'the prevention of public nuisance'.

The strength of this representation is based on three main criteria which are as follows:

1. Compliance with approved opening hours

The property at No5 Church View (The Cobbles) was originally granted planning permission on 2nd March 2009 (ref: 08/1913/COU) to change part of the use of the property to a 'tea room & ancillary gift shop'.

The trading hours for the 'tea room' were restricted to Mon-Sat 8.30-17.00. Clearly the current application for variation of a premises licence goes beyond the current approved opening/trading hours for the 'tea room', therefore we do not believe that this application can be considered further.

At no time has the applicant for this licence discussed the proposal to extend the trading hours for the provision of music & alcohol with ourselves as their adjoining neighbours, nor are we aware of any additional planning application to increase the hours or the change of use from a 'tea room'.

2. The property is located in a residential area

Church View is a residential area within Holmes Chapel which has an adjacent local parish church, domestic dwellings within the immediate vicinity & elderly flats to the rear (planning ref: 31140/3 decided on 16th August 1999).

The property in question (The Cobbles) is in fact a semi-detached residential property that has a party wall with , both of which have been residential dwellings for over 300 years.

If a licence was to be granted to vary the times of the provision of recorded music or the supply of alcohol to the criteria of this application then this will substantially increase the public nuisance & disruption within the vicinity & have a dramatic impact on the neighbouring residents, the current environment & the historical culture of the area.

We would also question the logic in granting any such licence to a semi-detached residential property which will create an extended public entertainment venue when it is clear that no consideration has been given to preventing the public nuisance element that it will create.

We do not believe we have been unreasonable to date & have not previously objected to the planning application (ref: 08/1913/COU) which has been granted to the current trading conditions. We have maintained a reasonable approach to allowing a business to be created but strongly believe that these new proposals go beyond what is considered to be reasonable in this area & will undoubtedly create increased public nuisance in the vicinity.

3. The property is in a conservation area

Church View is within the conservation area within Holmes Chapel

The properties within Church View are within the conservation area within Holmes Chapel. These properties are more than 300 years old & are of historical interest. The inclusion within a conservation area is to ensure 'extra planning controls & considerations are applied to protect the historic & architectural elements which make the place special'. Whilst it is acknowledge that the majority of these controls lie with the planning authority, we would expect that the licensing authority would be aware of these facts & apply special 'considerations' to ensure that the historical importance of these residential properties is maintained. This would include the limitation of opening/trading hours previously approved.

If you refer to the Parish Plan for Holmes Chapel it states that in reference to the properties within the conservation area they are 'keen to maintain the village as it is'. Any permission granted under the application referred to above will directly go against the objectives of the principles of a conservation area or the objectives of the Parish Plan.

We trust you will view the strength of the representation above in the appropriate manner in terms of maintaining the objectives of the licensing act & make the correct decision when considering the application in question

Yours faithfully

The Licensing Section
Cheshire East Council
Macclesfield Town Hall
Market Place
Macclesfield
Cheshire
SK10 1DS

26th March 2014

Dear Sir

RE: **APPLICATION FOR A VARIATION TO A PREMISES LICENCE LICENSING ACT 2003**
The Cobbles, Church View, Holmes Chapel, Crewe CW4 7AG

I wish to make representation by strongly objecting **against** the above application for the following reasons:-

- a) This property is a semi detached property connecting to a residential house next door.
- b) It is situated in a residential row, with only a small alley dividing The Cobbles from the residential properties owned by myself, and there are also residential properties situated in close proximity to the rear of The Cobbles.
- c) The outdoor area to the rear of the property is adjacent to the outdoor area of residential properties either side of The Cobbles, which do not want extra noise etc at night time, especially in the summer evenings.
- d) There are no proper car parking facilities for this property, other than on a small road, where current residents of most of the properties on Church View park their vehicles.
- e) The property is situated in a conservation area.

I have no objection with the cafe business which is currently operating from The Cobbles at the present time as it is only operating during working and daytime hours. However, I am concerned that with the provision of alcohol, and also music, until 11.00 pm at night this will be very distressing for the current tenants of my property (some of whom are quite elderly) and residents of the other properties along this row of houses.

I am also concerned that it will devalue the properties belonging to myself and affect the likelihood of myself being able to let them easily in the future.

I do understand that there is The Olde Red Lion Public House close to the vicinity, however the entrance to this establishment is not adjacent to the residential area, and I believe that the Landlord of The Olde Red Lion does everything in his power in order to keep the disturbance to the local area at a minimum.

I would be grateful if you could please take the above points into consideration with regard to the **APPLICATION FOR A VARIATION TO A PREMISES LICENCE LICENSING ACT 2003 The Cobbles, Church View, Holmes Chapel, Crewe CW4 7AG**

The Licensing Section
Cheshire East Council
Macclesfield Town Hall
Market Place
Macclesfield
Cheshire
SK10 1DS
8th March 2014

Dear Sir/Madam

Representation in relation to application for a variation to a premises licence made by Janet Hulley on 14th March 2014 regarding The Cobbles, Church View, Holmes Chapel, CW4 7AG

I am writing to register my objection to the above application which seeks to vary the times of Provision of Recorded Music, Supply of Alcohol and hours the Premises (The Cobbles) are open to the Public, as set out in The Chronicle on 20th March 2014.

I am a close neighbour, with a property within [redacted] of The Cobbles. Varying the times of these activities is likely to increase nuisance caused by these activities, which will impact adversely on my quiet enjoyment of my own property.

I am particularly concerned by two key sources of nuisance -

1. Nuisance from the noise from music and people, especially when using the external seating area to the rear of The Cobbles, which is very close to my home.
2. Any increase in trading hours or change in the type of business which will bring additional vehicles to this area. The private parking provided for the residents of The Mews is already impacted upon by visitors to the rear of The Cobbles. Given the lack of public parking close to The Cobbles, I am concerned that there will be an increase in traffic and associated risk to the safety and quality of life of the elderly residents of The Mews, like myself, through patrons of The Cobbles seeking parking spaces

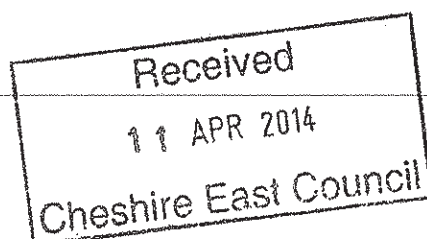
Whilst I appreciate the desire of the proprietors of The Cobbles to develop their business, of which I am very happy to be an occasional customer, I cannot support this application because it could be significantly detrimental to my quiet enjoyment of my own home, especially during the evenings.

The consumption of alcohol and playing of music should definitely be excluded from The Cobbles rear yard and no vehicular traffic related to The Cobbles' business could possibly be acceptable in the vehicular areas reserved for residents of The Mews.

I am already disturbed by noise from patrons of the car park of the Red Lion, which adjoins the rear boundary of The Mews, especially during the evening, and I am apprehensive about the extension of this type of disturbance close to my own front door and bedroom, just a [redacted] of The Cobbles. I am also concerned that there could be an increase in instances when my family, friends and carers visiting me are unable to park in my parking space, because visitors to The Cobbles have taken the parking space allocated to my property.

I do hope that this application will be refused.

Yours Faithfully



RECEIVED

4 APR 2014

Licensing Section
Cheshire East Council

Objection for extended opening
31 March 2014.

My objections for application for extended opening hours until 11pm and Sunday at The Cobbles Tearoom & Bed & Breakfast in Church View Holmes Chapel CW4 7AG are:-

Parking.

Parking in Church View has always been a problem. The residents in Church View are waiting to see if we have been allowed "Resident Parking Only" Cars parked until 11pm at night will cause more problems and residents unable to drive out by Barclays Bank as it gets blocked by people eating at the Cobbles.

Alcohol

We have had many problems over the past few years with late opening at the Red Lion. Noise, damage to cars, groups congregating round the back of the church. The Red Lion have now closed the back entrance to avoid the problems - It has proved to be very successful.
late night opening now at the other end.

will start the same thing again. As has been proved when "The Ebbles have opened in the evening.

My objections are. parking and alcohol served until 11pm. . opening all day in a quiet residential conservation area

SELFE, Vanessa

From: [REDACTED]
Sent: 07 April 2014 10:30
To: SELFE, Vanessa
Subject: Re: Application for a variation to a Premise Licence (Licencing Act 2003) for the Cobbles Team Room, 5 Church View, Holmes Chapel, Crewe, Cheshire, CW4 7AG

Re: Application for a variation to a Premise Licence (Licencing Act 2003) for the Cobbles Team Room, 5 Church View, Holmes Chapel, Crewe, Cheshire, CW4 7AG

Dear Vanessa,

I would like to take the opportunity to give a positive contribution to the aforementioned application.

I am a regular user of the Cobbles Tea Room and have been for some time. The tea room is a lovely environment with a low & pleasant ambience. Janet and Peter are outstanding Host's and have built an excellent and highly reputable community establishment.

I have attended two events where they have opened beyond their normal times with a Special Licence in place. (Quiz and Charity event).

Both events were attended by a more 'Civilized / mature' audience rather than a more rambunctious youthful audience that I would expect to see in the main local public houses.

I would very much like to see the Tea Room granted additional licenced hours (And let's not forget it is a tearoom, not a public house) as they host local community events which serve to benefit the residents of Holmes Chapel and charitable events. It is an establishment that supports and gives.

I for one would like the opportunity to attend more events at the tea room.

If I can give any additional support to this application or if you want any further information, then please do not hesitate to contact me.

Regards,

APPENDIX - 9

The Cobbles has applied to amend its premises license to include evening opening and Sunday Lunch.

Without positive approval and feedback from our Customers this may not happen.

If you are in agreement with the Variation to the Premises Licence please could you sign below, and add any comments as you wish.

Alternatively you can forward your comments to: (before 11th April 2014)

Vanessa Selfe, Licensing Team, Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach, CW11 1HZ

Or email: Vanessa.Selfe@cheshireeast.gov.uk

Many thanks.

I/we are in **APPROVAL** of the application for a variation to a Premises Licence, Licensing Act 2003 for The Cobbles, 5 Church View, Holmes Chapel, Crewe, Cheshire CW4 7AG.

NAME	ADDRESS	COMMENTS
		See no reason for not opening on Sunday
		Sunday opening would be welcome to many - breakfast lunch
		Would love my Sunday Breakfast here.
		Visit every Saturday would like the option to choose SAT or Sunday
		Would be lovely to drive over for a Sunday lunch.

NAME	ADDRESS	COMMENTS
		WOULD LOVE OPTION OF EATING HERE ON A SUNDAY.
		Would love a choice, of eating here on a Sunday
		A WONDERFUL PLACE & IT WOULD BE GREAT TO BE ABLE TO GET HERE ON A SUNDAY.
		SUNDAY'S WOULD BE PERFECT WHEN FAMILY COME OVER. THIS IS AN IDEAL PLACE TO COME
		would love to be able to eat here on a sunday!!
		An all-day breakfast on a Sunday would be ideal for a hangover.
		Don't be mean, let them open on sundays!!
		Would be nice to have options on a Sunday for the village.

NAME	ADDRESS	COMMENTS
		It would be nice to visit on a Sunday
		* It will be nice to have a Sunday lunch got ready for me.
		AN ALTERNATIVE OPTION ON SUNDAYS WOULD BE IDEAL FOR THE VILLAGE.
		A nice home cooked meal would be nice in the evening.
		Very pleasant & friendly.
		Very enjoyable.
		Great Place! Would love a drink?
		FIRST VISIT & WOULD COME BACK ON A SUNDAY.
		It would provide a lovely option for refreshments on a Sunday.

NAME	ADDRESS	COMMENTS
		would be great to be able to Have Sunday lunch or come for an evening meal.
		would be wonderful to open. Snday would be able to bring Crociadany there in. for lunch.
		would love a superb home cooked evening meal + Sunday lunch.
		Fantastic, just what the village needs
		great to be able to have a meal in a restaurant not a pub.
		Lovely Homey Atmosphere. would love Sunday lunch!
		would be a good addition to the village - very nice place & staff.
		would love to come and have lunch on a Sunday.
		Holmes Chapel needs this place open on a Sunday. the

NAME	ADDRESS	COMMENTS
		Fantastic home cooking in evenings for a meal with family
		have food here & would love opportunity to come on a Sun & evening in the village food idea.
		Cross food
		Much needed in the village.
		Lovely food should be open all hours Brilliant staff
		Good food friendly atmosphere
		A Sunday option would be a great addition to the village.
		Great idea to open in the evenings and I come in after work and Sunday lunch would be fab!

NAME	ADDRESS	COMMENTS
		Would like to see the Cobbles Tea Room open on a Sunday!
		Would be lovely to open on a Sunday! Lovely friendly staff!
		Would be great to see a Sunday opening.
		Would love to see the Cobbles open on a Sunday.
		It would be lovely to come for Sunday lunch or eve meal when we visit the Village.
		Just had a lovely coffee + cake & it would be good to be able to do this on a Sunday as well.
		Would be good to pop in for evening meal or Sunday lunch.
		Brilliant for Sunday Lunch. Lovely staff helpful & friendly
		WOULD BE GOOD EVENING MEAL SUNDAY LUNCH *FRIENDLY STAFF*

NAME	ADDRESS	COMMENTS
		1 - very good cafe
		2 - Very friendly staff.
		Would love for it to be open on a Sunday! Great staff - great food!
		Would be greatly open later on in evening for tea time!
		Sunday lunch would be lovely & later in an evening.
		LONGER OPENING WOULD BE NICE
		AGREE LONGER OPENING WOULD WOULD BE AN ADVANTAGE
		Friendly and welcoming Cafe/Restaurant That would be an asset to open longer
		ditto

NAME	ADDRESS	COMMENTS
		ditto
		ditto
		would be lovely to come in in evenings and Sunday have no problem with there being a tea party here.
		Would love to come in for Sunday lunch!
		lovely place for Sunday lunch!
		LOVELY TO BE ABLE TO CALL IN ON A SUMMER SUNDAY
		E
		LOVELY TO BE ABLE TO CALL IN AFTER A WALK.
		2 Be great to have that option Sunday lunch!

NAME	ADDRESS	COMMENTS
		would be lovely to have Sunday lunches!
		Great Idea, just what the village needs, welcome change from pubs etc.
		GOOD IDEA.
		GREAT IDEA
		GREAT IDEA
		READY FOR MY NEXT VISIT
		Great idea
		Great idea!

NAME	ADDRESS	COMMENTS
		good idea
		Great Idea
		Great.
		Great
		yes!
		yes
		Yes
		yes.
		yes.

NAME	ADDRESS	COMMENTS
		yes
		Would use for Sunday lunch.
		As above when visiting
		yes
		yes

APPENDIX 10

The Cobbles Tearoom

5 Church View

Holmes Chapel

Crewe

Cheshire

CW4 7AG

To:

The Licensing Section, Cheshire East Council, Macclesfield Town Hall, Market Place,
Macclesfield, Cheshire. SK10 1DS

Re: APPLICATION FOR VARIATION OF A PREMISES LICENCE

LICENSING ACT 2003, The Cobbles Tearoom, 5 Church View, Holmes Chapel, Crewe, CW4
7AG

Dear Sir/Madam,

Thank you for your e-mails regarding the objections to our application. I would like to go through some of the objections and put forward counter arguments to those objections.

Conservation area: -

The whole centre of the village is a conservation area that includes all of the businesses from the square to past the Red Lion. The village centre needs activity and needs businesses to serve all the residents of the village. Williams has closed, the salad bowl has closed, the Nat West bank has closed, the carpet shop is closing, and the Cheshire Building society has announced that it is closing.

Morreys has moved to Manor Lane and Sainsburys has now open 7 days a week from 7 until 11 o'clock in the middle of the conservation area. If you decide to live in the centre of the village then you must expect there to be business premises in the heart of the village.

Noise/Nuisance: -

The noisiest part of the village is the heavy traffic going through the centre of the conservation area and in particular the 40 tonne lorries. Additionally, I can hear the clank clank of the loose drain lids from inside my house. (I believe this has already been reported.)

The Campanologist at St. Luke's Church practise on a Friday night and the bells can boom out for anything up to two hours between 7 and 9 o'clock, on Sunday mornings for half an hour and Saturdays when there are weddings. If you chose to live in a village centre next to a pub and a Church then you will get noise.

I live right next to the Red Lion and have complained about the noise. They are three houses and an alleyway away from us, not next door. They therefore make assumptions that the Cobbles will be similar to the Red Lion. This is not the case, the cobbles since it opened, has sold home made breakfast, lunches and snacks. Since it has been licensed we have sold wines and bottled beers and spirits. Customers have this with a meal they do not come in and just drink alcohol. We have never caused any problems.

When the Red Lion shut for refurbishment we applied and received permission to open for four nights. There was no problems, no complaints and no-one was disturbed. If the neighbours had been I am quite sure they would have mentioned this in their letters of complaint.

We have PRS license and have played music in the cobbles for nearly five years. It is not loud in order to allow customer to have a meal and converse together. We have never had any comment from anybody about loud music. Does anyone actually believe that, suddenly, we would turn up the music loud enough for the neighbours to hear? We would deafen and upset our customers long before the neighbours heard any music. The tearoom is on the opposite side from [redacted] and an alleyway away from the nearest cottage. The idea of the cobbles causing noise is farcical. The George and Dragon for example have speakers outside the pub and they play music for patrons in the garden.

We have no intention of opening as a pub, we do not sell draught beer or lager. Our main intention is to sell wholesome home cooked food. Many of our customers have requested us to open for Sunday Lunch. Our Customers are mainly families and elderly people. The village centre from Chester Road to Church Walk is all old peoples homes and flats, Macclesfield Road, Brookfield Drive etc. etc. We do not have a clientele that is noisy or raucous. If people want a pub the Red Lion and the George and Dragon are in the centre of the village.

We spoke to [redacted] and told her that we intend to open for Sunday Lunch. We applied for the evening licence as well, to keep our options open. We have in the past occasionally opened in the evening. Every time we have a special occasion we have to apply for an extension. We want the freedom to be able to open as and when the occasion arises. We do not have any intention of opening 7 nights a week. Customers have requested that we open the odd evening and that they would like to visit at night.

Parking

Holmes Chapel has a chronic parking problem and Church View is in the centre of the village. We recently supported the residents at the last meeting and voted for residential parking. At the last meeting the whole issue was openly discussed and the main problem was people blocking the exit as they parked to go to the Bank and Morreys. When Morreys shut, the parking issued eased up. Although it is back now that Sainsburys has opened. When Costa Coffee opens it may get worse? Who knows? I have often seen people parking in Church View and going to bakery, as it is easier than parking in his small car park.

The Cobbles has never caused a parking problem, no more than any other business. We have lived in Church View since 2006, 3 years before we opened the business, and we had the same parking issues as we have today. It has not got any better or any worse.

... who lives ... has a Bakery and a shop adjacent to our business. Lorries park up next to his bakery on Macclesfield road and stop traffic when they either pick up or drop off, but then again there is nothing anyone can do. It is the middle of the village and there are no other options other than to cause a traffic problem on the narrowest part of Macclesfield road. There are many businesses in the middle of Holmes Chapel and we cannot be singled out as causing either parking or traffic problems. There are many more businesses causing bigger problems than we could ever cause. We are still awaiting the outcome of the council's resolution to the traffic problems in Holmes Chapel.

... has a business in the village. She and her family own three of the cottages. She often parks in church view while collecting the rent. Some current and past tenants of hers have visited our tearoom. I find it strange that she can complain when she does not even live here. When we met to discuss residents parking she was **specifically excluded on that basis**. The tenants came to the meeting not the landlady.

... has a business at the rear of her property but I don't suppose that causes any issues.

The Pink Garlic Indian restaurant has no parking and is open every evening seven nights a week to twelve. It is less than 50 yards from our street. The nearest parking is Church View and many nights the staff and sometimes customers park in Church View. They have every right to do so.

There is a person on Macclesfield Road that parks in Church view and some times the car may not move for months. This can be annoying to the residents but she has every right to park there.

The residents parking I believe will go through. I cannot see parking as an issue or our business having any effect.

Please find attached comments from our customers. We asked them this week to provide feedback.

What is particularly interesting is the amount of customers we are attracting from outside the village, which if the village is ever to get back on its feet and be a vibrant Town Centre again, is what we need more of.

Yours Faithfully

Janet Hulley

Owner/Director – The Cobbles Tearoom

APPENDIX 10

Janet Hulley
The Cobbles Tearoom
Holmes Chapel
Crewe, Cheshire
CW4 7AG

To:

Nikki Cadman
Licensing Section
Cheshire East Council

Dear Ms Cadman,

Re: Letter.

As stated previously the only music we have is background in the restaurant. The outside courtyard is small and has been used for the last five years ,mainly in the summer, and has never caused a noise or a nuisance. There are no speakers outside at all, never has been, never will be.

Most of the businesses in the centre of the village do not have their own car parks. The Cobbles being a small business, does not, and will not create a parking or a traffic problem. We are yards away from the crossroads of the A50 and the A54 and the A535.

To single out our little business as a problem is farcical compared to the other businesses in the area.

The Cobbles employs local people. We support the community. We currently sponsor the under 11 ~~Homes Chapel Hurricanes. We took our whole advertising budget for the year and gave it to the~~ team to allow a new set of home and away strips. Why would we want to become a nuisance to the community we support.

The Car park at the rear of the Cobbles is for the residents of the mews. We also have two car parking spaces for our private use. The only entrance to the Cobbles is through the front in Church View. The private car park is never full and patrons of the Cobbles do not use it . Most people do not even know it exists. It is a private road and a private car park and there has never been a problem.

Several of the residents of the Mews use the Cobbles (via the front door). In fact the only individual who has ever been allowed through the back door is because of her infirmity.

These people have used the Cobbles and have never mentioned any issue.

APPENDIX 10

The Red Lion car park runs adjacent to the Mews as does Bakery on the other side.

The optician is on the corner on Macclesfield Road and the Pink Garlic is opposite on Macclesfield road.

I find it difficult to believe that actually wrote the letter. We do know that a certain individual has been posting information through peoples doors, scare mongering and creating conjecture of what might happen.

There is no hard evidence to say that we have ever been a problem or ever would be in future.

Yours faithfully

Janet Hulley

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